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Waltham Forest Cultural Infrastructure Study

A Final Report by Hatch Regeneris
June 2020

LB Waltham Forest

Waltham Forest Cultural Infrastructure Study

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1. Introduction and Study Objectives

- 1.1 Hatch Regeneris and We Made That were appointed by LB Waltham Forest to undertake a study analysing cultural infrastructure in the borough, identifying gaps and future needs, and exploring the ways that the planning system can help to address these gaps and needs in future.
- 1.2 The study builds upon work down by the GLA recognising the importance of cultural infrastructure and setting out a high level plan for development of this, through the Mayor's Cultural Infrastructure Plan (Mayor of London, 2019). It also seeks to capitalise on the current momentum around culture led growth and development in the borough resulting from Waltham Forest's designation as the inaugural London Borough of Culture in 2019.
- 1.3 Before getting into the report detail, it is important first to make a clear case for why culture and cultural infrastructure is important for advancing the economic, social and environmental aspirations of the borough. In **Section 2** of this report, we set out the wider case for investment in cultural infrastructure and summarise the particular priorities for Waltham Forest with respect to this.
- 1.4 In **Section 3**, we consider the definition of cultural infrastructure, which is a broad term and used in different ways by different stakeholders. While some elements of this are already effectively factored into local planning policy, other areas are not directly supported. In this section of this report we set out an overview of how cultural infrastructure is defined in this study, and how this relates to definitions and aspirations set out by GLA and at the borough level.
- 1.5 Identifying and mapping cultural infrastructure is challenging given the broad range of infrastructure types that can support cultural activity, and the multi-use nature of many of these. Nevertheless, it is critical for this study to have a baseline understanding of the key infrastructure at this point in time in order to consider how this can be enhanced. **Section 4** of the report sets out a summary of evidence outlining the baseline cultural infrastructure and activity in the borough and how this infrastructure benchmarks against other London borough averages.
- 1.6 With major developments underway or planned across the borough over the next 15 years, the population and demographics of the borough will shift over that period and will create both increased demand for cultural infrastructure in some areas, and also opportunities for new development to incorporate or help to financially support enhanced cultural infrastructure. **Section 5** of the report summarises the population and demographic changes expected, the geographic distribution of this growth, and potential implications for cultural infrastructure.
- 1.7 For a number of years, Waltham Forest has been a leading borough in recognising the value of investing in culture and has sought to take forward interventions to help support this across a range of Council functions. This work has yielded important lessons around the challenges of implementation, as well as refined the understanding of officers about what works and what the particular opportunities are for the borough. **Section 6** of the report captures these key challenges and aspirations, drawing on the experience to date, as well as summarising other complementary work to this study that is currently underway.
- 1.8 In developing recommendations for planning policy in Waltham Forest, it is sensible to draw on the experience of other areas where work has been done to develop planning policy to support cultural activity and infrastructure. **Section 7** of the report provides an overview of the current draft Local Plan documents for Waltham Forest and sets out a summary of research undertaken into lessons learned from other areas in developing similar planning policy approaches,

- 1.9 In **Section 8**, the report concludes with a summary of seven cultural infrastructure aims for Waltham Forest, based on the challenges and opportunities identified in the research, provides recommendations for developing local planning policy based on our good practice review and these seven aims, reflects on the implications of COVID-19 for the research findings, and sets out recommended next steps to take this work forward.

Study Objectives

- 1.10 To provide additional clarity, the key objectives of this study were to:
- 1) Set out a clear case around the value of investing in cultural activity and infrastructure
 - 2) Provide a baseline of cultural infrastructure in the borough, the key gaps, and any changing needs forecast over the next 15 years
 - 3) To develop planning policy recommendations that the borough can use to strengthen its approach to enhancing cultural infrastructure, based around areas of greatest need and local priority.

2. Case for Investing in Culture

- 2.1 There is a strong and growing evidence base helping to make the case for public sector investment and for provisions to be incorporated in planning policy around enhancing local culture.
- 2.2 In this section, we set out the roles of culture as recognised in national and London planning policy, as well as drawing together a range of evidence sources that illustrate the economic and social impacts culture can have in a local area.

National and London Planning Policy

- 2.3 The National Planning Policy Framework (MHCLG, 2019) recognises the importance of arts and culture uses as a key element of the town centre offer, while the London Plan (Mayor of London, 2016) goes much further, highlighting the significance of culture across a range of Plan policies, including the following.
- Policy 2.1 – London in its Global, European and UK Context – recognising the need to ensure London “retains and extends its global role as a sustainable centre for...culture and art...”
 - Policy 2.7 – Outer London Economy – recognising the importance of supporting arts and culture and the contribution they can make to the outer London economy
 - Policy 2.15 – Town Centres and Policy 4.7 – Retail and Town Centre Development – recognising the important role of culture and leisure uses in town centres
 - Policy 2.18 – Green Infrastructure – recognising that the multifunctional network of green and open spaces will secure benefits for culture
 - Policy 3.1 – Ensuring Equal Life Chances for All – recognising the potential need for cultural facilities where there are significant clusters of specific groups (such as those who experience particular disadvantage and social exclusion)
 - Policy 4.5 – London’s Visitor Infrastructure – recognising the importance to the visitor economy of strategic cultural areas, which include the Lee Valley Regional Park and Olympic Park, which are within or closely bordering Waltham Forest borough.
 - Policy 4.6 – explicitly focused on support for and enhancement of arts, culture, sport and entertainment – supporting their continued success (further detailed below)
 - Policy 7.8 – Heritage Assets and Archaeology – recognising the importance of maintaining and enhancing the contribution of built, landscaped and buried heritage to London’s cultural identity.

Policy 4.6 in the London Plan sets out that in LDF preparation, boroughs should:

- A) enhance and protect creative work and performance spaces and related facilities, in particular in areas of defined need
- B) support the temporary use of vacant buildings for performance and creative work
- C) designate and develop cultural quarters to accommodate new arts, cultural and leisure activities, enabling them to contribute more effectively to regeneration
- D) promote and develop existing and new cultural and visitor attractions especially in outer London and where they can contribute to regeneration and town centre renewal

- E) develop innovative approaches to managing pressures on high volume visitor areas and their environments
- F) identify, manage and co-ordinate strategic and more local clusters of evening and night time entertainment activities to
 - address need
 - provide public transport, policing and environmental services;
 - minimise impact on other land uses taking account of the cumulative effects of night time uses and saturation levels beyond which they have unacceptable impacts on the environmental standards befitting a world city and quality of life for local residents
- G) provide arts and cultural facilities in major mixed use developments
- H) seek to enhance the economic contribution and community role of arts, cultural, professional sporting and entertainment facilities

2.4 In December 2019 the Mayor of London issued to the Secretary of State his intention to publish a new London Plan, which would lead to an updated set of policies to those outlined above.

Economic Benefits

Direct Sector Impacts and Multiplier Effects

- 2.5 Nationally, work commissioned by Arts Council England has identified that arts and culture directly contributed £10.8 billion in 2016 to the national economy with the indirect (supply chain) and induced spending effects of this adding a further £12 billion of value. These figures have increased year on year since the first report of this kind was published in 2013¹.
- 2.6 Direct employment by the sector was estimated at around 137,000 in 2016, but when including indirect and induced figures, the total employment supported rose to around 364,000. The report also highlights that productivity for direct workers in the arts and culture sector is higher than the average for the economy as a whole¹.
- 2.7 These figures relate to the arts and culture sector, which includes activities such as book publishing, sound recording, performing arts, artistic creation and operation of arts facilities.
- 2.8 In addition to this activity however, the arts and culture sector plays a number of important wider roles:

Visitor Economy

- 2.9 Arts Council England estimate that the arts bring around £850m economic value to the UK each year². This value relates to the additional value generated by international visitors whose visit was significantly motivated by the national arts and cultural attractions.
- 2.10 At a local level, arts and culture can similarly play an important role in boosting local, national and international visitors to an area, supporting employment in the wider visitor

¹ CEBR, 2019, 'Contribution of the arts and culture industry to the UK economy'.

² Arts Council England, <https://www.artscouncil.org.uk/make-case-art-and-culture/why-art-and-culture-matters>

economy, including accommodation, food and drink and transport services, as well as for arts and cultural venues and events.

Regeneration Effects

- 2.11 The Local Government Association has published a study analysing case studies of culture led-regeneration, demonstrating the wide range of impacts cultural investment can have in driving bespoke economic and social challenges at local area geographies³.
- 2.12 Types of interventions covered in the case studies included investment in:
- Individual cultural institutions and attractions
 - Community focused cultural programmes
 - Strategic organisation / co-ordination of cultural activity
 - Arts / cultural festivals.
- 2.13 The case studies demonstrate the potential for local level investments to target particular local challenges, with benefits potentially relating to:
- Creating employment
 - Attracting more visitors boosting the tourism sector
 - Stimulating town centre footfall to boost local business
 - Stimulating and supporting creative sector growth
 - Developing the skills, knowledge and confidence of residents
 - Enhancing community cohesion and pride
 - Supporting enhanced resident health
 - Bringing enjoyment for residents
 - Attracting inward investment
 - Enhancing the area's image to attract skilled people and business investment

Social Benefits

Health and Wellbeing

- 2.14 The All-Party Parliamentary Group on Arts, Health and Wellbeing Inquiry published a report⁴ in 2017 outlining the range of ways that arts and culture can generate benefits for health and wellbeing, as well as setting out recommendations for how this evidence could be used to better deliver public health and social care services using arts and culture led approaches.
- 2.15 The report cites examples from a collated evidence base, of ways that arts and culture activities can enhance health and wellbeing in local communities, including the following:
- Visual and performing arts in healthcare environments help to reduce sickness, anxiety and stress

³ Hatch Regeneris (commissioned by LGA and Calouste Gulbenkian Foundation), 2019, 'Culture Led Regeneration: Achieving Inclusive and Sustainable Growth'

⁴ All Party Parliamentary Group on Arts, Health and Wellbeing Inquiry, 2017, 'Creative Health: The Arts for Health and Wellbeing'

- The heart-rate of new-born babies is calmed by the playing of lullabies. The use of live music in neonatal intensive care leads to considerably reduced hospital stays
- Through participatory arts programmes, after engaging with the arts, 79% of people in deprived communities in London ate more healthily, 77% engaged in more physical activity and 82% enjoyed greater wellbeing
- Participatory arts activities with children improve their cognitive, linguistic, social and emotional development and enhance school readiness.
- An arts on prescription programme has shown a 37% reduction in GP consultations and 27% reduction in hospital admissions, representing a saving of £216 per patient. Social return on investment of between £4 and £11 has been calculated for every £1 invested in arts on prescription.
- Music therapy has been shown to reduce agitation and need for medication in 67% of people with dementia

Skills and Development

- 2.16 Work commissioned by Arts Council England in 2019¹ showed that 66% of arts organisations surveyed engaged volunteers in delivering arts and cultural activities.
- 2.17 The report highlights the potential benefits of this activity in creating substantial benefits for individuals. These include opportunities to develop new skills and experience both directly in arts and cultural activities and also more generally in areas such as communication, teamwork, leadership, organisational skills, improved confidence, strategic development and planning.

Summary

The evidence set out in this section of the report demonstrates the substantial contribution that cultural activity can make to local economies and communities, as well as the ways that the London Plan provides a steer for how the planning system can help to support the provision of the right cultural infrastructure to enable this activity to occur.

3. Defining Cultural Infrastructure

- 3.1 Cultural Infrastructure is discussed and defined in different terms by different stakeholders, and it is important to be clear on our definition for this study.
- 3.2 In the table below we provide a summary of how cultural infrastructure is defined in a number of national, London and local level documents, before providing a summary conclusion of how the term is defined for the purposes of this study.

Table 3.1 Definition of Cultural Infrastructure in Key Strategy / Policy

| Strategy / Policy | Definition of Cultural Infrastructure |
|--|---|
| London Cultural Infrastructure Plan. GLA, 2019 | <p>The plan splits cultural infrastructure into the buildings, structures and places where culture is:</p> <ul style="list-style-type: none"> ● Consumed: Places where culture is experienced, participated in, showcased, exhibited or sold. For example, museums, galleries, theatres, cinemas, libraries, music venues and historic cultural sites. ● Produced: Places of creative production, where creative work is made, usually by artists, performers, makers, manufacturers or digital processes. For example creative workspaces, performing arts rehearsal spaces, music recording studios, film and television studios and industrial and light industrial units used by creative and cultural businesses. |
| London Cultural Infrastructure Map, GLA | <p>Categories in the cultural infrastructure map include:</p> <ul style="list-style-type: none"> ● Archives (which are open to the public) ● Artists Workspace (either solely for artists, or a mix of artists and other creative industries tenants) ● Arts Centres (used for multi use / multi-art-form purposes) ● Cinemas (buildings with a fixed screen for cinema projection) ● Community Centres (owned by a housing association or local authority for community use) ● Commercial / Private Galleries ● Creative Co-working Deskpace ● Creative Workspaces (workspaces for creative industries businesses) ● Dance Performance Venues ● Dance Rehearsal Studios ● Fashion Design and Manufacturing Businesses ● Heritage at Risk ● Jewellery Design, Making and Manufacturing Businesses ● Large Media Production Studios (for all screen sectors) ● Legal Street Art Walls ● LGBT+ Night Time Venues ● Libraries ● Listed Buildings ● Live-in Artists Workspace (providing accommodation and workspace for artists and creatives) |

| Strategy / Policy | Definition of Cultural Infrastructure |
|---|--|
| | <ul style="list-style-type: none"> ● Makerspaces (communal studio space with shared production facilities for creatives) ● Making and Manufacturing (for the creative industries) ● Museums and Public Galleries ● Music Office Based Businesses (eg music publishing, music labels) ● Music Rehearsal Studios ● Music Venues – All (buildings which programme over six music events per year) ● Music Venues – Grassroots ● Music Recording Studios (providing a specialised facility for sound recording, mixing and audio production of music) ● Outdoor Spaces for Cultural Use (with a minimum capacity for 10,000 people) ● Prop and Costume Making and Hiring ● Pubs ● Scheduled Monuments ● Set and Exhibition Design and Building ● Skate Parks ● Textile Design and Finishing Services ● Theatre Rehearsal Studio ● Theatres (with at least 30 public performances per year) |
| <p>Improving culture, arts and sporting opportunities through planning (TCPA, 2013)</p> | <p>Typology of cultural, arts and sporting infrastructure assets includes:</p> <ul style="list-style-type: none"> ● Arts provision: including art galleries and visual arts venues, music venues, theatres and other dance and drama venues, multi-use arts venues, cinemas, creative studios and creative start-up spaces, arts education spaces, public art ● Museums, libraries and archives ● Heritage: heritage buildings and structures, historic monuments, historic parks and gardens, historic landscapes, protected natural landscapes, archaeological sites, world heritage sites ● Sport and Leisure: swimming pools, sports halls, other indoor sports, playing pitch sports, other outdoor sports, countryside and natural resource sports ● Play and community provision: play areas, parks and open spaces, community halls, places of worship, common land, town and village greens, public rights of way. |
| <p>Waltham Forest Draft Local Plan Culture Definition (LBWF, 2019)</p> | <p>The definition of culture (note: this wider than cultural infrastructure, but covers activity that cultural infrastructure needs to support), included:</p> <ul style="list-style-type: none"> ● Creative Cultural Occupations ● Community Culture Organisations ● Spaces and Facilities ● Tangible Cultural Assets ● Intangible Assets ● Cultural Heritage ● Natural Heritage ● Festivals and Events |

| Strategy / Policy | Definition of Cultural Infrastructure |
|-------------------|--|
| | <ul style="list-style-type: none"> • Cultural Industries • Cultural Institutions and Organisations • Culture Related Businesses |

Definitions for Use in this Study

- 3.3 On the basis of the various definitions outlined above, we have agreed a definition focused on capturing cultural infrastructure relating to both cultural consumption and cultural production (in alignment with the London Cultural Infrastructure Plan), but incorporating the categories from the London Cultural Infrastructure Map, as follows:

Cultural Consumption:

Venues for Consumption of Arts (including art, film, dance, music, theatre, literature):

- Arts Centres
- Cinemas
- Community Centres
- Galleries
- Dance Performance Venues
- Libraries
- Music Venues
- Outdoor Spaces for Culture
- Street Art
- Theatres

Venues for Informal Cultural Consumption:

- Pubs
- LGBT+ Night Time Venues
- Skate Parks

Venues for Consumption of History / Heritage:

- Archives
- Listed Buildings
- Museums
- Scheduled Monuments

Cultural Production

Businesses and Workspaces:

- Artist Workspace
- Creative co-working space
- Creative Workspace
- Fashion Businesses
- Jewellery businesses
- Live in Artists workspace
- Makerspace
- Creative making/ manufacture workspace
- Music – office based businesses
- Prop and costume design businesses
- Set and exhibition businesses
- Textiles businesses

Production / Rehearsal Space:

- Dance rehearsal space
- Large media production space
- Music rehearsal space
- Music recording space
- Theatre rehearsal space

4. Baseline of Cultural Activity and Infrastructure

- 4.1 This section sets out an overview of the current baseline of cultural and creative activity and infrastructure across Waltham Forest, including:
- An overview of the cultural profile of the current resident population
 - Baseline of cultural infrastructure across the borough, and how this benchmarks against Islington borough, and an all Outer London borough average
 - Baseline of creative industries sector data for the borough.
- 4.2 This baseline provides an important foundation against which future cultural infrastructure planning can be developed.

Cultural Profile of Waltham Forest Residents

- 4.3 Audience Agency Area Profile Report data (Audience Agency, 2019) provides useful insights into cultural classifications of the borough's residents, including comparing these against the London average.

Audience Spectrum Data

- 4.4 Audience Spectrum is a population profiling tool which describes attendance, participation and engagement with the arts, museums and heritage, as well as behaviours, attitudes and preferences towards such organisations.
- 4.5 The approach sets out ten different population groupings, of which Waltham Forest is most strongly comprised of two:
- **Kaleidoscope Creativity** (46% of Waltham Forest residents, compared with only 32% of London residents overall). The profile for this grouping suggests these residents are “urban and culturally diverse, their arts and cultural activity happens in their community and outside the mainstream (Lower engagement)”
 - **Experience Seekers** (31% of Waltham Forest residents, compared with only 15% of London residents overall). The profile for this grouping suggests these residents are “diverse urban audiences, students and recent graduates into a variety of cultural events (Higher engagement)”.
- 4.6 The next largest group is **Dormitory Dependables** (9% of Waltham Forest residents, compared with 8% of London residents overall). The profile for this grouping suggests these residents are “regular but not frequent cultural attenders living in city suburbs and small towns (Medium engagement)”.
- 4.7 A summary of the different categories is provided in Table 4.1 below.
- 4.8 Across all demographic groupings, 38% of Waltham Forest residents are classed as having higher than average levels of arts and cultural engagement, 13% medium, and 49% lower than average levels of engagement.
- 4.9 This compares to figures for London as a whole, where 51% of residents are classed as having higher than average levels of arts and cultural engagement, 12% medium, and 37% lower than average.

| Table 4.1 Audience Spectrum Data Categories | | |
|---|---|-------------------------|
| Category | Description | % of English Population |
| Metroculturals | <ul style="list-style-type: none"> Prosperous, liberal, urbanites interested in a very wide cultural spectrum | 5% |
| Commuterland Culturebuffs | <ul style="list-style-type: none"> Affluent and professional consumers of culture | 11% |
| Experience Seekers | <ul style="list-style-type: none"> Highly active, diverse, social and ambitious, engaging with arts on a regular basis | 8% |
| Dormitory Dependables | <ul style="list-style-type: none"> Suburban and small towns interest in heritage activities and mainstream arts | 15% |
| Trips and Treats | <ul style="list-style-type: none"> Mainstream arts and popular culture influenced by children, family and friends | 16% |
| Home and Heritage | <ul style="list-style-type: none"> Rural areas and small town, day-time activities and historical events | 10% |
| Up our Street | <ul style="list-style-type: none"> Modest in habits and means, popular arts, entertainment and museums | 9% |
| Facebook Families | <ul style="list-style-type: none"> Younger suburban and semi-urban, live music, eating out and pantomime | 12% |
| Kaleidoscope Creativity | <ul style="list-style-type: none"> Mixed age, low level engagement, free local events, outdoor arts and festivals | 9% |
| Heydays | <ul style="list-style-type: none"> Older, less engaged, crafts, knitting, painting, sheltered housing, church group or community library | 6% |

Source: <https://www.theaudienceagency.org/audience-spectrum/> (Note : proportions don't add to 100% due to rounding)

Mosaic Group Profile

- 4.10 Mosaic combines a wide range of information from over 400 sources to create a summary of the likely characteristics of each UK household. Households are assigned to a ‘group’, of which there are 15 in Mosaic, which describes their socio-economic and cultural behaviour. In Waltham Forest, the most prominent groups are:
- **Urban Cohesion** (38% of Waltham Forest residents, compared with only 19% of London residents overall). The profile for this grouping suggests these are “residents of settled urban communities with a strong sense of identity”.
 - **Rental Hubs** (31% of Waltham Forest residents, compared with only 15% of London residents overall). The profile for this grouping suggests these are “educated young people privately renting in urban neighbourhoods”
 - **Domestic Success** (10% of Waltham Forest residents, compared with only 9% of London residents overall). The profile for this grouping suggests these are “thriving families who are busy bringing up children and following careers”.

Target Group Index (TGI) Survey

- 4.11 The TGI Survey (2018) is a survey undertaken with a nationally representative sample which is then modelled to describe the likely characteristics of smaller populations, based on the population profiles of those areas. As such, it offers a broad indication of likely behaviour within the target area rather than providing actual figures. It should also be noted, this would therefore not account for activity such as London Borough of Culture in the Waltham Forest figures.
- 4.12 The findings of modelling using these surveys shows the expected proportion of Waltham Forest / London residents which attended / visited following types of cultural facility in the last twelve months.

Table 4.2 Proportion of Residents Visiting / Attending Cultural Venues and Activities

| Arts / Cultural Venue or Activity | % of Waltham Forest residents engaging in the last year | % of London residents engaging in the last year |
|-----------------------------------|---|---|
| Art Galleries | 30% | 35% |
| Ballet | 17% | 18% |
| Classical Concerts | 20% | 22% |
| Comedy Shows | 22% | 25% |
| Contemporary Dance | 15% | 15% |
| Jazz Concerts | 15% | 16% |
| Opera | 14% | 16% |
| Plays | 31% | 36% |
| Popular / Rock Concert | 37% | 39% |
| Theatre | 43% | 48% |
| Museums | 39% | 40% |
| Cinema | 83% | 84% |

Overall, the findings in this section suggest that slightly over half of Waltham Forest’s residents have ‘medium’ or ‘higher’ levels of engagement with arts and culture, but engagement levels are lower than the average across London.

Baseline of Waltham Forest Cultural Infrastructure and Benchmarking

- 4.13 Cultural Infrastructure mapping undertaken by the GLA and drawn together in the London Cultural Infrastructure Map, provides a rich source of evidence on current cultural infrastructure in Waltham Forest, and how this compares against other London boroughs. In this section we have given two benchmarks to compare Waltham Forest provision against:
- All Outer London boroughs
 - LB Islington, which although an inner London borough, was identified in agreement with the client as a useful aspirational benchmark for cultural infrastructure in Waltham Forest.
- 4.14 The infrastructure is broken down into 33 different types, and in Table 4.3 we have provided a summary of:
- The numbers of each infrastructure type present in Waltham Forest, Islington and in total across Outer London
 - The total number of that infrastructure type per 100,000 residents in each area
 - An arrow indicating whether the relative amount of each cultural infrastructure type is higher or lower for Islington and for Outer London than for Waltham Forest
 - Additional notes are included on the geographic spread of the infrastructure types within Waltham Forest borough, particularly highlighting in each case whether facilities are concentrated in one or more smaller areas (in several cases this is within Walthamstow), or relatively dispersed across the borough.
- 4.15 At Appendix A, for each type of cultural infrastructure, there is a list and map of each type of cultural infrastructure across the full borough. The maps also show the locations of cultural infrastructure within neighbouring boroughs, but close to the border with Waltham Forest, which Waltham Forest residents are likely to access.
- 4.16 It should be noted that the London Cultural Infrastructure Map is an evolving evidence source, may not be fully comprehensive, and will change as businesses and venues open, close and move. It should therefore be used as an indicative source.
- 4.17 To provide a more immediate overview of how the borough compares to Islington and Outer London, the charts at Table 4.4 show how cultural infrastructure in Waltham Forest compares to the two comparators for a range of key infrastructure types. In each case the charts compare the Islington and Outer London numbers per 100,000 residents of each type of cultural infrastructure.

Table 4.3 Cultural Infrastructure per 100,000 people by Type

| Cultural Infrastructure Type | LB Waltham Forest | | LB Islington | | Outer London | | Notes on Geographic Distribution in Waltham Forest |
|--------------------------------|-------------------|-----------------------------|--------------|-----------------------------|--------------|-----------------------------|---|
| | Total Number | Total per 100,000 residents | Total Number | Total per 100,000 residents | Total number | Total per 100,000 residents | |
| Archives | 2 | 0.7 | 34 | 14.2 ↑ | 60 | 1.1 ↓ | Concentrated. The two archive sites are located centrally in the borough |
| Artist Workspaces | 10 | 3.6 | 6 | 2.5 ↓ | 58 | 1.0 ↓ | Dispersed across the borough, with clusters in the centre and south west, although none in the North. |
| Arts Centres | 0 | 0.0 | 0 | 0.0 – | 13 | 0.2 ↑ | None in borough but two in neighbouring boroughs, close to border |
| Cinemas | 1 | 0.4 | 3 | 1.3 ↑ | 37 | 0.7 ↑ | Concentrated. One in borough, in Walthamstow, but several in neighbouring boroughs, close to boundary. |
| Commercial Galleries | 1 | 0.4 | 17 | 7.1 ↑ | 8 | 0.1 ↓ | Concentrated - one in borough, in the south east in Leytonstone |
| Community Centres | 32 | 11.6 | 60 | 25.1 ↑ | 357 | 6.3 ↓ | Dispersed. Large number and well distributed across all of the borough. Facilities in each will vary however. |
| Creative Co-Working desk space | 1 | 0.4 | 5 | 2.1 ↑ | 7 | 0.1 ↓ | Concentrated. One located in the south of the borough. |
| Creative Workspaces | 4 | 1.4 | 6 | 2.5 ↑ | 18 | 0.3 ↓ | Concentrated. All located in the centre, west and south-west. |
| Dance Performance Venues | 2 | 0.7 | 13 | 5.4 ↑ | 43 | 0.8 ↑ | Concentrated in the south and the west of the borough. |
| Dance Rehearsal Studios | 3 | 1.1 | 23 | 9.6 ↑ | 75 | 1.3 ↑ | Dispersed in the south and centre of the borough, with many more in neighbouring areas close to the south and west borough borders. None in the North. |
| Fashion and Design | 8 | 2.9 | 2 | 0.8 ↓ | 51 | 0.9 ↓ | Dispersed across the borough, but more strongly clustered along the western border of the borough. |
| Jewellery Design | 5 | 1.8 | 12 | 5.0 ↑ | 122 | 2.2 ↑ | Concentrated in the centre of the borough with one site towards the north. |
| Large Media Production Studios | 0 | 0.0 | 0 | 0.0 – | 5 | 0.1 ↑ | None in borough or nearby |
| Legal Street Art Walls | 0 | 0.0 | 0 | 0.0 – | 2 | 0.04 ↑ | None in borough. One nearby in Haringey on the western border. |
| LGBT+ Night time venues | 2 | 0.7 | 5 | 2.1 ↑ | 6 | 0.1 ↓ | Concentrated in the centre of the borough, in Walthamstow |
| Libraries | 10 | 3.6 | 10 | 4.2 ↑ | 220 | 3.9 ↑ | Dispersed. 10 sites spread evenly across the borough. |

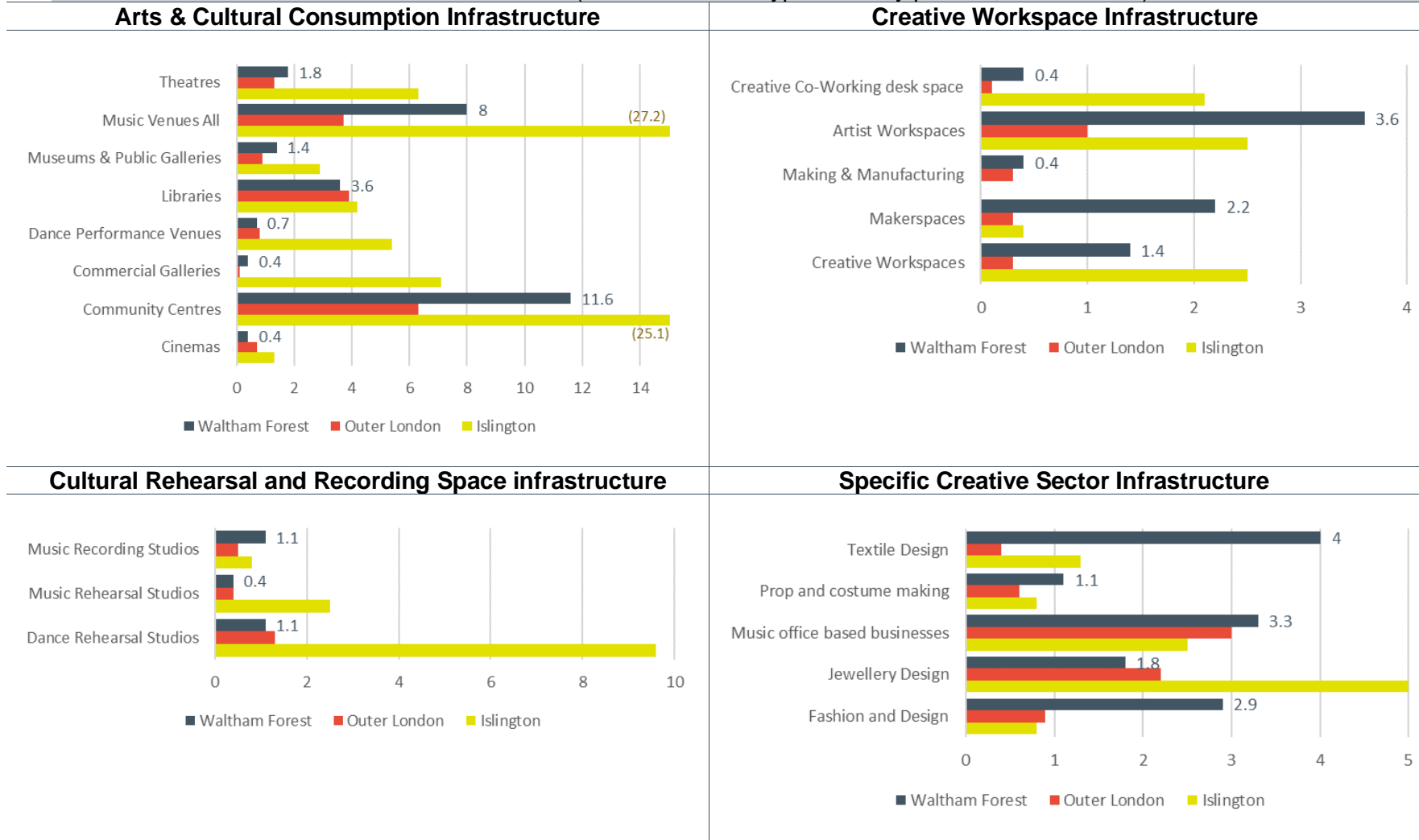
Waltham Forest Cultural Infrastructure Study

| Cultural Infrastructure Type | LB Waltham Forest | | LB Islington | | Outer London | | Notes on Geographic Distribution in Waltham Forest |
|---------------------------------|-------------------|-----------------------------|--------------|-----------------------------|--------------|-----------------------------|---|
| | Total Number | Total per 100,000 residents | Total Number | Total per 100,000 residents | Total number | Total per 100,000 residents | |
| Live-in Artist workspace | 0 | 0.0 | 0 | 0.0 – | 3 | 0.1 ↑ | None in borough – closest is to the south west in Hackney. |
| Makerspaces | 6 | 2.2 | 1 | 0.4 ↓ | 18 | 0.3 ↓ | Concentrated across the central and south western area of the borough. |
| Making & Manufacturing | 1 | 0.4 | 0 | 0.0 ↓ | 15 | 0.3 ↓ | Concentrated in the south west near the border with Hackney. |
| Museums and Public Galleries | 4 | 1.4 | 7 | 2.9 ↑ | 49 | 0.9 ↓ | Concentrated in the centre of the borough. |
| Music office-based businesses | 9 | 3.3 | 6 | 2.5 ↓ | 167 | 3.0 ↓ | Dispersed across the borough. |
| Music Rehearsal Studios | 1 | 0.4 | 6 | 2.5 ↑ | 24 | 0.4 – | Concentrated in the south of the borough. |
| Music Venues All | 22 | 8.0 | 65 | 27.2 ↑ | 209 | 3.7 ↓ | Dispersed across the borough but strong concentration in Walthamstow and parts of the south. |
| Music Venues Grassroots | 3 | 1.1 | 15 | 6.3 ↑ | 9 | 0.2 ↓ | Concentrated in the centre of the borough and Leytonstone. |
| Music Recording Studios | 3 | 1.1 | 2 | 0.8 ↓ | 28 | 0.5 ↓ | Concentrated in the centre and south east of the borough. |
| Outdoor Spaces for cultural use | 0 | 0.0 | 0 | 0.0 – | 3 | 0.1 ↑ | None listed in the borough or in any neighbouring borough. |
| Prop and costume making | 3 | 1.1 | 2 | 0.8 ↓ | 32 | 0.6 ↓ | Concentrated in the west of the borough. |
| Pubs | 69 | 24.9 | 243 | 101.6 ↑ | 1,599 | 28.3 ↑ | Dispersed across the borough |
| Set and Exhibition buildings | 0 | 0 | 0 | 0.0 – | 22 | 0.4 ↑ | None in the borough, but two in neighbouring boroughs close to the south and west borders. |
| Skate Parks | 2 | 0.7 | 2 | 0.8 ↑ | 29 | 0.5 ↓ | Concentrated with one in Walthamstow and one to the very far south-east. |
| Textile Design | 11 | 4 | 3 | 1.3 ↓ | 25 | 0.4 ↓ | Dispersed through the south and centre with a cluster around Blackhorse Road. |
| Theatre rehearsal studio | 0 | 0.0 | 14 | 5.9 ↑ | 16 | 0.3 ↑ | None in borough, but a number close to the southern border of the borough. |
| Theatres | 5 | 1.8 | 15 | 6.3 ↓ | 371 | 1.3 ↓ | Concentrated in the centre – in and close to Walthamstow centre. |

Source: Cultural Infrastructure Map, London Data Store, GLA, 2019

Key: ↑ higher than average in Waltham Forest ↓ lower than average in Waltham Forest

Table 4.4 Concentration of Cultural Infrastructure (numbers of each type of facility per 100,000 residents)



- 4.18 Some of the key findings, illustrated in the table and charts above include the following.
- 4.19 On **arts and cultural consumption infrastructure**, Waltham Forest outperforms the Outer London average for presence of most types of facility, but under performs against the Islington average. The numbers of music venues, most of which are pubs (22) and community centres (32) is particularly notable; the proportions of both in Waltham Forest are higher than the Outer London average but notably lower than the figure for Islington. The number and spread of community centres across the borough could be a useful asset, however further investigation is needed to explore how many of them are or could be made suitable for use as cultural venues.
- 4.20 Despite these strengths, the mapping highlights that Waltham Forest lacks a dedicated arts centre or any legal street art walls (although does have many building murals), although Islington also lacks these assets and numbers across London are generally low. The borough also has only one cinema (in Walthamstow) and although it has a number of theatre venues, these are also all in or close to Walthamstow. Dance performance venues and commercial galleries are also notably lower in Waltham Forest than for Islington.
- 4.21 It is important to note that while this analysis gives an indication on numbers of facilities, it does not drill down into the conditions, capacity or utilisation of these facilities, to understand the extent to which these facilities may be thriving or struggling. As further discussed in Section 8, the position on utilisation and sustainability of these facilities may also be significantly affected as a result of COVID-19.
- 4.22 With regard to **cultural rehearsal and recording space**, Waltham Forest outperforms the Outer London average on music rehearsal and recording space, but has slightly fewer facilities offering dance rehearsal space, and none offering theatre rehearsal space and large media production studios. Other than for dance rehearsal, the other infrastructure types in this category are low in number across all outer London boroughs. Compared to Islington, Waltham Forest underperforms for the majority of cultural rehearsal and recording space types.
- 4.23 Waltham Forest outperforms the outer London average across almost all types of **creative workspace** listed on the London cultural infrastructure map, with the only gaps being around live-in Artist workspace, where there are no such workspaces listed in Waltham Forest, but there are similarly extremely few across any outer London borough. Performance against the Islington average is more mixed, with higher rates of artist workspace and makerspace but lower rates of creative workspace and creative co-working desk space.
- 4.24 With regard to presence of **specific creative sectors**, Waltham Forest has a notable concentration of textile design and fashion design businesses listed, compared with the outer London average and Islington average. It is also broadly in line with or outperforming the outer London average and Islington across the range of other specific creative sectors, including prop and costume making, music office based businesses and jewellery design.

Overall the analysis in this section highlights that Waltham Forest tends to outperform the Outer London average but fall some way short of Islington borough with respect to spaces for cultural consumption and cultural rehearsal / recording. Some facilities such as cinema and theatre venues are also concentrated in Walthamstow, with none in other parts of the borough.

With respect to creative and sector-specific workspace however, it has significantly more than the Outer London average and also outperforms Islington borough in facilities for fashion and textiles, as well as artist workspace and makerspace.

Baseline of Creative Industries in Waltham Forest

- 4.25 In addition to the evidence from the London Cultural Infrastructure Map, the section below sets out a summary of key business base and employment data on the creative industries in the borough.
- 4.26 London as a whole has significant aspirations around the growth of the cultural production and creative industries sector in the city. As well as the major Thames Estuary Production Corridor, there are significant opportunities being developed around other key sites such as the Royal Docks, Old Oak & Park Royal and at East Bank at Queen Elizabeth Olympic Park, all of which will provide further opportunities to support the sector in Waltham Forest.

Business Base

- 4.27 The 'Creative Industries Economic Estimates' report by DCMS (2016)⁵ defines the creative industries as:

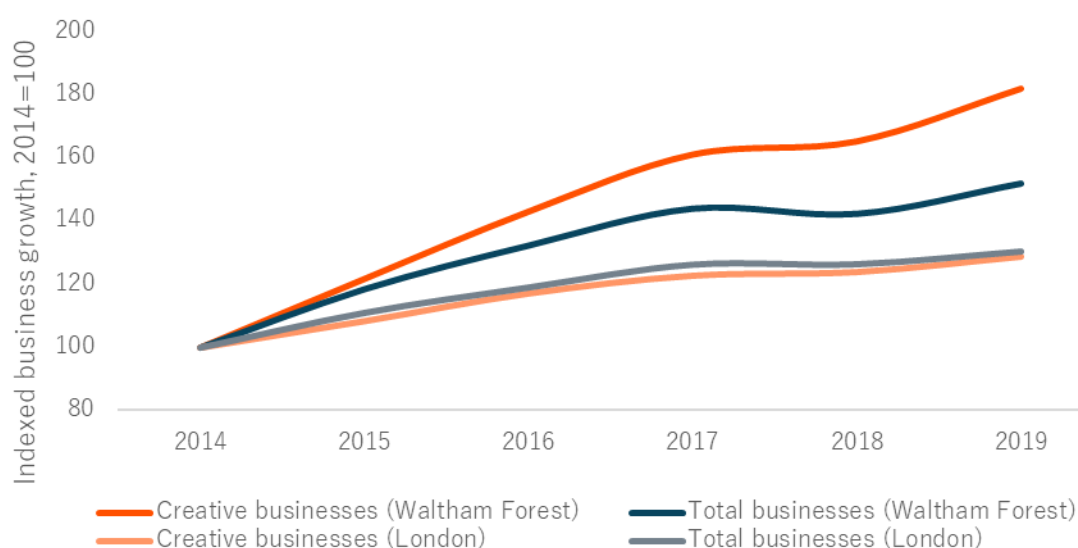
“those industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.”

- 4.28 Based on the DCMS definition, there are currently 1,965 creative businesses operating in Waltham Forest. This represents 17% of the total business base in the Borough, falling slightly below the London average (19%) however exceeding the Outer London average (15%). In tandem, there is less creative business activity concentrated in Waltham Forest relative to London (location quotient of 0.88); which indicates lower levels of specialisation⁶. 99% of creative businesses in Waltham Forest borough are micro-sized (defined as having between 0-9 employees).
- 4.29 Figure 4.3 shows the growth trend of creative businesses between 2014 and 2019 in Waltham Forest and London. The data shows that Waltham Forest has experienced a significant increase in creative activity; achieving 85% growth over the five-year period. This is equivalent to an additional 885 businesses and exceeds the growth rate across all industries in the Borough (52%)⁶.
- 4.30 By comparison, there has been a 29% increase in London's creative businesses over the same period which is in line with the total industry average (30%). This suggests that creative activity has seen around a three-fold increase in the Borough compared to the rest of London over the 2014-19 period⁶.
- 4.31 Recent growth performance indicates that Waltham Forest saw a 10% increase in the number of creative sector businesses during 2018 to 2019 which is considerably higher than both Outer London (3%) and London (4%) averages⁶. This could in part reflect the impacts of the London Borough of Culture 2019 funding programme.

⁵https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/523024/Creative_Industries_Economic_Estimates_January_2016_Updated_201605.pdf

⁶ ONS Business Count, 2019. 2019 data captured at March 2019. www.ons.gov.uk. Note: this dataset covers all VAT and PAYE registered businesses, however there is a sizeable population of low turnover, non-employed businesses which is not captured in this data.

Figure 4.1 Creative Business Growth in Waltham Forest and London, 2014-19



Source: ONS Business Count, 2019. 2019 data captured at March 2019. www.ons.gov.uk

4.32 Table 4.2 provides an overview of business activity in Waltham Forest's creative sub-sectors based on size, growth during 2014-19 and level of specialisation (i.e. location quotient) compared to London. It shows that:

- The largest creative subsector is IT, software and computer services, representing nearly two-fifths (38%) of Waltham Forest's creative business base.
- Four creative subsectors have seen higher than average business growth during 2014-19. The fastest growing industries (in proportionate terms) are: Architecture (+150%) and Advertising and Marketing (+147%).
- Design and Film, TV, video, radio and photography have high levels of specialisation compared to the London average with location quotients of 1.52 and 1.30 respectively. These sectors have also experienced higher than average business growth.

Table 4.5 Business Activity by Creative Sub-Sector in Waltham Forest, 2014-19

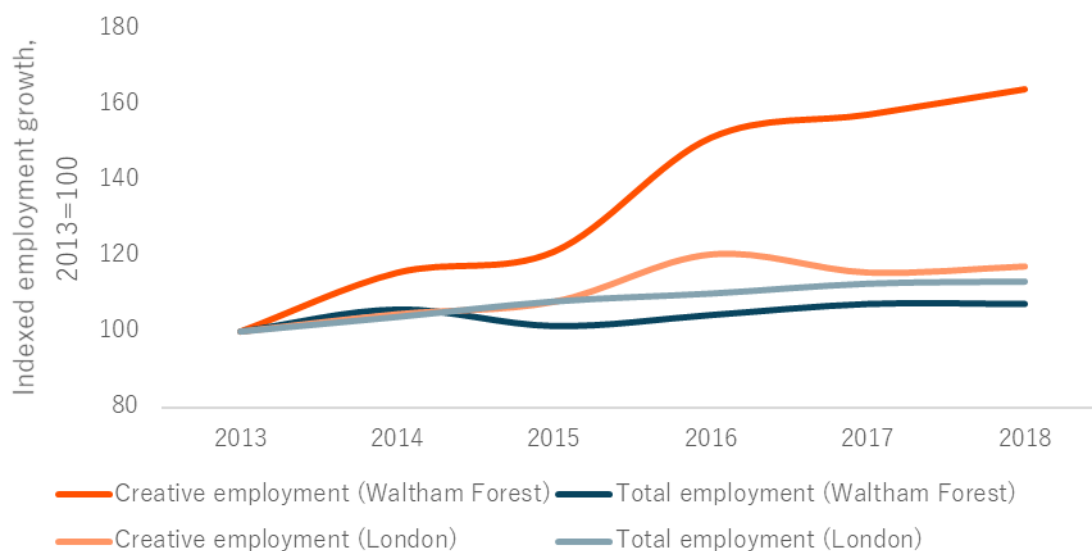
| Creative Sub-Sector | % of total business base | Change in businesses (2014-19) | Level of specialisation (location quotient) |
|---|--------------------------|--------------------------------|---|
| Advertising and Marketing | 9% | +147% | 1.05 |
| Architecture | 4% | +150% | 0.88 |
| Crafts | 0.3% | 0% | 0.59 |
| Design: product, graphic and fashion design | 12% | +114% | 1.52 |
| Film, TV, video, radio and photography | 20% | +126% | 1.30 |
| IT, software and computer services | 38% | +54% | 0.85 |
| Music, performing and visual arts | 13% | +63% | 0.89 |
| Publishing | 4% | +56% | 1.07 |

Source: ONS Business Count, 2019. 2019 data captured at March 2019. www.ons.gov.uk

Employment

- 4.33 The latest data shows that there are 2,500 creative sector jobs based in Waltham Forest, which makes up 4% of total employment. This falls below the London average (10%) and is in line with the Outer London average (5%). However, this reflects the Borough's creative business base, where the vast majority are micro-sized businesses.
- 4.34 Figure 4.2 presents the change in employment in the creative sector over the last five years in Waltham Forest and London. The chart shows that while total employment has grown slightly (7%) across the Borough, creative jobs have expanded by 64%. This is equivalent to an increase of c. 1,000 jobs over a five-year period.
- 4.35 In contrast, London has seen higher overall employment growth (13%) compared to Waltham Forest, however considerably lower growth in creative jobs (17%). Nevertheless, both areas have experienced above-average employment growth in the creative industries, indicating a growing sector across the capital.

Figure 4.2 Creative Employment Growth in Waltham Forest and London, 2013-18



Source: BRES, 2019. Note BRES data has been rescaled for 2013 and 2014. www.nomisweb.co.uk

- 4.36 Table 4.3 provides an overview of the creative employment profile in Waltham Forest. It lists the creative sub-sectors based on size, employment growth during 2013-18 and level of specialisation (i.e. location quotient) compared to London. The key messages are:
- Like the business base, employment in the creative sector is mostly concentrated in IT, software and computer services (37%); and film, TV, video, radio and photography (17%).
 - Publishing (+163%) and Architecture and Design (+133%) saw the largest proportionate increases in jobs between 2013 and 2018.
 - Advertising & Marketing, and Museums, galleries and libraries experienced employment reductions of -27% and -12% respectively. These sectors are relatively smaller in size however, making up 12% of creative employment in the Borough.
 - Design and Museums, galleries and libraries have high location quotients of 2.77 and 1.40. This suggests that employment in these sectors are significantly more concentrated in Waltham Forest compared to London.

Table 4.6 Employment by Creative Sub-Sector in Waltham Forest, 2013-18

| Creative Sub-Sector | % of total creative sector employment | Change in employment (2013-18) | Level of specialisation (location quotient) |
|---|---------------------------------------|--------------------------------|---|
| Advertising and Marketing | 8% | -27% | 0.55 |
| Architecture | 6% | +133% | 0.94 |
| Crafts | 0.2% | 0% | 0.73 |
| Design: product, graphic and fashion design | 13% | +133% | 2.77 |
| Film, TV, video, radio and photography | 17% | +121% | 0.97 |
| IT, software and computer services | 37% | +60% | 1.11 |
| Museums, galleries and libraries | 4% | -12% | 1.40 |
| Music, performing and visual arts | 9% | +138% | 1.19 |
| Publishing | 4% | +163% | 0.35 |

Source: BRES, 2019. Note BRES data has been rescaled for 2013 and 2014. www.nomisweb.co.uk

Overall, this section highlights the significant presence and growth of the creative sector in Waltham Forest. Comprising 17% of all businesses, this is lower than London as a whole, but higher than the average of Outer London boroughs.

The borough has seen huge growth in the creative sector over the last five years, including 85% growth in businesses and 64% growth in employment in the sector. Within the creative sector, the borough has a particular concentration of design based companies, compared to the London average.

Major developments across the city will create new opportunities for Waltham Forest, building on its strong infrastructure foundations. To maximise the benefit of this, the borough needs to continue to develop and refine its offer complementing wider activity across the city. This will require development of new workspace in new developments, drawing on best available evidence about the needs in the relevant areas and linked to an understanding of how this connects to the bigger picture of cultural production and creative sector growth across London.

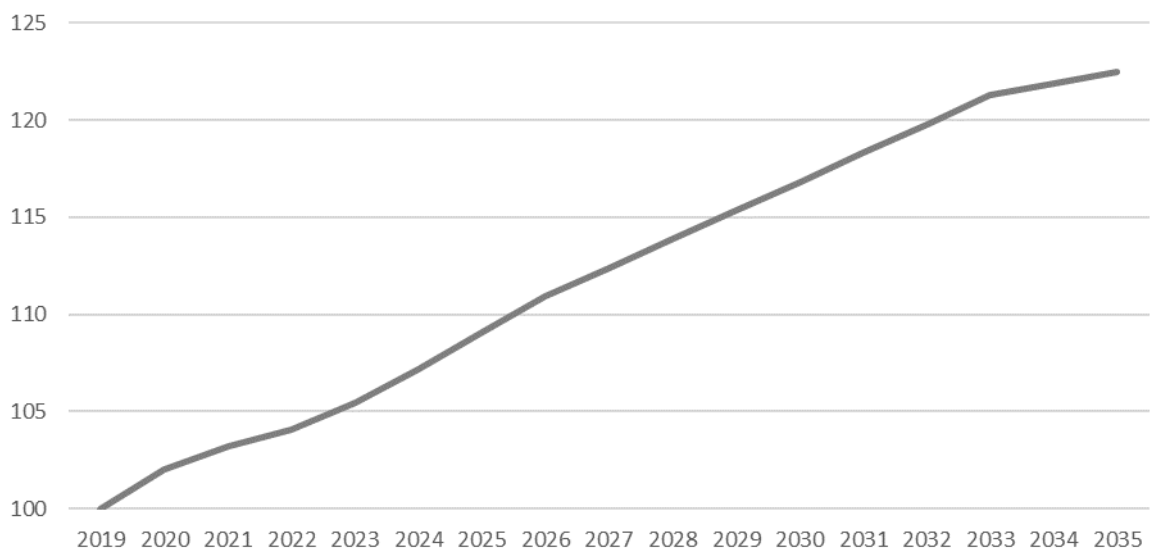
5. Requirements for a Growing Population

- 5.1 Any plans for developing cultural infrastructure in the borough need to be based on longer term understanding of population change and the geographic distribution of this. This section sets out population growth projections for the borough and an overview of the geographic spread of that new growth, considering the implications for cultural infrastructure development.
- 5.2 It goes on to look in more detail at the cultural infrastructure baseline and potential future cultural infrastructure needs in three strategic locations within the emerging Local Plan.

Population Projections

- 5.3 The population of Waltham Forest is projected to steadily increase from 2019 to 2035 at an average rate of around 1.3% a year, as shown in Figure 5.1.
- 5.4 Total change over this period is projected to be around 22%. This represents an expected total growth of 62,600 additional residents, with annual growth at around an additional 3,900 residents.

Figure 5.1 Population Projection in Waltham Forest, 2019-2035 (Base = 100)



Source: Waltham Forest Population Projection – GLA 2017 Based Borough Preferred Option (BPO), June 2019 (Medium Scenario)

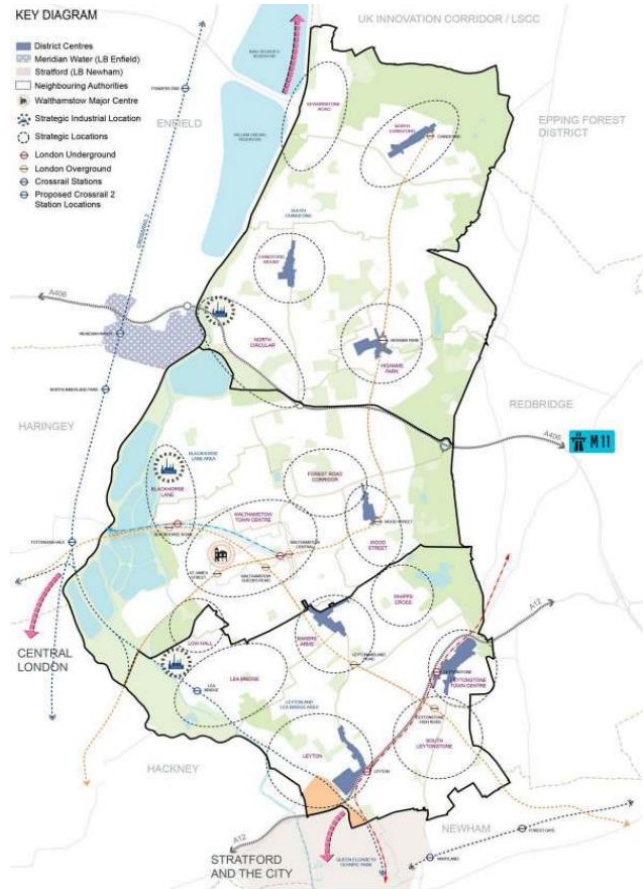
Development Plans in the Borough

- 5.5 Alongside the population projections, understanding where this growth will happen is important for a) factoring into consideration growing cultural infrastructure needs across the borough, and b) helping to identify opportunities to secure investment from significant new developments.

5.6 LB Waltham Forest is currently consulting on its Local Plan (2020-35), which is due to be adopted in Summer 2021. The plan sets an ambitious direction of travel for the borough, supporting the delivery of homes and commercial facilities which will lead to a significant increase in the population and jobs.

5.7 Key headlines of the plan are set out below:

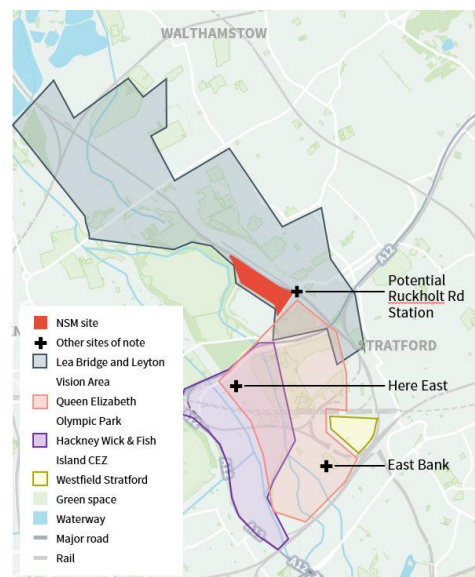
- **South Waltham Forest:** A minimum of 15,000 new homes and 3,250 new jobs in the strategic locations of Lea Bridge, Low Hall, Church Road, Leyton, South Leytonstone, Leytonstone District Centre, Whipps Cross and Bakers Arms.
- **Central Waltham Forest :** 8,000 homes and 1,600 jobs in the strategic locations of Blackhorse Lane, Walthamstow Town Centre, Forest Road Corridor and Wood Street District Centre.
- **North Waltham Forest:** 4,000 homes and 1,940 jobs in the strategic locations of North Chingford District Centre, Sewardstone Road Neighbourhood Centre, South Chingford District Centre, Highams Park District Centre and the North Circular Corridor.



5.8 The developments which make up the borough’s growth ambitions will all have a fundamental impact upon demand for culture (from new populations) and opportunities to embed new facilities within development.

5.9 Key areas and opportunities could include the following:

- The evolution of the Town Hall Campus, an area with strong cultural consumption facilities (as explored in greater detail below as part of the Forest Road Corridor)
- Development of the EMD Cinema in Walthamstow
- The Mall development in the heart of Walthamstow, with strong access to the 24-hour tube, indicating greater night time economy potential
- Blackhorse Lane Creative Enterprise Zone, already a focus point for creative sector activity e.g. Blackhorse Workshop and Gnome House



- Leyton and Lea Bridge Road area, for which significant new homes, new and replaced floorspace are proposed in the area vision, as well as the potential for the delivery of a new neighbourhood centre at Lea Bridge Road and improved town centre facilities at Leyton.
 - More recently, the opportunity to redevelop the New Spitalfields Market site when the market is relocated has become more prescient. Located adjacent to the Queen Elizabeth Olympic Park and a potential new station at Ruckholt Road, the site not only has the capacity for up to 3,000 homes and significant new workspace, its location and connectivity, makes it a potential location for cultural facilities of national and international significance.
- 5.10 More widely, being on the edge of the Queen Elizabeth Olympic Park generates opportunities to offer a complementary cultural infrastructure offer in the South of the borough, including both cultural consumption and production opportunities, and these will need close consideration for site development in the South of the borough.

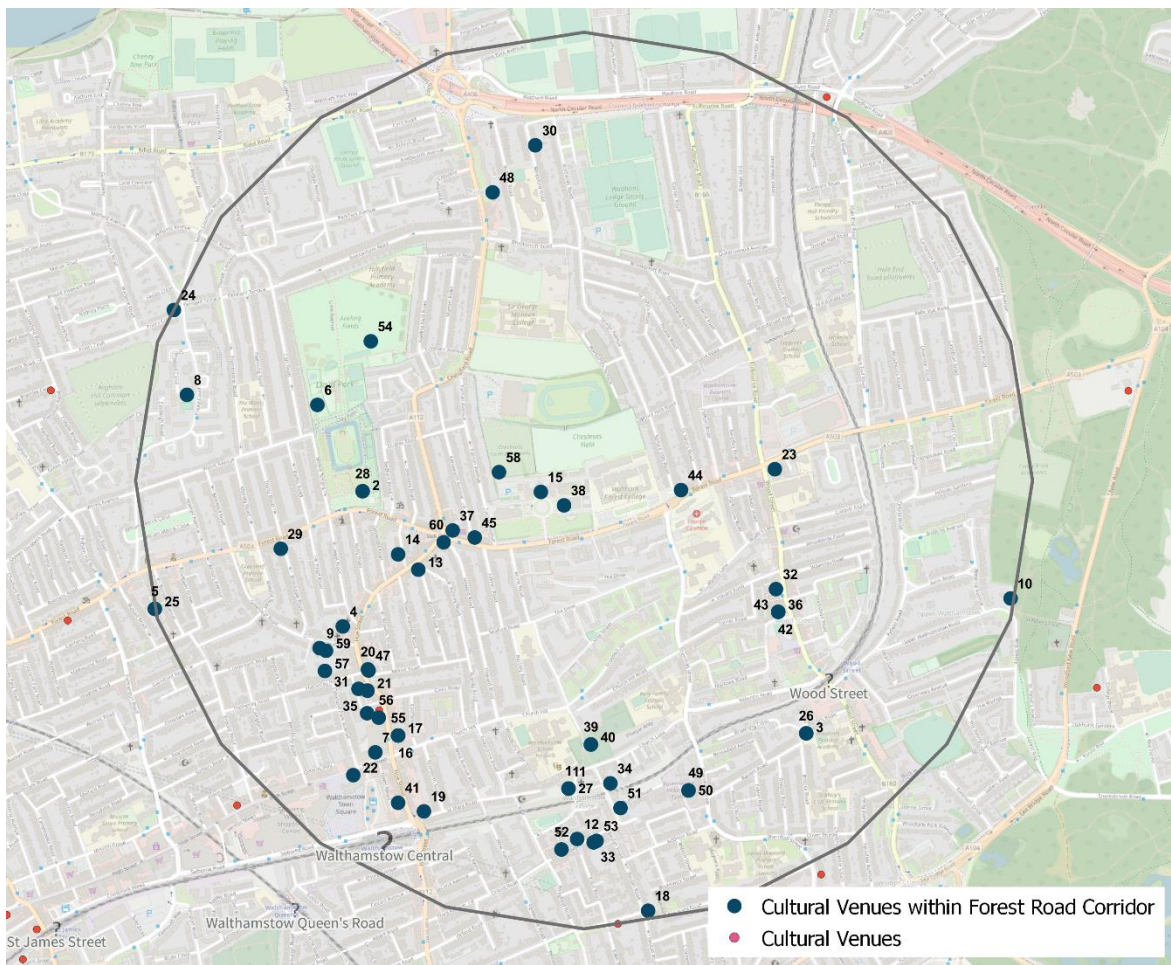
Focused Cultural Infrastructure Analysis

- 5.11 The following sections provide more detailed mapping of the cultural infrastructure in three locations of the borough identified as strategic areas in the emerging local plan.
- 5.12 In each case the analysis maps current infrastructure, notable strengths, and potential gaps in infrastructure. As above, it is important to note that this mapping only captures the presence of facilities, but not the condition, capacity or utilisation of each of these facilities.

Forest Road Corridor

- 5.13 The Forest Road Corridor is an important location for cultural facilities, containing Council assets, including the Town Hall Campus, One Hoe Street, The Assembly Hall, Lloyd Park and the William Morris Gallery. Local authority officers particularly highlight the unique opportunity of green space behind the Town Hall, Chestnuts Field, and the opportunities presented as the Town Hall becomes more accessible to the local community, including the removal of the fountain at the front which will allow for more public space. With plans for around 1,100 unit developments, a key question is what cultural infrastructure could be incorporated into future areas plans to best complement existing facilities.
- 5.14 Figure 5.2 maps key cultural facilities in the Forest Road Corridor and surrounding area, which are listed out in Table 5.1. The findings show that:
- This area has the highest concentration of arts and cultural consumption infrastructure in Waltham Forest. The mapping shows that this area contains the borough's only cinema, two of the borough's four museums and galleries and four out of the borough's five theatre venues. It also has a large concentration of pubs (14), music venues (9), community centres (8) and libraries (3).
 - The area has a significant amount of general creative workspace including four artist workspaces, one creative workspace and two makerspace venues.
 - There is also some recording space (one music recording studio) and some specific creative sector workspaces (two jewellery design, one textile design, one fashion design), however is not a main cluster location for any of these creative sub-sectors.

Figure 5.2 Cultural Infrastructure in the Forest Road Corridor



Source: Hatch Regeneris, drawing on data from GLA, London Cultural Infrastructure Map

5.15 On the basis of these findings, future plans might consider the following:

- There is no dedicated arts centre in the borough, and if that is a future aspiration for the borough, then this area might be one of the most appropriate locations for that. The plans for the EMD venue in Walthamstow might be seen as partially addressing this gap in the borough's offer.
- One of the notable gaps in the cultural consumption offer in this area, and an area of relative weakness more generally across the borough, is for dance performance venues, so any opportunity for enhanced facilities to enable this would be beneficial
- The mapping in Section 4 of this report identifies a lack of outdoor space designed to enable cultural activities (although it is recognised that Lloyd Park and Chestnut Fields along this corridor have been used for cultural activities), and with redesign work as part of the Town Hall campus, this might be an ideal opportunity to ensure these public spaces are designed to specifically enable and accommodate a range of outdoor arts and cultural activity
- Although not containing significant clusters of specific creative sector workspace, the area has a range of general creative workspaces, and continuing to review demand for this and ensure new space can be accommodated where needed within this area, would be beneficial.

- 5.16 While the Forest Road Corridor is rich in the range of existing facilities for cultural consumption, the quality, capacity and utilisation of these facilities is not fully known. Any planning for enhanced provision should therefore first review the nature of existing facilities in more detail first and consider opportunities to enhance existing facilities, rather than simply explore opportunities for creation of new facilities.

Table 5.1 Cultural Facilities in the Forest Road Corridor

| # | Facility | Type | # | Facility | Type |
|----|--|-------------------------|-------|---|---------------------------------|
| 1 | Waltham Forest Archives (in Vestry house Museum) | Archives | 30 | Bokhari Records Ltd | Music (office based businesses) |
| 2 | William Morris Gallery | Archives | 31 | Mews Productions Recording Studios | Music recording studios |
| 3 | Wood Street Studios | Artists workspaces | 32 | Flower Pot | Music venues (all) |
| 4 | Mitre Studios | Artists workspaces | 33 | Village | Music venues (all) |
| 5 | 30a Borwick Rd | Artists workspaces | 34 | Nags Head | Music venues (all) |
| 6 | Lloyd Park Artist Studios | Artists workspaces | 35 | Mirth, Marvel And Maud (note: currently closed) | Music venues (all) |
| 7 | Empire Walthamstow | Cinemas | 36 | Dukes Head | Music venues (all) |
| 8 | Priory Court Community Centre | Community centres | 37 | The Bell | Music venues (all) |
| 9 | William Morris Community Users Assn Community Centre | Community centres | 38 | Walthamstow Assembly Hall | Music venues (all) |
| 10 | Peterhouse Centre | Community centres | 39 | St Mary's Music Hall | Music venues (all) |
| 11 | Vestry House Museum Community Café & Room | Community centres | 40 | St Mary's Music Hall | Music venues (grassroots) |
| 12 | Waltham Forest Community Hub | Community centres | 41 | Goose | Pubs |
| 13 | Hoe Street Community Centre | Community centres | 42/43 | Dukes Head | Pubs |
| 14 | St Lukes Hall | Community centres | 44 | William Morris | Pubs |
| 15 | Town Hall Complex Community Café | Community centres | 45 | Bell | Pubs |
| 16 | Meanwhile Space | Creative workspaces | 46 | Mirth, Marvel & Maud (note: currently closed) | Pubs |
| 17 | Cock and Bull Menswear | Fashion and design | 47 | Olde Rose & Crown | Pubs |
| 18 | Jose Sequeira Limited | Jewellery design | 48 | Dog & Duck | Pubs |
| 19 | Kentish Jewellers Ltd | Jewellery design | 49/50 | Wild Card Brewery Barrel Room | Pubs |
| 20 | Victoria (Regular LGBTQ+ Programming) | LGBT+ night time venues | 51 | Nag's Head | Pubs |
| 21 | Mirth, Marvel and Maud (Regular LGBTQ+ Programming) (note: currently closed) | LGBT+ night time venues | 52 | Queens Arms | Pubs |
| 22 | Walthamstow Library | Libraries | 53 | Village | Pubs |
| 23 | Wood Street Library | Libraries | 54 | Walthamstow | Skate Parks |

| # | Facility | Type | # | Facility | Type |
|----|---|---------------------------------|----|---|----------------|
| 24 | Higham Hill Library | Libraries | 55 | Meanwhile Space | Textile design |
| 25 | Made by Ore | Makerspace | 56 | CentrE17 | Theatres |
| 26 | Wood Street Walls | Makerspace | 57 | Mirth, Marvel and Maud (note: currently closed) | Theatres |
| 27 | Vestry House Museum Community Café & Room | Museums and public galleries | 58 | Walthamstow Assembly Hall | Theatres |
| 28 | William Morris Gallery and Brangwyn Gift | Museums and public galleries | 59 | Ye Olde Rose and Crown | Theatres |
| 29 | Mvls Studio | Music (office based businesses) | 60 | One Hoe Street | Art Centre |

Whipps Cross Strategic Location

- 5.17 The Whipps Cross strategic location is a brand new neighbourhood, and therefore currently has limited cultural infrastructure, although there are a range of facilities in relatively close proximity. It is also a public sector led scheme and an important scheme for the local authority. There will be significant new development in the area, including around 1,500 new homes and a new hospital. A key question therefore is what should go into the neighbourhood centre with regard to cultural infrastructure.
- 5.18 Figure 5.3 maps key cultural facilities in the area, which are listed out in Table 5.2 below. The findings show that:
- Leyton Sixth Form College, at the edge of this area has dance performance space and dance rehearsal studios
 - The area has a number of pubs and a single community centre based relatively close to the area, although none within the strategic location area
 - There are a number of creative sector workspaces in relatively close proximity – for jewellery design and music office based businesses, indicating some demand for creative sector workspace in this area.
- 5.19 On the basis of these findings, future plans might consider the following:
- The housing plans for the area (1,500 new homes), indicate a new population size for this area in the region of 4,000. Compared to the benchmarks of cultural infrastructure per 100,000 residents (outlined earlier in this chapter) and the geographic spread of these facilities over the rest of the borough, this would suggest the population might expect to have local access to a pub, community centre and potentially a music venue (which in many cases would be within a pub), within this new population centre.
 - Mapping of specific creative sector workspaces does not indicate any particular creative sub-sector clusters in this area, however many of the creative workspace types are spread fairly evenly across the central and southern end of the borough (rather than in clusters) and the presence of some music and jewellery workspaces in close proximity, suggests there could be demand for some creative workspace to be built in this strategic location. Note however, this study has not assessed demand for such workspaces in the borough, and more detailed research on this would be needed to identify whether there is likely to be sufficient demand for creative workspace in this area.

Figure 5.3 Cultural Infrastructure in the Whipps Cross Strategic Location



Source: Hatch Regeneris, drawing on data from GLA, London Cultural Infrastructure Map

Table 5.2 Cultural Facilities in the Whipps Cross Strategic Location

| # | Facility | Type | # | Facility | Type |
|---|--|---------------------------------|----|-------------------------------|------|
| 1 | Dahir Community House, East London Community Law Service | Community centres | 10 | Pepper's Ghost | Pubs |
| 2 | Leyton Sixth form College | Dance performance venues | 11 | William the Fourth | Pubs |
| 3 | Leyton Sixth form College | Dance rehearsal studios | 12 | Sir Alfred Hitchcock Hotel | Pubs |
| 4 | Jose Sequeira Limited | Jewellery design | 13 | O'Neill's | Pubs |
| 5 | Numen Records Ltd | Music (office based businesses) | 14 | Wild Card Brewery Barrel Room | Pubs |
| 6 | Damaged Records | Music (office based businesses) | 15 | Wild Card Brewery Barrel Room | Pubs |
| 7 | Peppers Ghost | Music venues (all) | 16 | Lord Raglan | Pubs |

| # | Facility | Type | # | Facility | Type |
|---|-------------------------|--------------------|----|------------|------|
| 8 | King William The Fourth | Music venues (all) | 17 | Castle | Pubs |
| 9 | Nags Head | Music venues (all) | 18 | Nag's Head | Pubs |

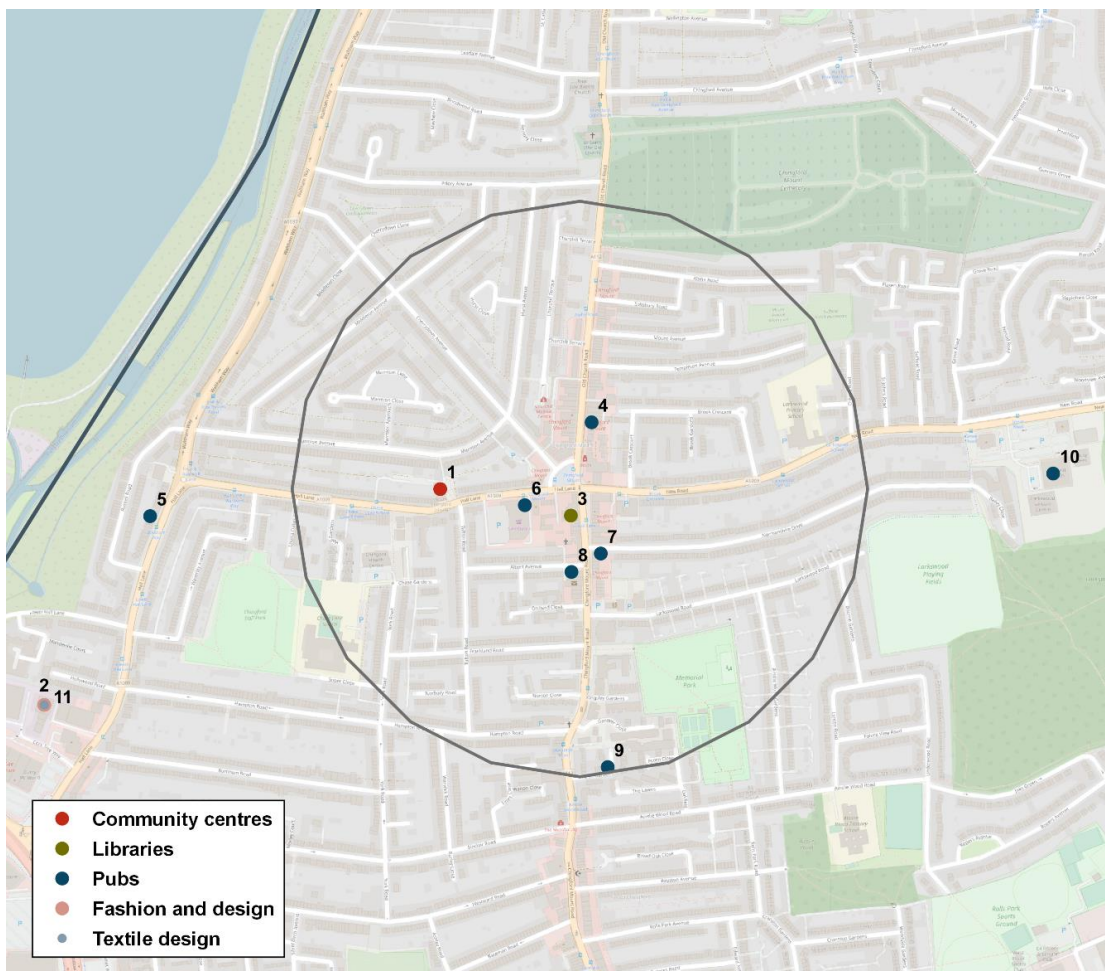
Chingford Mount Strategic Location

5.20 The Chingford Mount strategic location is seeing medium scale redevelopment, and anything coming forward needs to fit within the district centre. Local authority officers are keen to explore opportunities for enhanced cultural facilities to strengthen this area, so the key question is what types of facility may be missing and could be sustainable in this location.

5.21 Figure 5.4 maps key cultural facilities in the area, which are listed out in Table 5.3 below. The findings show that:

- The local centre is relatively well served in terms of number of cultural venues, with a community-run library, community centre and several pubs located in this area.
- There are no creative sector workspaces within this area, and indeed there are relatively few across the North of the borough, which may indicate limited demand from the creative sector to operate in this area.

Figure 5.4 Cultural Infrastructure in the Chingford Mount Strategic Location



Source: Hatch Regeneris, drawing on data from GLA, London Cultural Infrastructure Map

5.22 On the basis of these findings, future plans might consider the following:

- If there is a desire to enhance cultural facilities in the area, it might best be focused on enhancing the facilities and offer of existing venues, for example there are no listed theatre or live music venues in this area, but in other areas these are often based within pubs, of which there are several in the Chingford Mount area. Similarly the community centre might offer potential to host these types of activity, or it might be possible to enhance facilities to enable this.
- On the basis of mapping analysis, there is little indication of creative sector workspaces at present in this area, which could indicate little demand for this. Note however, this study has not assessed demand for such workspaces in the borough, and more detailed research on this would be needed to identify whether there is likely to be any demand for creative workspace in this area which might warrant actions to seek to address this.

Table 5.3 Cultural Facilities in the Chingford Mount Strategic Location

| # | Facility | Type | # | Facility | Type |
|---|---|--------------------|----|---------------------------|----------------|
| 1 | Marmion Centre, Waltham Forest Resource Hub | Community centres | 7 | Kings Ford | Pubs |
| 2 | Gamba Theatrical Footwear | Fashion and design | 8 | RnR (Wine Bar) | Pubs |
| 3 | South Chingford Community Library | Libraries | 9 | County Arms | Pubs |
| 4 | Bojangles Brasserie | Pubs | 10 | Harvester | Pubs |
| 5 | Old Hall Tavern | Pubs | 11 | Gamba Theatrical Footwear | Textile design |
| 6 | Wishing Well | Pubs | | | |

6. Challenges and Aspirations for Developing Cultural Infrastructure

- 6.1 As part of the study, our team has undertaken consultations with a number of Waltham Forest local authority planning, regeneration and cultural development officers to understand the practical experience of seeking to deliver cultural activity and infrastructure development through the planning system.
- 6.2 The sections below summarise the key findings with respect to the challenges encountered in doing so, and the aspirations for how this could function better in the future.
- 6.3 It is also useful to note here that a number of other related pieces of work are also being undertaken by the Council, that will add further insights to the findings of this report. These include:
- local plan development
 - development of planning briefs for key strategic areas across the borough
 - work underway on a Site Allocations DPD and masterplanning
 - a Community Asset Review, which will provide a boroughwide, strategic approach towards the future use and purpose of the Councils community buildings portfolio which are occupied by voluntary and community sector organisations (VCSO's). The priorities of the review are to:
 - Update all current tenancy arrangements, particularly those that have expired
 - Establish a fair and transparent process for awarding rent subsidies based on community benefit derived
 - Build upon strengthening relationships between the Council and the VCSO's
 - Identify opportunities for co-location resulting in increased local delivery, partnerships and collaborations between the VCS
 - Implement a phased programme of delivery commencing with existing VCS tenants
 - Identify the basis of need for community hubs and engage with communities to determine a vision and roadmap for the development of community hubs.

Challenges in Developing Cultural Infrastructure

Protecting Key Venues

- 6.4 It was highlighted that Waltham Forest has relatively few significant cultural venues, and that ongoing protection of these venues is critical to ensuring the continued cultural offering in the borough and to provide the foundation for growth in provision.

Potential to Access More Funding for Culture through the Planning System

- 6.5 The key developer contribution funding streams including Section 106 funding (used to support infrastructure), Community Infrastructure Levy (CIL), and its sub-fund, Neighbourhood CIL (NCIL) were reported by some consultees to have contributed relatively little to cultural infrastructure and activity over recent years. The limitations in

revenue funding contribution to cultural activity were particularly highlighted. This partially reflects that Section 106 contributions need to be capital-funded activities.

- 6.6 Others however felt that Section 106 contributions to public realm and open spaces, environmental improvements, shop frontages, the Wetlands, play facilities, sports pitch improvements, managed workspace and community spaces (including One Hoe Street), could all be considered as contributions to enhanced cultural infrastructure, depending on exactly how this is defined. It was also highlighted that £600k from NCIL had been allocated to culture out of a potential pot of just over £2m. Clearly, using the definition of cultural infrastructure from Section 3 of this report, many of those investments would not be considered as investments in cultural infrastructure, while others might be, just depending on the specifics of what the investments were
- 6.7 More generally, it was highlighted that securing greater funding for culture from new developments would usually come at the cost of other aims, such as affordable housing or environmental improvements, so the cultural needs have to be considered alongside a range of other needs.

Sustainable Business Models for Cultural Venues

- 6.8 It was noted that one of the key challenges for cultural consumption within the borough is ensuring the sustainability of the business models of cultural venues. Officers reported scepticism about new developments incorporating new spaces for culture, unless there was a clear model for how it could be sustained. Rather, it was highlighted that enhancing the facilities of existing venues to enable them to deliver more and potentially create new revenue streams, could be a lot more effective and help ensure longer term sustainability of premises as well as enhancing the offer of local community infrastructure.
- 6.9 Indeed, the Community Asset Review work, discussed above, will explore and consider opportunities to consolidate the large number of smaller venues into a more sustainable set of facilities through co-location or community hub opportunities.

Appropriate Provision of Creative Workspace

- 6.10 With regard to cultural production, officers highlighted that while developers were contributing to the establishment of creative industries workspace as part of new developments, this was often undertaken speculatively and often failed to deliver the right workspace in the right locations. As such, officers have found the workspace is often marketed at unaffordable rates and fails to meet local workspace needs. In developing the new Local Plan, officers are aware of the GLA's draft advice note on creative workspace and are in the process of updating their Section 106 SPD, exploring opportunities to be more specific about rental levels, reviews and wider issues that affect occupation and long term performance.
- 6.11 Similar to cultural consumption, for many workspaces supporting cultural production businesses, it is critical to establish an effective, sustainable business model that enables the facility to provide the right facilities at an affordable price, to meet the needs of the types of creative businesses seeking workspace in the borough
- 6.12 Officers also reported a number of new workspaces in the pipeline in new developments, particularly in Blackhorse Road which will add a huge amount of new retail, maker space and office space for creatives. It will be important to ensure there isn't oversupply of a particular type of space and that new space is affordable and accessible for a wide range of local creatives.

Aspirations for Development of Cultural Infrastructure

- 6.13 It was strongly highlighted that the borough's tenure as London Borough of Culture through 2019 provided a strong and important springboard for the borough to increase levels of both cultural consumption and cultural production in the borough, and that interventions through the planning system could play a key part in realising that legacy.

Enabling More Cultural Uses through Better Channelling Investment

- 6.14 As identified above, there was a common view that critical to enhancing the provision of spaces for cultural activity in the borough, was the need to better use existing spaces, and ensure they can be run sustainably. This finding mirrors analysis of cultural activity from the London Borough of Culture (analysis undertaken by Hatch Regeneris as of October 2019), which showed that the venues where most London Borough of Culture activities occurred included: libraries, visitor centres, parks, business sites, pubs, shopping centres, community centres and schools. The London Borough of Culture has provided a clear demonstration of the value of existing community venues to be used in different ways to offer a broader set of cultural uses for local communities.
- 6.15 Officers also highlighted that other spaces in the borough could be appropriated for cultural uses more frequently. Empty shops and larger sites for meanwhile uses were highlighted as a key opportunity to provide more spaces for cultural uses. Similarly, parks and other outdoor spaces, although used to some extent for cultural activity were highlighted as an underused opportunity for cultural activity in the borough (which reflects the London Cultural Infrastructure Map which indicates that Waltham Forest has no sites designed for use as outdoor spaces for cultural use).
- 6.16 By better building in certain design characteristics to parks and open spaces eg acoustic requirements to enable outdoor performances, more use could be made of these existing spaces as cultural venues. The London Borough of Culture year helped demonstrate the important roles these places could play as cultural venues, with works being performed on Chestnut Field, Lloyd Park, Epping Forest and Leyton Sports Ground.

Encouraging Greater Developer Contribution to Cultural Activity and Infrastructure

- 6.17 Officers highlighted two main approaches to consider in exploring ways to enhance developer contributions to cultural infrastructure and activity:
- Firstly, through better guidance on local needs and making the case for the value that an enhanced cultural offer can provide in place making and desirability of an area. This can go beyond planning requirements, to making the case to developers for investment in local cultural facilities as a way to enhance the development value from a high quality cultural offer in the area around their developments. The authority could support developers to increase amounts invested in cultural infrastructure and support cultural activity, as well as helping to direct it to the types of offering that is most greatly needed / sought. This can apply equally to infrastructure for cultural consumption (venues) and production (creative workspaces)
 - Secondly, officers discussed exploring stronger conditions around the amount of funding expected for cultural investment, particularly from larger developments, and felt that this was worth exploring as a possible option.

7. Review of Good Practice in Planning Policy

- 7.1 This section sets out a detailed review of good practice in planning policy to help support enhancement of cultural infrastructure. The section begins with an overview of planning policy relating to cultural infrastructure, and of the emerging Waltham Forest Local Plan framework.
- 7.2 It goes on to provide a detailed summary of the following policy areas, including insights on the effectiveness of these where possible:
- policies for cultural consumption spaces
 - policies for cultural production spaces
 - place-specific policies and site allocations
 - policies for interim or meanwhile uses
 - supplementary planning document approaches
 - Other policy areas, including Article 4 directions, planning application requirements / validation lists, use of CIL, and local enforcement plans / charters.
- 7.3 These findings are used in Section 8 of the report to set out a detailed series of recommendations for enhancing Waltham Forest's local plan documents, with respect to cultural infrastructure.

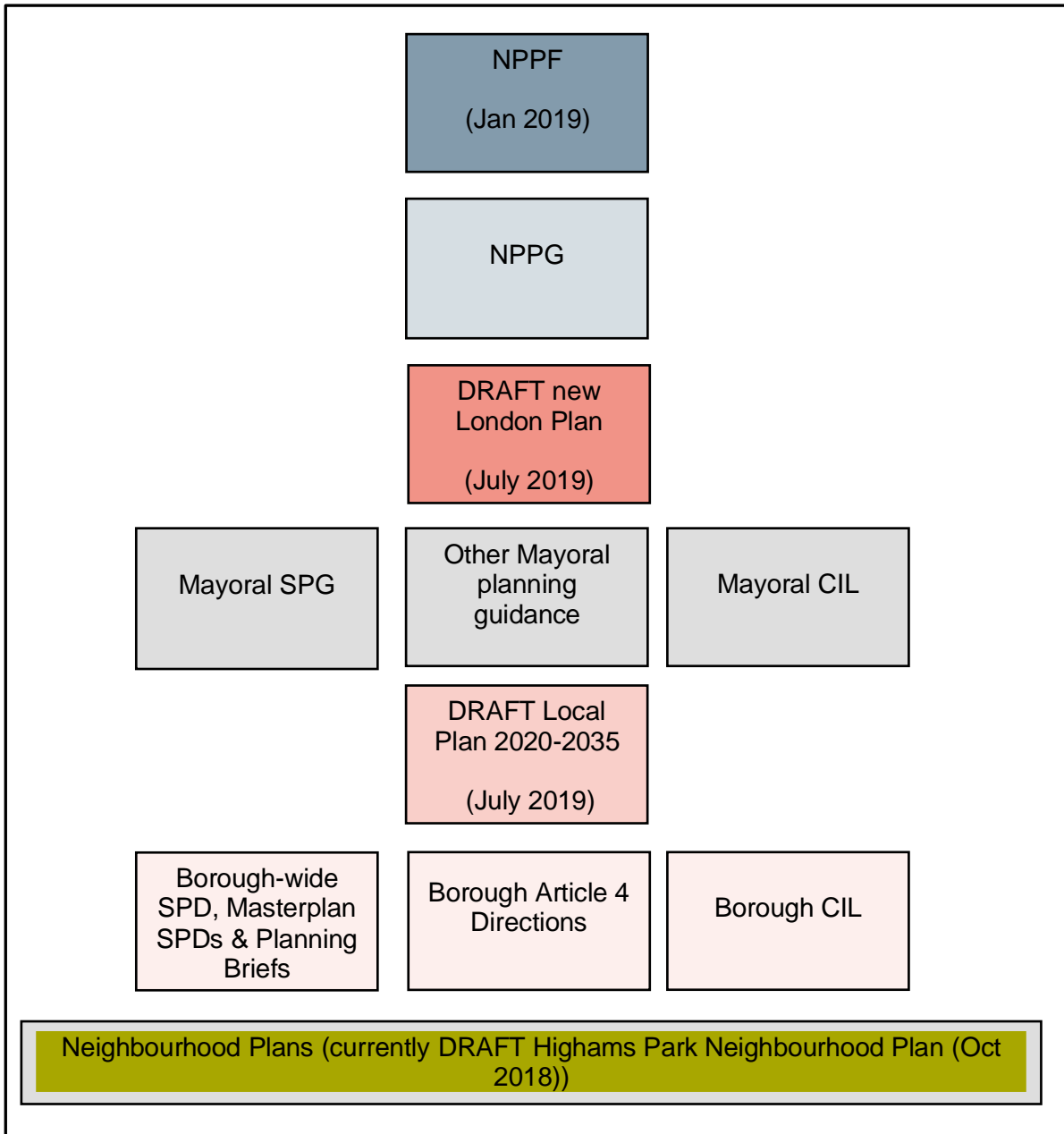
Overview

- 7.4 It is important that planning for cultural infrastructure is embedded across relevant planning policy, guidance and procedural documents to ensure a joined-up supportive framework. Such a framework will enable the Council to use the pre-application and application process to manage development in a positive way and provide clarity for developers and businesses running cultural spaces and providing workspace.
- 7.5 A supportive framework comprises the following:
- An evidence base – which addresses existing provision, likely need and overarching cultural strategies to justify and support planning policy and guidance;
 - Statement of Community Involvement (SCIs) and/or protocol – to ensure joined-up liaison across Council services (Planning, Licensing, Building Control, Highways etc.) and require consultation with relevant stakeholders at the policy and guidance formation stages and at pre-application, application and amendment stages;
 - Local Plan policy – topic-based policies and site allocations for protecting existing facilities and securing additional ones, including relevant indicators for monitoring their effectiveness;
 - Supplementary Planning Documents – topic-based guidance for the use of planning obligations in securing cultural facilities and affordable workspace and place-based guidance for areas where these uses are to be particularly encouraged;
 - Article 4 Directions – to remove permitted development rights to turn office, industrial and/or warehousing (B1, B2/B8) to residential;

- Planning Application Requirements/validation lists – to ensure that planning applications for cultural infrastructure are supported by necessary documents/information;
 - Community Infrastructure Levy (CIL) – to enable CIL to fund cultural infrastructure; and
 - Local Enforcement Plans/charter – to ensure that potential breaches in planning control are investigated and dealt with in an integrated way (with relevant departments such as Planning, Licensing, Building Control and Highways liaising where necessary).
- 7.6 With the need for such a holistic approach in mind, in order to identify and learn from existing good practice, a desk-top review has been carried out of adopted and emerging planning policy, guidance and procedural documents for a range of comparable Local Planning Authorities. These include all 12 Inner London boroughs, the two Mayoral development corporations and the four outer London boroughs that neighbour Waltham Forest (Enfield, Haringey, Havering and Redbridge). Collectively these are referred to hereafter as ‘the review boroughs.’
- 7.7 In addition, the following six cities outside of London were investigated: Bristol, Exeter, Glasgow, Hull (UK City of Culture 2017), Leeds and Manchester (details in Appendix B). However, this found little by the way of good practice, suggesting that London is leading the way in this field.
- 7.8 The nature and complexity of plan-making means that it typically takes four years or more to bring forward a Local Plan. As a consequence, the most up-to-date and helpful policy will be in emerging and recently adopted Local Plans.

Overview of WF Draft Local Plan Documents

- 7.9 The ‘development plan’ for Waltham Forest comprises the adopted London Plan (March 2016), the Council’s Core Strategy (March 2012), Development Management Policies Document (October 2013) and the following Area Action Plans - Blackhorse Lane (January 2015) and Walthamstow Town Centre (October 2015).
- 7.10 The development plan is supported by a range of Mayor of London Supplementary Planning Guidance (SPG) and Borough Supplementary Planning Documents (SPD), other planning guidance, Community Infrastructure Levy (CIL) Article 4 Directions.
- 7.11 However, the Mayor of London is close to adopting a new London Plan, due to be published in early 2020 and is in the process of preparing further SPGs – including on using Section 106 agreements and other planning tools to deliver cultural infrastructure and workspace. The Council is also preparing a new borough-wide Local Plan, publishing a Draft Local Plan (2020-2035) (Regulation 18) in July 2019, and hopes to adopt a final version in Summer 2021.
- 7.12 Given the above, this part of the study focuses on the emerging key relevant planning framework for Waltham Forest, which is summarised below.



7.13 This emerging planning framework is set out in a little more detail below and set alongside the key relevant wider policy framework. The Local Planning Policy Recommendations (paragraphs 8.25 to 8.53) draw on the Good Practice Review that follows and sets out a number of recommended changes/additions to the emerging framework that would strengthen policies and guidance that relate to cultural infrastructure.

| Mayor of London | |
|--|---|
| Planning framework | Wider policy framework |
| <p>Draft New London Plan – key relevant policies</p> <ul style="list-style-type: none"> • GG1 - Building strong and inclusive communities • GG5 - Growing a good economy • D11 - Fire safety • D12 - Agent of change • D13 – Noise • E2 - Low-cost business space • E3 - Affordable workspace • E8 - Sector growth opportunities and clusters • HC5 - Supporting London’s culture and creative industries • HC6 - Supporting the night-time economy • HC7 - Protecting public houses <p>Relevant SPG</p> <ul style="list-style-type: none"> • Night Time Economy SPG • Emerging SPG on using s106 agreements and other planning tools to deliver cultural infrastructure and workspace. | <ul style="list-style-type: none"> • Culture Strategy – Culture for all Londoners (December 2018) • Cultural Infrastructure Plan (March 2019) • Other documents in the ‘Cultural Toolkit |

| LB Waltham Forest | |
|---|---|
| Planning framework | Wider policy framework |
| <p>Draft Local Plan</p> <ul style="list-style-type: none"> • Policy 37 (Supporting economic growth and jobs) • Policy 41 (Offices and workspaces) • Policy 42 (Creative Enterprise Zone) • Policy 45 (Promoting culture & creativity) • Policy 46 (Protecting pubs) | <ul style="list-style-type: none"> • Creating Futures- Waltham Forest’s Corporate Plan (January 2018) • Economic Growth Strategy (2016-2020) • Taking Our Place in London – Waltham Forest’s Culture Strategy (2010-2030) • London Borough of Culture 2019 Legacy Strategy (being prepared) • Creative Connections - Culture Led Regeneration theme • Assets of Community Value |

| | |
|--|---|
| <ul style="list-style-type: none"> • Policy 48 (New retail, office & leisure developments) • Policy 53 (Evening and Night-time Economy Uses) • Section 20 – Delivering the Plan - including Policy 100 (Infrastructure & developer contributions) & Policy 101 (Monitoring & promoting the achievement of growth targets). <p>Borough relevant SPD</p> <ul style="list-style-type: none"> • Planning Obligations (March 2017) • Public Houses (March 2015) • Proposed masterplan SPDs and planning briefs for growth areas. <p>Borough Article 4 Directions</p> <ul style="list-style-type: none"> • Light Industrial to residential – Borough-wide (April 2017) • Shops to residential – Borough-wide (except LLDC area) (February 2018) • Offices to residential – Walthamstow Town Centre, designated employment areas and district and neighbourhood centres (July 2017 as varied in February 2018) <p>Borough CIL</p> <ul style="list-style-type: none"> • Adopted Charging Schedule (March 2014) – with draft Revised Charging Schedule (January 2019) • Reg 123 List (March 2014) | <ul style="list-style-type: none"> • Emerging cultural impact strategy (referred to in draft Local Plan 10.1). |
|--|---|

Good Practice Review

Policies for cultural consumption spaces

Hackney - Local Plan (Regulation 19 Submission Version, with post EiP Modifications) (September 2019)

- 7.14 In accordance with national policy, all Local Plan policies direct leisure (D2 uses) to town centre locations. Hackney's emerging Local Plan does this but makes clear that smaller facilities in accessible locations outside of centres will also be acceptable (although supporting text notes that this must meet the sequential approach outlined in Policy LP32). It also provides useful policy on the dual and temporary use of buildings/sites and sets out circumstances where the loss of an existing facility may be acceptable.

Policy LP10 - Arts, Culture and Entertainment Facilities

A. New major development of arts, culture and entertainment facilities must be located within the Central Activities Zone, and major and district centre locations.

B. Smaller scale proposals will be permitted in areas that are accessible by public transport and walking and cycling routes by those that are likely to use the facility.

C. The dual use of sites for a mix of arts and culture related uses and use of vacant units in highly accessible areas and town centre locations for temporary arts related activities will be permitted.

D. Development involving the loss of arts, culture and entertainment facilities will be resisted, unless re-provided in accordance with other policy requirements. Where loss of the facility is necessary to secure a development which will deliver wider planning benefits for the community, and this can be demonstrated to the Council's satisfaction, a contribution towards cultural, public art or creative projects should be provided in accordance with the Council's Planning Contributions SPD.

Hammersmith and Fulham - Adopted Local Plan (February 2018)

- 7.15 Hammersmith and Fulham's Local Plan includes a good general policy (CF3 Enhancement and retention of arts, culture, entertainment, leisure, recreation and sports uses)

Policy CF3 (Enhancement and retention of arts, culture, entertainment, leisure, recreation and sports uses)

The council will support the enhancement of arts, culture, entertainment, leisure, recreation and sport uses by:

- a. supporting the continued presence of the borough's arts, culture, entertainment, leisure, recreation and sports venues subject to the local impact of venues being managed without added detriment to local residents;
- b. requiring proposals for new and expanded venues to be accessible and inclusive and to be supported by evidence of how impacts such as noise, traffic, parking and opening hours have been assessed, minimised and mitigated;
- c. seeking retention, replacement or enhancement of existing arts, culture, entertainment, leisure, recreation and sport uses, unless there is clear evidence that there is no longer an identified need for a particular facility or alternative community arts, culture, entertainment, leisure, recreation and sport uses. In these circumstances,

a viability report will be required that demonstrates to the Council's satisfaction that the facility or alternative arts, culture, entertainment, leisure, recreation and sport use is not economically viable, including evidence of active and appropriate marketing for a continuous period of at least 12 months; and

- d. Supporting the temporary use of vacant buildings for community uses, including for performance and creative work.

Old Oak and Park Royal Development Corporation (OPDC) - Local Plan Regulation 19 (2) Consultation (June 2018)

- 7.16 The emerging Local Plan, which has been through examination and is awaiting the Planning Inspector's report, proposes a good general policy that is based on strong evidence base documents (Cultural Principles, Future Employment Growth Sectors Study and Retail and Leisure Needs Study). It provides the only example where a policy itself requires the submission of a Cultural Action Plan.

Policy TCC5: Culture and Art

OPDC will support the provision of a high-quality cultural offer in the OPDC area and Cultural Quarter in Old Oak by:

a) protecting existing cultural space unless:

- i. it is no longer economically viable as demonstrated by accounts data and through competitive marketing for a period of at least 12 months for alternative cultural uses without an appropriate offer being received; or
- ii. the facility is replaced or re-provided on-site or elsewhere in the locality to an equivalent or better quantum and quality;

b) supporting applications for new cultural space, where they meet meets current and/or future identified needs;

c) supporting the retention of existing, and the provision of new, artist studios in accordance with the requirements of policies E1, E2 and E3;

d) securing contributions towards and/or the provision of public art; and

e) requiring schemes providing over 2,500sqm of town centre uses to submit an appropriate Cultural Action Plan.

Supporting text (10.47) sets out the requirements for a Cultural Action Plan as follows:

OPDC's Cultural Principles document identifies how cultural space can provide valuable facilities for the local area and needs and also help play an important role in continuing London's position as the globe's cultural capital. To support this, proposals providing in excess of 2,500sqm of town centre uses will be required to include within their Planning Statement a Cultural Action Plan that sets out how their scheme will contribute to the cultural offer in Old Oak and Park Royal. The Cultural Action Plan should include details such as

a) the proposed locations for public art – on buildings and within the public realm;

b) proposed activities and projects that will support the creation of a cultural quarter in Old Oak;

c) proposed uses that will help to support culture in the OPDC area;

- d) proposed work with local communities and cultural partners;
- e) how the developer will engage with artists to help shape their proposal's design;
- f) how the development will support the delivery of the Mayor's Cultural Infrastructure Plan; and
- g) where the development impacts on existing cultural infrastructure, how the developer will accord with the 'agent of change' principle (see London Plan Policy D6).

Wandsworth - Development Management Policies Document (March 2016)

- 7.17 Wandsworth's borough-wide policy on arts, culture and entertainment is supported by a good Planning Obligations SPD (reviewed below) which, amongst other things, requires the submission and approval of a Cultural Action Plan.

Policy DMTS 12 - Arts, culture and entertainment

a. Planning permission will be granted for new arts, culture and entertainment provision in the town centres and within the potential CAZ frontage at Battersea Power Station in Nine Elms. Smaller scale provision will be appropriate in the Focal Points of activity. In all cases, development proposals must be in line with the NPPF, London Plan Policies 4.6, 4.7, or any subsequent replacement policy, and subject to compliance with Policies DMS1, DMTS2, and DMO8, and Policies EI2 and EI3 of the Employment and Industry Document.

b. Planning permission will not be granted for development that would result in a net loss of accommodation used for arts, culture or entertainment purposes, including theatres, where the building and its location are suitable for its continued use unless adequate replacement accommodation is provided locally or convincing evidence is supplied to demonstrate the continued use for arts, culture and entertainment uses is unviable. In assessing whether the building and location continue to be suitable, the following criteria will be taken into account:

- i. whether the building has been purpose built or specifically adapted;
- ii. the adaptability of the building for other arts, culture and entertainment purposes;
- iii. the availability of other facilities locally to meet existing and future demand;
- iv. access by public transport; and
- v. the relationship with adjoining uses.

Kensington and Chelsea - Local Plan (Adopted September 2019)

- 7.18 Kensington and Chelsea's recently adopted Local Plan includes a good general policy - Policy CF7 (Arts and Cultural Uses) - which goes further than Hackney's and says that smaller scale arts and cultural uses which are likely to attract fewer visitors will be welcomed throughout the borough, without any reference to meeting a sequential approach. It also includes Policy CF11 in relation to the South Kensington Strategic Cultural Area. However, the good practice to highlight here relates to the inclusion of supporting text that highlights corporate actions and partnership working that will foster vitality – recognising that delivering this strategic objective will take more than the planning policies.

The Royal Borough of Kensington and Chelsea Arts and Culture Policy 2009-20

19.4.2 This document considers the role of the arts and cultural sector within the Royal Borough and makes 15 recommendations as to how the Council can best meet the interests of the sector to the benefit of local residents and others who live or work within the borough. While the implementation of these recommendations will require the cooperation of a number of Council departments, it is the Arts Service which is responsible for their implementation.

Corporate and Partner Actions for Fostering Vitality

1. Planning officers will work with land owners and other stakeholders to deliver two new town centres in the north of the borough, in the Kensal and Latimer areas.
2. The Council's Planning and Borough Development team will work with South Kensington Estates to improve the island site between Thurloe Street and Thurloe Place. This will be an ongoing process.
3. The Council's Economic Development and Regeneration team will work with partners to provide a diverse range of support to residents who wish to start and grow their own business. This will be an ongoing process.
4. The Council's Economic Development and Regeneration team will work with members of the Worklessness team to support local residents into employment. This will be an ongoing process.
5. The Council's Economic Development Team will work with JobCentre Plus, local health services and partners in the central London Working Capital pilot. This pilot provides access to one-to-one support for long term unemployed leaving the Government's Work Programme.
6. The Council's Market Development Manager will develop the borough's markets. This in an ongoing process.
7. The Directorate of Planning and Borough Development will explore opportunities for using Article 4 Directions to control permitted changes of use within each of the land use classes.
8. The Council will deliver cultural place-making initiatives to ensure that residents and visitors are aware of the full range of cultural facilities that are available, particularly in King's Road, Kensington High Street, Portobello Road and the South Kensington Strategic Cultural Quarter.

Policies for cultural production spaces

Managed and Affordable Workspace

- 7.19 A number of the review boroughs have adopted or emerging policies that seek to secure a proportion of proposed new B1 floorspace as 'managed', 'low-cost' or 'affordable' space. These include Camden (in relation to Hatton Garden), Hackney, Hammersmith and Fulham, Haringey, Islington, Lambeth, London Legacy Development Corporation, Redbridge, Southwark, Tower Hamlets, Wandsworth and Westminster.
- 7.20 The example below is from Lambeth (Draft revised Lambeth Local Plan, October 2018). It is notable because, it sets out different requirements for different parts of the borough, based on evidence on differing land/property values and viability.

Lambeth Policy ED2 – Affordable workspace

a) In accordance with London Plan policy E3, the council will require major developments that include B1 floorspace to provide a proportion of affordable workspace in the following locations:

- i) In Waterloo and Vauxhall major developments should provide 10 per cent of B1 floorspace at 50 per cent of market rents for a period of 15 years;
- ii) In Oval, Kennington and Clapham major developments should provide 10 per cent of B1 floorspace at 80 per cent of market rents for a period of 15 years;
- iii) In the Brixton Creative Enterprise Zone (CEZ) all developments that include B1 floorspace should provide 10 per cent of this as affordable workspace for a period of 25 years with the following discounts on market rents:

| | Brixton major centre | Wider CEZ |
|--|----------------------|--------------|
| Small office (up to 5,000sqm GIA) | No discount | 50% discount |
| Medium office (between 5,001 to 10,000sqm GIA) | 35% discount | 35% discount |
| Large office (greater than 10,000sqm GIA) | 50% discount | 20% discount |

b) Affordable workspace should be provided on-site and be designed to meet a local need. Applicants should submit evidence demonstrating the space will be managed by a council-approved workspace provider. A payment in lieu may be accepted in limited circumstances where it can be demonstrated to the satisfaction of the council that a greater economic impact could be secured through off-site provision.

c) Affordable workspace will be let and managed by a council-approved provider. Where a mixed-use development is proposed, the workspace should be let or sold to a council-approved specialist provider prior to the occupation of the other elements of the development.

7.21 The example below is from Hackney (Proposed Submission Local Plan, November 2018) as it addresses both ‘low-cost’ and ‘affordable workspace’, similar to Waltham Forest’s emerging policy.

Hackney LP29 Affordable Workspace and Low-Cost Employment Floorspace

A. New major employment and mixed used development in the borough’s designated employment areas, Central Activities Zone and town centres should provide affordable or low-cost workspace, equating to a minimum of 10% of gross new employment floorspace.

Re-provision of Low-Cost Employment Floorspace

B. Major employment and mixed-use schemes involving the redevelopment of existing low-cost employment floorspace must re-provide the maximum economically feasible amount of low-cost employment floorspace in perpetuity, at equivalent rents and service

charges, suitable for the existing or equivalent uses, subject to current lease arrangements and the desire of existing businesses to remain on-site.

Affordable Workspace

C. If the low-cost employment floorspace equates to less than 10% of gross new employment floorspace or there is no low-cost workspace to be re-provided as part of a major development scheme, new affordable workspace should be provided as follows:

i. Development in the Shoreditch POA: at least 10% (offset by the amount of low-cost employment floorspace provided) of the new employment floorspace (gross) should be affordable at no more than 40% of the locality's market rent in perpetuity, subject to viability.

ii. In remaining POAs, CAZ and town centres: at least 10% (offset by the amount of low-cost employment floorspace provided) of the new employment floorspace (gross) should be affordable at no more than 60% of the locality's market rent in perpetuity, subject to viability.

D. New affordable workspace should normally be provided on-site. Only in exceptional circumstances where it can be demonstrated robustly that this is not appropriate in terms of the policies in this Plan, it may be provided off-site. A cash in lieu contribution will only be accepted where this would have demonstrable benefits in furthering affordable workspace in the borough and other policies in this Plan.

E. In circumstances where it is viable, both low cost employment floorspace and new affordable workspace should be provided.

F. Where additional floorspace is proposed through amended planning applications (i.e. through re-submissions or variations of existing planning applications or submission of a new planning application for an extension resulting in an increase in existing employment floorspace) within four years of the commencement of the original planning permission and the total amount of new employment floorspace exceeds 1000 sqm [KT2], affordable or low cost workspace will be sought in line with A and B above.

Kensington and Chelsea - Local Plan (Adopted September 2019)

- 7.22 Kensington and Chelsea's recently adopted Local Plan includes Policy CF5 (Business Uses) which sets out policies in relation to offices and industrial and warehouse uses and includes specific policy for designated Employment Zones.
- 7.23 Supporting text notes that cultural and creative sector are particularly well represented in Employment Zones, and Policy CF6 (Creative and Cultural Businesses) provides a clear and succinct policy to support this sector across the borough.
- 7.24 Finally, supporting text recognises that the creative industry thrives on the linkages associated with being part of wider 'clusters' and policies for particular parts of the borough supports concentrations of creative industries.

Policy CF5 Business Uses - Employment Zones

i. require there be no net loss of business floorspace unless to uses which support the function of the zone;

j. support A class and other town centres uses where they help support the business function of the Employment Zones;

- k. resist residential uses including for student housing or any form of living accommodation, unless the use can be shown to be necessary to support a significant uplift in both the quantity and the quality of the business use on the site;
- l. promote employment zones as centres for innovation, locations for large and small businesses and for workshops (whether stand alone or part of large business centres).

Policy CF6 Creative and Cultural Businesses

The Council will promote and protect the workspaces needed to support the creative and cultural industries across the borough.

CV5 Vision for Kensal in 2028

One of three themes ... Kensal Employment Zone will provide flexible workspace, and supporting uses that bring vitality, building on the area's existing strengths in the creative sector.

Place-specific policies and site allocations

- 7.25 A number of general relevant policies and their supporting text refer to the importance of Cultural Infrastructure in particular areas (including Hackney Policy LP10 and Kensington & Chelsea Policy CF7 referred to above). However, some Local Plans go further and include place-specific policies – as does the emerging Waltham Forest Local Plan

LLDC - Adopted Local Plan (July 2015)

- 7.26 This includes place-specific policies and site allocations for four different sub areas. Sub Area 1 is Hackney Wick and Fish Island and the Plan includes an overarching vision for the area, which is supported by an analysis of strengths, opportunities and challenges.
- 7.27 It goes on to set out the area's overall development potential, six place-specific policies and nine site allocations. This is a particularly thorough and robust approach and the site allocation for SA1.3 Hepscott Road is set out below.

Site Allocation SA1.3: Hepscott Road

SITE ALLOCATION

Comprehensive mixed-use development including employment, residential, creative and cultural uses and a linear park.

- Development should provide new walking and cycling routes through the site providing connections to the Hertford Union Canal towpath, Roach Point Bridge, and Hackney Wick Station
- Development should respond positively to the waterside setting, enhance the character of the canal and enhance strategic views west towards central London
- Proposals should provide a high-quality frontage and deliver public realm improvements to Wansbeck Road
- Development should enable the delivery of improved or new north-south connections across the canal
- Form, connectivity and delivery of development needs to be considered with the Neptune Wharf site opposite
- Any proposal that does not safeguard the existing waste capacity should be resisted unless it can be demonstrated this capacity can be more efficiently re-provided elsewhere within London. Any such proposal must ensure that such an approach counts towards the Borough's overall waste apportionment target (to the satisfaction of the Borough and the GLA)
- Retain and reuse buildings of heritage value. These buildings should anchor new routes, frontages and public spaces.
- Development should preserve or enhance the Conservation Area and, where outside, enhance its setting.



Supporting development principles

- Development should provide a new linear park of approximately 1.2 ha, to serve the wider area.

Phasing and implementation
2020 onwards.

Relevant planning history
Not applicable.

Address

Site address: Site with Trego Road and Hepscott Road to the north, Hertford Union Canal to the south and Wansbeck Road to the west

Existing uses: Waste Transfer Site

Size: 2.8 ha

PTAL rating: 3

Flood Zone: 1 and 2

Westminster - Draft City Plan (Regulation 19 Publication Draft, June 2019; (incorporating proposed Minor Modifications, November 2019)).

- 7.28 Westminster's emerging Local Plan is noteworthy for the support that this policy and its supporting text gives to LGBTQI+ venues in the Soho area.

21. Soho Special Policy Area

A. Development in the Soho Special Policy Area will reflect its unique character and function and demonstrate how it respects, protects and enhances the existing scale and grain of the built environment and the unique mixture of uses present there.

B. The following uses will be supported:

1. small and medium enterprise (SME) workspace, particularly in the creative industries;
2. specialist retailing;
3. housing that meets the needs of those working in the area;
4. LGBTQI+ venues;
5. new live music venues;
6. physical, social and green infrastructure;
7. small-scale hotels;
8. food, drink and entertainment uses, subject to clause C.

C. Proposals for new A3 restaurant/cafe uses or A4 drinking establishments will be considered with regard to their cumulative impact on the character of Soho's streets and mix of uses.

D. The scale and setting of Soho and Golden squares will be protected. The function of these squares and of St. Anne's Churchyard as green spaces will also be protected and enhanced. Other opportunities to improve the public realm should be explored in development proposals.

Policies for interim or meanwhile uses

- 7.29 There are surprisingly few examples of policies that seek to encourage interim or meanwhile uses – with just the two Mayoral Development corporations including them in their adopted/ emerging Local Plans. This possibly reflects the nature of the areas that the corporations cover and the particular opportunities for such uses in their areas. The box below shows one in the LLDC's Adopted Local Plan.

LLDC - Adopted Local Plan (July 2015)

Policy B.3: Creating vitality through interim uses

Proposals for temporary interim uses will be supported where:

1. Land has been set aside for development in the longer term and the proposed interim uses will reinforce the long-term leisure, cultural or event-based uses;

2. Vacant premises will be used for small-scale retail, community, sporting and leisure, community uses, or cultural and creative industries; or

3. Managed or affordable workspace is proposed prior to delivery of long-term phased development with planning permission.

Proposals must be able to demonstrate that:

4. The interim uses will not impact upon the deliverability of the site allocations within this Local Plan or extant permanent planning permissions; and

5. The uses will have no unacceptable adverse impacts on the amenity or function of the existing permanent business or residential community.

Hammersmith and Fulham - Adopted Local Plan (February 2018)

- 7.30 Supporting text to Hammersmith and Fulham's Local Plan Policy CF3 (Enhancement and retention of arts, culture, entertainment, leisure, recreation and sports uses) includes a good example of putting meanwhile use on the agenda, without the need to introduce a separate policy.

9.28 Temporary use of buildings may offer the opportunity for community uses, particularly those that are transient or may have a short life. They may help to enliven town centres where vacancy is an issue.

Supplementary Planning Documents

- 7.31 Boroughs prepare a range of topic and area-based planning guidance to help implement their Local Plans. The review focused on topic-based Supplementary Planning Documents (SPDs).
- 7.32 Most sample boroughs have prepared a Planning Obligations SPD. These typically cover (i) the relationship between the use of s106 planning obligations and CIL, (ii) the drafting of agreements (including the use of standard templates), monitoring fees and enforcement; and (iii) guidance on securing affordable housing and securing financial contributions for common topics that are not covered by CIL (such as employment and training, highway works and carbon off setting).
- 7.33 A number of boroughs have or are preparing a Planning Obligations SPD that include guidance on securing cultural consumption and cultural production space. Five examples from those that have been published are summarised below.

Wandsworth – Arts and Culture - Draft Consultation Version Planning Obligations SPD (January 2020)

- 7.34 The emerging revised SPD relates to Policy DMTS 12 (Art, culture and entertainment) discussed above and includes clear and specific planning obligation requirements. The separate place-specific guidance for the Lombard Road, York Road Focal Point (December 2018) that is referred to is also helpful and can be viewed here https://www.wandsworth.gov.uk/media/4550/cultural_planning_guidance.pdf

Section 7 Arts and Culture

Threshold

This applies to developments involving the provision of one or both of the following:

100 or more dwellings; or
10,000m² or more floorspace.

Pre-application

The Developer is encouraged to discuss the requirements of the obligation in relation to arts and culture with the planning case officer and the Council's Arts and Cultural Services at an early stage.

Application

The Council will seek planning obligations to secure new or replacement provision of arts and culture in appropriate development proposals and where the three planning obligation tests are satisfied (CIL Regulation 122).

As part of the planning application the applicant will be required to produce and realise a robust Arts and Culture Action Plan to enhance the range of arts and cultural opportunities in the area. The applicant will then provide an assessment as part of the Arts and Culture Action Plan on how they propose to meet and deliver the objectives set out in the Plan. This will need to be approved by the council's arts service and planning team.

The Council has a Social Value Agreement template targeted for the use of cultural community space which can be accessed via the Council's website. This may be required in certain schemes to provide further detail on how the Arts and Culture Action plan will be undertaken.

Committed sums

In circumstances agreed by the Council where an applicant is unable to provide an Arts and Culture Action Plan, or it is not appropriate (e.g. for smaller schemes), then a committed sum will be sought to enable the Council to meet the requirements in the local area.

Cultural Planning Guidance has also been produced for the Lombard Road, York Road Focal Point to support the SPD which provides evidence as to how committed sums are intended to be spent within the focal point. This guidance compliments and supports existing policy and sets out further guidance on how to implement the Council's requirements for obligations for arts and culture in the Lombard Road, York Road Focal Point Area.

Any future documents that may be produced by the Council which set out future cultural needs for the Borough, such as a 'Cultural Strategy' and specific guidelines, would be used as the basis for negotiations. Where appropriate, a planning obligation in the form of a committed sum will be secured to meet the requirements in the local area in accordance with the planning obligation tests. If funds are pooled for one objective in one part of the borough, this will not prevent the Council from pooling for an objective in a different part of the borough. This amount, and any cultural obligations, will be excluded from the affordable housing viability assessments.

Calculation

All applications that meet the threshold are obligated to contribute to the provision of public arts (either through delivering their own Arts and Culture Action Plan or through committed sums as set out in (1) Public Arts, below).

Where further information on cultural needs is available, such as through specific visions and/or guidance documents, then the additional figures for (2) Arts and Cultural Infrastructure will be used as the basis for the planning obligation calculation in accordance with the planning obligation tests. This contribution will be in addition to (1) Public Arts.

The commuted sum contributions are based the Arts Council England benchmarking guidance as follows:

(1) Public Arts:

£400 per dwelling

£20,000 per 10,000m² of non-residential floor space*

These contributions will fund projects which relate to the provision of Public Arts (see paragraph 7.4).

(2) Arts and Cultural Infrastructure:

£600 per dwelling

£20,000 per 10,000m² of non-residential floorspace*.

These contributions will be used to address issues relating to the provision of cultural infrastructure, such as affordable cultural and creative space, workspace and associated support (e.g. through subsidised capital lease, subsidised rent and/or fit out).

*This only applies for schemes exceeding 10,000 m², with the price applied proportionally to any additional floorspace over this value (e.g. a scheme of 15,000 m² would result in a contribution of £30,000).

Where further information on cultural needs is available which indicates and supports that a higher cost is required to meet needs, then these additional figures will be used as the basis for the planning obligation calculation in accordance with the planning obligation tests.

Islington – Community access - Planning Obligations SPD (December 2016)

- 7.35 To optimise the use of commercial cultural facilities, particularly during the day time, planning obligations can be used to secure community access. Islington's SPD sets out a comprehensive set of headings for such agreements.

6.54 Community access and management plans are required where a publicly accessible facility is included as part of a development. This will have to be:

Formulated in consultation with local residents; and

Submitted to and approved in writing by the Council, prior to the occupation of the development.

6.55 The access and management plan should set out the following arrangements (including details and justifications where necessary, such as on pricing / access):

- Arrangements for ongoing consultation with residents and other local stakeholders (should normally include at least one public meeting per annum following the occupation of the new development);
- Date by which the facility has to / is allowed to be completed, opened or made available to the public (usually upon occupation of the development);
- Proposed arrangements for liaison between the facility, the development, residents and/or the Council;
- Times at which the facility will be open to the public if there is a gate or door which can prevent public access;
- Arrangements for times when the facility is closed;
- Other community access arrangements (e.g. location of entrances etc.);
- Pricing policy (e.g. rents at which a community meeting room which can be hired is made available);
- How and by whom a facility will be managed (including making arrangements for cleaning, hiring etc.);
- Where (on what websites, publications etc. e.g. Council and Voluntary Action Islington website) and how a facility will be advertised (e.g. length of advertisement period);
- How it is anticipated that a facility will be occupied (e.g. target local community groups) and what types of activities will be likely to take place (including implications for noise, transport etc.);
- How a facility will complement existing services or activity in the locality;
- How a facility will be staffed (on-site / off-site, by whom, at what times etc.);
- Arrangements for how any changes in the above arrangements will be managed; and
- Arrangements for the regular review of the plan at certain intervals (usually 6 months, 3 years, 5 years and 7 years after inception).

6.56 There should be some flexibility provided within the plan to allow for changes to be made to it in response to the plan reviews and consultation arrangements mentioned above, to ensure that it continues to be delivered against agreed provisions.

Haringey – Affordable Workspace - Planning Obligations SPD (October 2017)

- 7.36 This SPD sets out the most thorough guidance on affordable workspace of the review boroughs and includes a good level of detail, albeit that the Heads of Terms included in it would benefit from being refreshed, taking account of the Mayor of London's SPG.

7.9. The Council recognises that there is a cost associated with the provision of affordable workspace which will impact on the overall viability of the development. As all of these sites will be mixed use typology and the employment element of the scheme should be maximised, it is expected that a viability study will be required to accompany any application under Policy DM38.

7.10 The Council recognises that the securing of an element of affordable workspace, in preference to an element of conventional employment floorspace will make a deeper per/m² cut into the viability of a development. It is thus acknowledged that for the same amount of development of a higher value use, a smaller amount of affordable workspace will be secured than for a conventional employment product.

7.11 There may be circumstances when residential is used to cross subsidise an affordable workspace use, and the Council will require the viability study to identify what level of affordable workspace and affordable housing are possible on a site.

7.12 The following points should be addressed in the agreement of draft planning obligation Heads of Terms:

| | |
|--------------------|--|
| Landlord | Should be able to demonstrate ability and commitment to manage space as affordable workspace |
| Tenant | Landlords proposals should set out the basis for the selection of tenants as follows: <ul style="list-style-type: none"> • Priority should be given to tenants (or possibly owner occupiers) who current premises are due for redevelopment; • Space over 500m2 should be let to workspace providers with experience of managing affordable workspace who then let to start up/SME businesses; • Smaller spaces should be let directly to start up/SME businesses. |
| Terms of Lease | <ul style="list-style-type: none"> • Lease should be for a term of 20 years with tenant only breaks every 5 years. • This is linked to the viability appraisal and the affordable rent should be valued for the full 20-year term. • If it has been valued in perpetuity, then the commitment to provide the space at an affordable rent should match this. • Smaller spaces let to SMEs etc. could be on shorter terms but with a commitment to let to second SME tenant if first one out grows premises within term. |
| Initial rent | <ul style="list-style-type: none"> • Initial rents to be agreed by Council should be based on lower quartile rents being achieved for second hand stock within the Borough, as confirmed by a reputable local commercial letting agent, at the time the space is let to a new tenant. • A small (i.e. less than 10%) uplift may be permissible to recognise the improved quality of the employment floorspace, where it is demonstrated the suggested affordable rent level would harm development viability. • The landlord should not be entitled to ask for a premium for the lease. |
| Landlord's fit out | The landlords fit out should be agreed and include as a minimum: <ul style="list-style-type: none"> • Power and basic lighting • Floor finishes • WC and kitchenette |
| Rent reviews | These will be based on Retail Price Index and subject to review periods, ideally 3-yearly. |
| Sub-letting | <ul style="list-style-type: none"> • There will be a restriction on sub-letting space by tenants of spaces less than 500m2 and subletting should be at no more than the rent payable on the head lease with no premium on the sub-lease. • If the lease of the affordable workspace is taken by a Council recognised and approved workspace provider, then they will not be able to sublet at more than twice the head lease rent and the occupier's rent should include services and rates. |
| Service charge | The initial service charge should be based on actual demonstrable costs and increases should not exceed CPI/RPI, as agreed. |
| Security of tenure | Leases will have the protection of the Landlord and Tenant Act 1954. |

7.13 The obligation will include a restriction on the occupation of other elements of the scheme, until such time as the affordable workspace has been leased to a Council recognised and approved workspace provider, or marketing materials, showing the affordable rent levels for the affordable workspace, have been agreed by the Council and provided to a local reputable commercial lettings agent.

Lambeth – Affordable Workspace - Draft Affordable Workspace SPD (February 2020)

- 7.37 This draft SPD is notable for introducing review mechanisms, common in relation to affordable housing, to affordable workspace.

7. Review Mechanisms

7.1 Applications that propose proportions of affordable workspace below the policy requirement will be required to submit viability information. Development values adopted within viability appraisals are typically determined based on current day values at the point of the grant of planning permission. However, there is usually a time lag between the planning stage and delivery of the development, with developers normally having up to three years to implement a scheme and the construction period further delaying the point at which values are realised.

7.2 Review mechanisms address economic uncertainties which may arise over the lifetime of a development proposal. They can be used to maximise affordable workspace output, up to the policy requirement, by putting in place provisions for re-appraising the viability of schemes or phases in order to capture any uplift in value due to a delayed planning implementation and/or a phased build-out of a major scheme or other changes affecting financial viability.

7.3 As set out in Local Plan Policy ED2, provisions for re-appraising the viability of schemes may form part of section 106 planning agreements where the financial appraisal demonstrates that the maximum amount of affordable workspace that a scheme can reasonably support is below the policy target. Review mechanisms will be used to determine whether a development is capable of providing additional affordable workspace. Review mechanisms will not be used to reduce the amount of affordable workspace agreed when planning permission was granted. Any viability reviews and subsequent assessment will be at the cost of the developer/owner.

7.4 The council will normally require viability reviews to take place at the following stages for all schemes that do not meet policy requirements:

On all schemes requiring a review where the council considers there is likely to be a delay in starting on site and/or it is necessary to incentivise delivery, an early review (pre-implementation) will be required. Early reviews will normally be triggered in the event construction does not commence within 2 years of the grant of planning permission.

A near end of development review for all schemes requiring a review. The trigger for the review will usually be on occupation of 75% of the market floorspace. An occupation clause is likely to be required which would prevent further occupation of the development until the review is completed and any additional affordable workspace is delivered or a commuted sum is paid.

On phased developments an additional viability review may be required prior to substantial completion of development phases (mid-term review) to secure any uplift on subsequent phases.

7.5 Unless agreed by the council, the formula used for viability reviews will be the following:

Early Stage Review

X = Surplus profit for provision of additional on-site affordable workspace

$$X = (A - B) - (C - D) - P$$

A = Estimated gross development value (GDV) of development as determined at the time of review (£)

B = Estimated GDV of development as determined at the grant of planning permission (£)

C = Estimated build costs as determined at the time of the review (£)

D = Estimated build costs as determined at the grant of planning permission (£)

P = (A - B) * Y; Developer profit on change in GDV (£)

Y = Developer profit as a percentage of GDV as determined at the application stage (%)

Late Stage Review

X = Late stage review contribution

$$X = ((A - B) - (C - D) - P) * Y$$

A = Estimated GDV of development as determined at the time of review (£)

B = Estimated GDV of development as determined at the grant of planning permission, if early stage review was not required (£); or estimated GDV of development as determined at early stage review if such information was submitted (£)

C = Estimated build costs as determined at the time of the review (£)

D = Estimated build costs as determined at the grant of planning permission, if early stage review was not required (£); or estimate build costs of development as determined at early stage review if such information was submitted (£)

P = (A - B) * Y; Developer profit on change in GDV (£)

Y = Developer profit as a percentage of GDV as determined at the application stage (%)

7.6 For mixed use development proposals that are required to provide affordable housing and affordable workspace, viability reviews will be sought at the same stage of development in order to ensure that the number of viability reviews are fair and reasonable to the developer/owner and to ensure that viability reviews take into account the needs to provide a policy compliant amount of both affordable housing and affordable workspace.

7.7 Any contribution arising from a review of viability would be capped by relevant policy requirements. Where a viability review demonstrates an improvement in a scheme's viability, a percentage split of the increase in the scheme's value between the developer and the council will be agreed on a case by case basis. This will typically be: 20% of the increase in the scheme's value returned to the developer and 80% to the council, up to the level that would be required for a policy compliant scheme. Additional surplus profits will then pass to the developer in their entirety.

7.8 Where early reviews take place that show increased scheme viability the council will expect the delivery of affordable workspace on-site. Where reviews take place at a later stage, the practical implications of delivering additional affordable workspace on site may mean that a commuted sum will be sought.

7.9 If a viability review results in a scheme achieving the affordable workspace requirement, then further viability reviews for the affordable workspace element of a scheme will not be required.

Hammersmith and Fulham - Planning Guidance SPD (February 2018)

7.38 Section 10 of Hammersmith's SPD sets out helpful guidance on noise associated with pubs, clubs, bars etc. and links up planning and licensing policy.

Noise associated with: pubs, clubs, bars, restaurants, take-aways, places of entertainment, sports, religious, cultural, educational, leisure, retail etc.

10.30 Developments likely to generate noise should normally be separated from noise sensitive and residential uses. However, a mixture of development, when correctly proposed, can add to the attractiveness of a mixed residential, social, sports and commercial area.

10.31 Commercial developments such as fast food restaurants, music venues and public houses pose particular difficulties, partly because associated activities are often at their peak in the evening and late at night. Consideration must be given not only to noise that is generated within the premises but also the attendant problems of associated vehicle noise and noise that may result from participants in activities or customers.

10.32 Careful consideration should be given to the likely noise impact of people arriving, queuing or otherwise congregating and departing the venue. Entry and exit routes, designated smoking areas and other outdoor uses such as pub gardens etc. should be carefully located away from noise sensitive facades or be effectively screened.

10.33 An assessment will be required of the impact of noise from commercial and other non-residential developments on existing occupiers of noise sensitive premises and prospective occupiers in proposed mixed developments. The assessment should identify all likely noise sources and include a prediction of the potential noise impact on occupiers of adjoining and surrounding properties.

10.34 A site management plan should be submitted with details of effective mitigation measures, such as: -

- Active management of entrances and exits to minimise noise disturbance from people as they arrive, queue, congregate and depart from the premises or use smoking areas. Similar controls should be in place on likely routes in the vicinity that customers may take to public or private transport.

- Suitable arrangements for additional private vehicles, taxis and mini cabs visiting the site, parking and driving away. Where appropriate, arrangements should be made with taxi and private hire vehicle companies to ensure drivers arrive and depart as quietly as possible without sounding horns or leaving engines idling unnecessarily.

- Prevention of noise disturbance caused by staff before, during and after opening hours including staff who arrive early morning or depart late at night after trading.

- No disposing of bottles and cans to outdoor bins or areas in the evening, at night and during the early morning. Similar restriction may also apply to the use and emptying of bottle banks.

- Screening or enclosing noise emitting activities/ areas to protect noise sensitive premises such as outdoor storage areas, pub gardens, etc.

- Considerations for deliveries and refuse collections (See Appendix 4 and 5)

10.35 Organised delivery of food from the premises will not be permitted where the amenity of occupiers in the area is likely to be adversely affected. Alternatively, times of deliveries may be restricted and submitted details should demonstrate that motor vehicles including vans, motor cycles, mopeds, scooters etc. are used sensibly and are parked in a suitable location where starting up and manoeuvring does not cause noise disturbance to residents.

10.36 Pubs, clubs and other non-residential developments in this category should be constructed with adequate sound insulation ensuring that music noise and the general 'hubbub' created by people using the site does not materially impact on the amenity of occupiers of surrounding properties. There should be adequate control of noise breakout through doors and windows by effective glazing and acoustic lobbies. Where appropriate, the volume of amplified and live music should be further controlled by sound limiters and/or similar other electronic devices set at levels agreed by the Environmental Health Officer.

10.37 Hammersmith & Fulham Council is the Licensing Authority under the Licensing Act 2003 and is responsible for granting premises licences, club premises certificates and temporary events notices in respect of the provision of licensable activities and personal licences in the borough. The borough's Licensing Policy shall be observed where the proposed development includes licensable activities.

10.38 Where the licensed use of premises gives rise to noise disturbance, the council will take enforcement action in respect of relevant planning conditions and nuisance. In addition, a review of the premises license which could affect the permission for licensable uses may be instigated by the Police, the Environmental Protection team or affected residents.

10.39 The operation of gyms and associate classes commonly requires the generation of high levels of amplified music and speech. Additionally, exercise equipment (such as running machines and weightlifting equipment) and classes can generate significant impact noise, structure borne noise and vibration. New facilities are often proposed for existing commercial buildings that may have been previously been used for office or retail purposes, and which may share party walls and floors with existing residential or other sensitive uses. Combined with the extended operational hours typical of most gyms, without careful planning and upgrading of sound insulation, there is potential for this type of use to cause severe disturbance to adjoining neighbours. A full noise impact assessment, demonstrating how these issues will be addressed, will be required prior to consideration of any application of this type.

10.40 Where entertainment or loud group activities such as singing, chanting etc. take place or music is played at non-residential sites the council will require that associated noise should not be audible at noise-sensitive premises, including their outdoor amenity space at any time.

Other Planning Policies

Article 4 Directions

- 7.39 The Mayor's Cultural Infrastructure Plan (Action 4) encourages the targeted use of Article 4 Directions to protect against the further loss of Cultural Infrastructure. London Plan Policies SD9 and E1 encourage introducing targeted Article 4 Directions where appropriate and justified to remove permitted development rights for office, light industrial and retail to residential in order to sustain town centres and retain sufficient office space.

- 7.40 A number of the review boroughs have implemented Article 4 Directions removing permitted development rights, so that they can apply their policies to protecting business uses and ensure that the quality of new housing is acceptable.

Planning Application Requirements/validation lists

- 7.41 The requirements for what must be submitted as part of a planning application is found in two places: national information requirements that are mandatory for all planning applications and local information requirements prepared by boroughs that set out the requirement for and scope of drawings and supporting documents.
- 7.42 There is the opportunity to use local validation requirements to set out clear requirements for planning applications that propose Cultural Infrastructure. Some examples of good practice are set out below.

Greenwich's Local Validation List requires a Marketing Report for proposals that result in the loss of vacant employment space, pubs, A1 retail in neighbourhood parades and community facilities. The Report is to include information and evidence of lack of demand for the protected use and cover a number of specific issues.

Hackney's Planning Validation Checklist requires the submission of an Affordable Workspace Statement to demonstrate how the required 10% affordable workspace element (called for in Policy DM16 of its adopted Development Management Local Plan) is to be delivered on site and sets out on-going management arrangements.

LLDC's submission requirements in its SPG include the following for clusters of A3-A4 uses, A4 late night uses and D2 leisure including nightclubs and entertainment venues:

- NTE Management Plan covering noise, crime and health and safety
- Dispersal Strategy covering phasing of arrival and dispersal, existing pedestrian flows at night, transport nodes, internal management arrangements, staffing levels and staff training.

Redbridge requires an Affordable and Managed Workspace Management Plan for all major applications for office or mixed-use development (to demonstrate how the managed floorspace will operate in accordance with the principles set out in Policies LP 15 and LP 16).

Wandsworth Planning Application Requirements requires a Cultural Action Plan in relation to proposals for 100 or more dwellings or non-residential developments of 10,00sqm or more in accordance with its Planning Obligations SPD.

Enabling CIL to fund Cultural Infrastructure

- 7.43 Borough CIL can be used to fund a wide range of infrastructure (as justified by evidence), including cultural facilities. The review identified whether boroughs were referring to 'cultural facilities' or similar, on their 'Regulation 123 Lists', as opposed to more generic references to 'community' or 'leisure' facilities.

Hammersmith and Fulham's List (September 2015) explicitly refers to public cultural facilities.

Lambeth's List (July 2018) explicitly refers to cultural facilities

Redbridge's List (November 2012) explicitly excludes public cultural facilities.

- 7.44 The CIL Regulations (as amended in September 2019) replace the former requirement to prepare 'Regulation 123 Lists' to identify infrastructure to be funded by CIL with annual Infrastructure Funding Statements (IFS). These must, amongst other things, set out how future revenues from developer contributions will be applied in the future. Enfield approved London's first annual Infrastructure Funding Statement in February 2020. This identifies 'cultural spaces and cafes' as an example of what could be funded by Neighbourhood CIL.
- <https://new.enfield.gov.uk/services/planning/infrastructure-funding-statement-planning.pdf>

Local Enforcement Plans/charters

- 7.45 A number of the review boroughs have Local Enforcement Plans. However, these are general in nature and none of them set out how potential breaches in planning control relating to Cultural Infrastructure will be investigated and dealt with in an integrated way (with Planning, Licensing, Building Control, Highways etc. liaising where necessary).
- 7.46 For Waltham Forest, the Council's planning enforcement team sits within the Neighbourhood Services team, helping to ensure a co-ordinated approach and the wider involvement of highways, licencing, environmental health etc.

8. Conclusions and Recommendations

8.1 This final section of the report sets out:

- a summary of cultural infrastructure aims for Waltham Forest, based on the key challenges and opportunities identified through this study
- recommendations on opportunities to better support cultural infrastructure through Waltham Forest's draft local plan documents, drawing on our good practice review
- reflection on the potential impacts of COVID-19 on the research findings, recognising that although this research was completed before the outbreak, the current situation will change the future planning for this work
- a recommended set of next steps to take work forward, helping to enhance cultural infrastructure in the borough over the next 15 years.

Cultural Infrastructure Aims for Waltham Forest

8.2 The detailed analysis undertaken through this study leads us to identifying the following seven key aims for developing cultural infrastructure in the borough, based on the identified challenges and opportunities.

Aim 1: Protecting Existing Cultural Consumption Infrastructure

8.3 **Section 4** of the report sets out data on levels of cultural engagement of the resident population based on a national scale. Although on average this is lower in Waltham Forest than for London as a whole, it still shows that slightly over half of residents are assessed as having 'medium or 'higher' levels of engagement with arts and culture. As such, cultural facilities are recognised as important to the resident population and protecting those existing cultural consumption facilities is an important first aim.

8.4 This aligns with London Plan policies, as set out in **Section 2** of the report, with Policy 4.6 identifying the need to 'protect creative work and performance spaces and related facilities'.

8.5 This also resonates with input from borough regeneration officers, outlined in **Section 6** of the report, who highlighted that the borough has relatively few significant cultural venues and that ongoing protection of these was critical to ensuring continued cultural provision in the borough.

Aim 2: Enhancing Existing Cultural Infrastructure, to bring Economic, Social and Cultural Benefits

8.6 **Section 2** of the report outlines the significant emphasis placed on enhancing cultural infrastructure and activity in the London Plan, as well as the range of economic and social benefits generated for local residents through enhanced cultural infrastructure and activity, from direct job creation and visitor economy benefits, to skills development, health and wellbeing benefits and area based regeneration. This provides a strong rationale for investment to enhance cultural infrastructure across the borough.

8.7 **Section 6** of the report outlines concerns of local officers around financial sustainability of cultural venues, as well as the learning from Waltham Forest's year as London Borough of Culture, which demonstrated the flexibility of many existing spaces to host cultural events and activities. The combination of these factors points strongly towards the benefits of focusing investment on enhancing existing facilities to offer greater capacity for cultural activity in many cases, rather than building entirely new cultural facilities.

- 8.8 The analysis in **Section 4** notes that the capacity and quality of many cultural infrastructure facilities to host different types of activity has not been fully reviewed, and this may be needed to help in further development of a cultural infrastructure plan for the borough.

Aim 3: Addressing Gaps in Particular Types of Cultural Consumption Infrastructure

- 8.9 In mapping cultural infrastructure types across the borough, **Section 4** of the report identifies a number of gaps in types of cultural consumption infrastructure in the borough which could give a focus to future investment or policy around cultural infrastructure.
- 8.10 Key gaps included: lack of dedicated arts centre in the borough, presence of only one cinema, no legal street art walls, and relatively low numbers of dance performance spaces and commercial galleries, when benchmarked against Islington (which although an Inner London borough, has been used as an aspirational benchmark for levels of cultural activity in Waltham Forest).
- 8.11 **Section 5** of the report also highlights the scale of population growth anticipated over the next 15 years and key areas where growth is expected. In the areas where population growth is most concentrated, this may also create future needs for certain types of cultural consumption infrastructure such as pubs, libraries and community centres.

Aim 4: Addressing Gaps in Geographic Distribution of Cultural Consumption Infrastructure

- 8.12 The analysis in **Section 4** shows that the different types of cultural consumption infrastructure covered in the report can be split to a degree between those types which are well dispersed across the borough eg pubs, libraries and community centres, and those which are concentrated in the main population centres (and primarily Walthamstow) eg cinemas, theatres and museums. To a large degree this is understandable, as the latter group may be less frequently visited and thus rely on a larger catchment area, so will be based in larger centres, however geographic distribution of cultural infrastructure still needs to be considered and gaps addressed, in the following respects.
- 8.13 **Section 2** of the report sets out the London Plan Policy 3.1 around 'Ensuring Equal Life Chances for All', which highlights the potential need for cultural facilities where there are significant clusters of specific groups (such as those who experience particular disadvantage and social exclusion). Having the space to enable cultural activity that supports local health and wellbeing benefits (as outlined in **Section 2**) could be an example of this, which would require a further review of the availability and quality of cultural facilities across the borough to consider whether there are sufficient local cultural facilities in communities across the borough to accommodate this need.
- 8.14 **Section 5** outlines population growth projections and main development areas, some of which include new communities where there is currently no or very little cultural infrastructure (for example the Whipps Cross Strategic Location covered in our analysis). Ensuring appropriate cultural infrastructure is built into the plans for these new or growing communities will be important to maintain the geographic distribution of facilities.
- 8.15 The analysis from **Section 4** of the report highlights cultural facilities that are mostly concentrated in Walthamstow, or where there are particular gaps in the geographic spread of facilities. While this is unlikely to change for some cultural facility types (eg museums), there may be others (eg live music venues, theatre venues) where existing facilities in other parts of the borough such as pubs or community centres, could be adapted or enhanced to enable regular or occasional performances (eg music, theatre) that help to extend the

local cultural offer in parts of the North and South of the borough, in areas where these activities are not currently offered.

Aim 5: Planning Workspace Needs for a Thriving Local Cultural Industries Sector

- 8.16 **Section 4** of this report highlights the significant growth in the creative industries in Waltham Forest over the last five years, with an 85% increase in creative sector businesses and 64% increase in creative sector employment. The creative industries now represent around 17% of all businesses based in Waltham Forest.
- 8.17 In **Section 6** of the report, feedback from local planning and regeneration officers highlights the challenges around workspace creation for the creative sector, in particular highlighting past experience of creative workspace being developed speculatively in areas which was ill-matched to local needs (in terms of type of workspace or pricing). Officers also highlighted a strong pipeline of new workspace developments being taken forward in certain parts of the borough.
- 8.18 Particularly in light of Aim 6 below, there is a need to manage workspace development, to ensure there is sufficient supply of the right types of facility in the right places to support continued growth of the creative industries in the borough, in a sustainable way.

Aim 6: Supporting Enhanced Financial Sustainability of Cultural Production and Consumption Facilities

- 8.19 **Section 6** of the report highlights the challenges and concerns of local officers around the ongoing financial sustainability of cultural production and consumption spaces in the borough, and as the section below on COVID-19 impacts highlights, some of these challenges will be significantly magnified during 2020 and potentially beyond, depending on the longevity of social distancing measures.
- 8.20 The Community Asset review currently underway is also highlighted in **Section 6**, which will explore and consider opportunities to consolidate the large number of smaller venues into a more sustainable set of facilities through co-location or community hub opportunities, which similarly resonates with this aim.
- 8.21 The nature of future investment and policy development needs to continue to be targeted around ongoing financial sustainability of the range of cultural infrastructure in the borough.

Aim 7: Exploring Opportunities to Attract more Regionally / Nationally Significant Cultural Facilities to the Borough in Major Development Areas

- 8.22 The London Plan (outlined in Section 2 of the report) highlights the importance to the city's visitor economy of strategic cultural areas across the city, which include the Lee Valley Regional Park and Olympic Park, which are within or closely bordering Waltham Forest borough.
- 8.23 Similarly, in Section 5 of the report, the opportunities from being on the edge of the Queen Elizabeth Olympic Park are highlighted, which may present options for offering a complementary cultural infrastructure offer in the South of the borough, including both cultural consumption and production opportunities, linked to bordering developments.
- 8.24 By engaging with wider London developments, there may be opportunities for the borough to attract more high quality cultural production or consumption facilities to the borough, in its major development areas, and maintaining flexibility to enable this will be important.

Local Planning Policy Recommendations

- 8.25 Based on a detailed review of Waltham Forest’s draft Local Plan documents and drawing on the review of good practice outlined in Section 7 of this report, the recommendations set out a range of opportunities to better support cultural infrastructure through local planning policy. In each case, the recommendations set out are aligned to the seven aims set out above.

End-to-end Planning [Relating to all Aims]

- 8.26 Waltham Forest’s draft Local Plan includes policies in relation to both cultural consumption and cultural production and there are existing SPDs on Planning Obligations and Pubs. It is also proposed to include site allocations in the Submission Version of the Local Plan and to bring forward place-specific masterplan SPDs and planning briefs for growth areas – which could also address Cultural Infrastructure. The Council has adopted Article 4 Directions withdrawing a number of relevant permitted development rights, so that it can apply its policies, protect business uses and ensure that the quality of new housing is acceptable.
- 8.27 However, there would be benefits from stepping back and reviewing the end-to-end planning framework and adopting a more holistic approach to planning for Cultural Infrastructure. This would include ensuring that policies are robustly justified by evidence and that cultural infrastructure is embedded in SPDs and other planning guidance and documents addressing consultation and engagement, planning application requirements, the CIL regime, planning enforcement and monitoring and review.
- 8.28 Officers and Members will need to take a view on the extent to which they want the planning framework in Waltham Forest to pin down everything and the balance between providing certainty and flexibility. This review challenges the Council to consider and reflect on its overall approach. However, it is acknowledged that it will want to keep evidence proportionate to what is needed and keep in mind the intended overall shape and tone of the Local Plan.

Policies and supporting evidence

Draft Policy 41 (Offices and workspaces) [Relating to Aim 5]

- 8.29 Draft London Plan Policy E3 (C) requires affordable workspace policies to be based on local evidence of need and viability. If this evidence exists already, consider adding reference to it in the supporting text. If not, consider commissioning evidence to support this policy.
- 8.30 There is no definition of low-cost, so it is not clear what the difference is between this and affordable workspace (which is defined in the glossary). Consider defining and expanding the policy and supporting text to be clear in what circumstances these different types of spaces are required.
- 8.31 Part E of the policy requires proposals to accord with London Plan Policies on the provision of affordable workspaces (and as such links in to specific requirements in draft London Plan Policy E3 (D to F)). However, consider the need to be more specific in relation to a range of issues relating to securing and managing new affordable workspace and/or add references to where these issues are addressed in borough or Mayoral planning guidance. The range of issues where guidance would be helpful is set out under Planning Obligations SPD below.

Draft Policy 42 (Creative Enterprise Zone) [Relating to Aim 2]

- 8.32 Consider the need for additional policy references to support meanwhile uses in relation to large/multi-phased developments. Draft Policy 42 (Creative Enterprise Zone) refers to making temporary use of land or premises. Consider expanding supporting text 9.31 in relation to this policy. Also, consider whether temporary or meanwhile uses are only appropriate in Creative Enterprise Zones.

Draft Policy 45 (Promoting Culture and Creativity) [Relating to Aim 2]

- 8.33 Hammersmith and Fulham are the only other review borough which has a policy that explicitly refers to cultural uses in parks. This could be more refined/detailed to provide clarity on whether permanent uses and temporary events are equally appropriate in all parks and at what scale. For example, a one-off music festival that attracts large crowds is different from a permanent bandstand hosting regular small-scale shows throughout the summer. A festival would need to be held in a park with good public transport access and raises all sort of issues about crowd control and management, post-event restoration etc that a permanent bandstand does not.
- 8.34 Whilst this makes some reference to using s106 contributions in relation to public art, consider the need to be more specific in relation to a range of issues relating to securing and managing new cultural facilities and/or add references to where these issues are addressed in borough or Mayoral planning guidance. The range of issues where guidance would be helpful is set out under Planning Obligations SPD below.
- 8.35 Consider including a reference to the 'Agent of Change Principle' (this is included in draft Policy 40 in relation to employment uses, but not here), and check for meaning and repetition (e.g. Parts D, E and F).
- 8.36 Consider making the supporting text fuller by adding references to evidence and the relevant wider policy framework documents referred to above (Creating Futures, Economic Growth Strategy etc.), including any corporate delivery commitments.
- 8.37 Consider making reference in the supporting text to temporary/meanwhile use of buildings for cultural spaces or workspace offering opportunities to enliven town centres where vacancy is an issue.

Draft Policy 46 (Protecting Pubs) [Relating to Aim 1]

- 8.38 Consider drawing on London Plan evidence of the loss of LGBTQI+ venues in recent years (and the good work being done by review boroughs in protecting venues/securing alternative provision) by incorporating an explicit reference to protecting LGBTQ+ pubs and other venues.
- 8.39 Consider expanding the list of indicative roles referred to in supporting text 10.8 to enjoying live music, theatre and comedy.

Draft Policy 53 (Evening and Night-time Economy Uses) [Relating to Aims 1 & 2]

- 8.40 Consider extending the policy to include protecting existing facilities in addition to promoting new ones (including LGBTQI+ venues).
- 8.41 Consider expanding the list of indicative uses referred to in supporting text 11.38 to include reference to music venues.
- 8.42 Consider including references to the Mayor of London's Night Time Economy SPG, either in the policy itself or in the supporting text.

Site allocations [Relating to Aims 1, 2 and 4]

- 8.43 The 'Call for sites' exercise (31/07/19 to 31/12/19) will, amongst other things, be used to inform the Submission Version of the Local Plan and presumably the inclusion of site allocations.
- 8.44 Consider incorporating future site allocations in to the South, Central and North Waltham Forest spatial strategy sections of the emerging Local Plan and ensuring that the site allocations address both existing and proposed Cultural Infrastructure (similar to the LLDC Local Plan referred to above).

Monitoring [Relating to Aim 5]

- 8.45 Consider including 'additional low-cost and affordable workspace' as an indicator for Policy 41 and identifying targets for Policies 41, 45 and 46 – so as to trigger a review of policy if this is exceeded.

Glossary [Relating to all Aims]

- 8.46 This would benefit from being fuller to define the key relevant terms that are central to interpreting and applying policy (for example 'low-cost', 'community infrastructure', 'Creative Enterprise Zone', 'Cultural Quarters', 'small and medium enterprises').

Effective liaison and stakeholder engagement (Relating to all Aims)

- 8.47 The Council adopted a new Statement of Community Involvement (SCI) in December 2018. This sets out the standards the Council will aim to achieve when involving the local community and stakeholders in producing local plan documents and considering planning applications. It identifies Sports/Arts/Culture Groups for engagement on policy and guidance (which comprise the Waltham Forest Arts Council, Sport England, The Theatres Trust, Chingford Cricket Club, Leyton Orient Football Club and the Waltham Forest Cinema Trust) and statutory consultees for planning applications (including the Theatres Trust).
- 8.48 The Council should consider preparing a consultation protocol to ensure joined-up liaison across Council services (Planning, Licensing, Building Control, Highways etc.) on planning for culture and require consultation with a broader range of stakeholders when preparing policy and guidance and at pre-application, determination and post-approval amendment stages of the development management process. For example, it may be helpful to add the music Venue Trust and workspace providers active in the borough to the stakeholders listed in the SCI.

Planning Obligations SPD [Relating to Aims 1, 2, 4, 5, 7]

- 8.49 Waltham Forest's adopted Planning Obligations SPD (May 2017) does address Cultural Infrastructure issues, but there is scope to provide much fuller guidance, based on the good practice identified above and the forthcoming Mayor of London SPG on using s106 agreements and other planning tools to deliver cultural infrastructure and workspace. For example:
- Sections 6.9 and 9.8 addresses affordable workspace – but there is no detail on the range of issues that need to be secured or review mechanisms to take account of changing financial viability
 - Section 9.6 addresses arts and cultural uses – but this focuses on minimising impacts on residential amenity and local business and there is no detail on the range

of issues that need to be considered when securing a new facility by way of planning obligations

- Issues to be considered for both topics include suitability of the proposed space, identifying a workspace provider/operator, affordability (rent levels and reviews, service charges and review, levels paid by provider and occupier), length and terms of lease, marketing and on-going management, level of fit out and responsibility for funding, triggers for provision, monitoring and meanwhile uses.
- Issues to be considered for cultural consumption spaces include a community access agreement to maximise public access

Other planning guidance [Relating to Aims 1, 2, 4, 5 and 7]

- 8.50 Waltham Forest's emerging Local Plan refers to the intention to prepare masterplans and planning briefs for key areas and sites. These should pay due regard to Cultural Infrastructure issues and make sure that, where necessary, these are fully addressed.

Planning Application Requirements [Relating to all Aims]

- 8.51 Once the new Local Plan is adopted (or achieved significant weight in the decision-making process), consider revising the Council's Full Validation Checklist (August 2019) to include any additional documents required to assess planning applications against policies.

CIL Infrastructure Funding Statements [Relating to Aims 2 and 4]

- 8.52 The CIL (Amendment) (England) (No. 2) Regulations 2019 introduced the need for annual Infrastructure Funding Statements, to replace Regulation 123 Lists. The first one must be published by the end of December 2020. These will provide an opportunity for the Council to clarify whether it intends to use CIL to fund Cultural Infrastructure and the relationship with s106 planning obligations (in-kind provision and financial contributions) – based on overall infrastructure needs and priorities.

Planning Enforcement Plan [Relating to Aim 1]

- 8.53 National planning practice guidance encourages local planning authorities to prepare Local Enforcement Plans. Waltham Forest does not currently have one. Cultural spaces such as bars, clubs and music venues, can attract complaints (sometimes well founded, sometimes not) and an enforcement plan would provide the opportunity to set out how potential breaches in planning control will be investigated and dealt with in an integrated and positive way (with Planning, Licensing, Building Control, Highways etc. liaising where necessary). A discreet Cultural Infrastructure Protocol would be a more pragmatic way of achieving this.

Reflections on the Impacts of COVID-19

- 8.54 Although the research for this study was conducted prior to the outbreak of COVID-19, the significant impact it will have on cultural activity and infrastructure in Waltham Forest and across London and nationally cannot be overlooked in drawing conclusions and setting out next steps for this work. This section therefore sets out some initial reflections on the impacts of COVID-19 on cultural activity and infrastructure, and the approach to responding to these challenges feed into the final section on next steps.
- 8.55 The COVID-19 pandemic has hit cultural industries particularly hard, with theatres, cinemas, clubs, venues etc. currently closed, with no firm date for them opening again and knock-on effects for those involved in making things and supplying these businesses.

Furthermore, the current lockdown, when it does come to an end, is unlikely to be the last, with future lockdowns and restrictions expected in the coming months/years as the Government seeks to manage the adverse impacts of the virus.

8.56 Town planning is unlikely to be top of the list of concerns for such businesses. However, it has a role to play in providing a supportive framework for the recovery of this important sector of the economy. Nobody knows yet what the impact on planning policy and guidance will be, but potential issues include the following.

- Delay in progressing Local Plan and getting new policies in place.
- The evidence base for retail, leisure and business needs (including affordable workspace) may need to be re-set to take account of the 'new normal'. For example, job redundancies from all forms of businesses could lead to an increase in the self-employment, SME formation and demand for affordable workspace at a time when the financial viability of affordable space may be worsening.
- An economic recovery period is not the best time to introduce further policy requirements and/or the need for additional planning application supportive documentation, so consideration will need to be given to the phasing in of some of the measures recommended above.
- Clubs, venues, production businesses and other creative sector firms may be under pressure to 'make hay while the sun shines', following lock down, strengthening the need for a Planning Enforcement Plan to set out how different Council services will co-ordinate in responding to any complaints.
- Not only cultural consumption spaces, but also production spaces are facing closure. Workspace providers may be facing eviction due to a significant reduction of smaller business to whom they provide flexible workspace.
- Lessening 'lockdown' restrictions may lead to some cultural businesses being able to open, but requiring different spatial configurations to allow for physical distancing of customers/ audiences. The borough should take a flexible approach to planning and licensing to support, for example, use of outdoor spaces for operations and performances.

Sector Responses

8.57 A number of responses are already being seen in the sector:

- The deputy mayor for creative industries, Justine Simons, has been participating in various city-to-city dialogues to coordinate responses.
- The GLA are treating the pandemic as a 'culture at risk' response. They are undertaking surveys and roundtables with various sector representatives
- The GLA are discussing possible responses with key trade bodies, workspace providers and creative industries
- The Creative Industries Federation have been leading on surveys and response support. They have led webinars on management and fundraising during the crisis, as well as calling for urgent grant support from the government for the creative industries.
- The EU Commission's Directorate-General for Education, Youth, Sport and Culture has published a document providing answers to questions that have been raised and those that may come up regarding the impact of the pandemic concerning the Creative Europe programme.

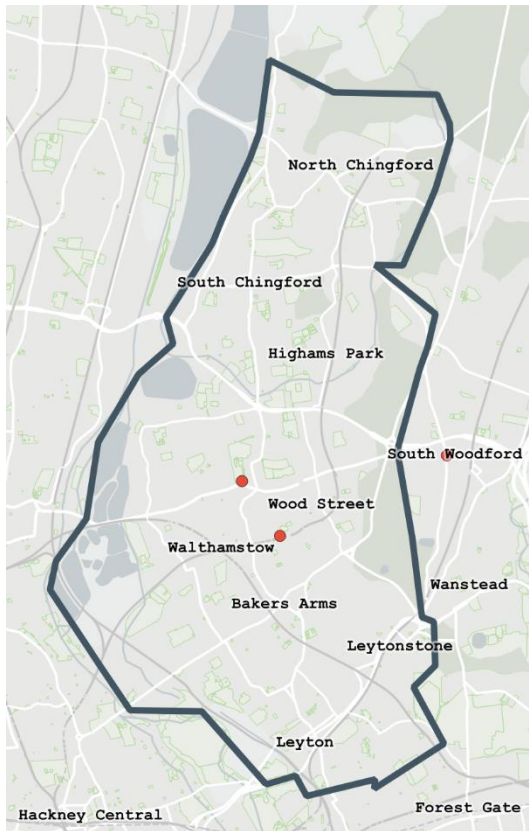
Next Steps

- 8.58 This study has set out a detailed analysis of cultural infrastructure in Waltham Forest, its importance, the challenges and opportunities around it, and a series of aims that can help support the sustainable development and growth of this infrastructure to deliver economic, social and cultural benefits for the borough. It has also provided detailed recommendations to ensure the developing Local Plan puts in place a strong set of measures which enable and support this to happen.
- 8.59 The logical next step from this work is further development of a cultural infrastructure plan, which takes this baseline work and recommendations, as well as wider work underway such as the Community Asset Review, and undertakes a further series of tasks to enable specific infrastructure requirements to be agreed, that can be built in to the Council's Infrastructure Development Plan and local area planning briefs and masterplans.
- 8.60 These further steps would include:
- Drawing on the Council's review of planning policy recommendations set out in this study to understand which have been agreed and are being taken forward
 - Drawing on the Community Asset Review undertaken by the local authority, to understand the implications of recommendations arising from this report on cultural facilities
 - Reviewing the impacts of COVID-19 on the continued presence and operation of cultural consumption and production facilities in the borough
 - Undertake a more detailed review of the facilities, capacity, quality and utilisation of cultural infrastructure facilities across the borough, as well as any plans or aspirations by facility managers to enhance these spaces
 - Undertake consultations with local authority and partner organisation officers to explore local aspirations and plans for new or enhanced cultural facilities eg whether there is an aspiration for a dedicated arts centre in the borough
 - Consider undertaking a more detailed demand analysis for creative workspace outlining scale, type and geographic distribution of demand for such workspace across the borough.
- 8.61 In light of the significant unknowns surrounding COVID-19 and national policy / approaches to this, it would likely be most sensible to delay most of the tasks above until a time when the medium to longer term operational model for cultural production and consumption spaces is better understood (whether this is a return to pre-COVID-19 normality, or establishment of a new normal way of operating). At present, it appears this is likely to be at least Autumn 2020.

Appendix A - Cultural Infrastructure Maps

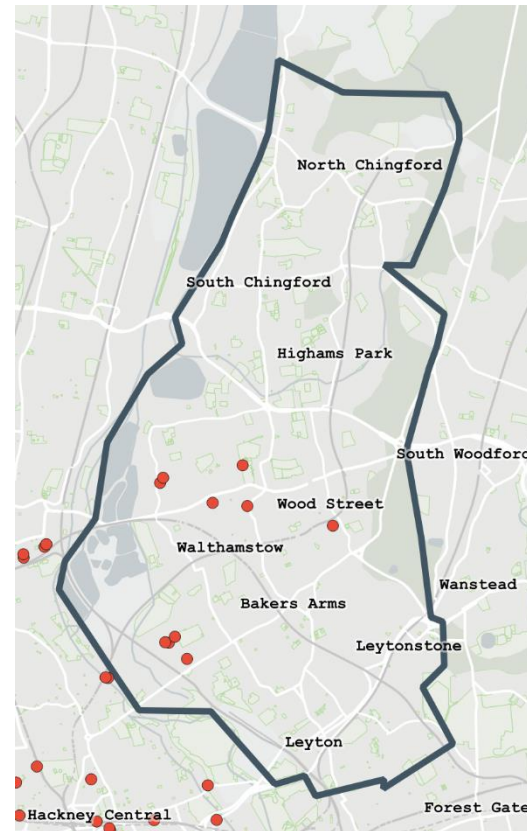
- A.1 The maps on the pages overleaf show locations for cultural infrastructure type, including the names of venues listed. The closest in neighbouring boroughs are listed where there are none in the borough.
- A.2 These are sourced from publicly available data from London Cultural Infrastructure Map, available to access here: <https://data.london.gov.uk/dataset/cultural-infrastructure-map>.
- A.3 Where local partners have highlighted facilities which may not be listed, these have been noted separately on the maps.

Archives



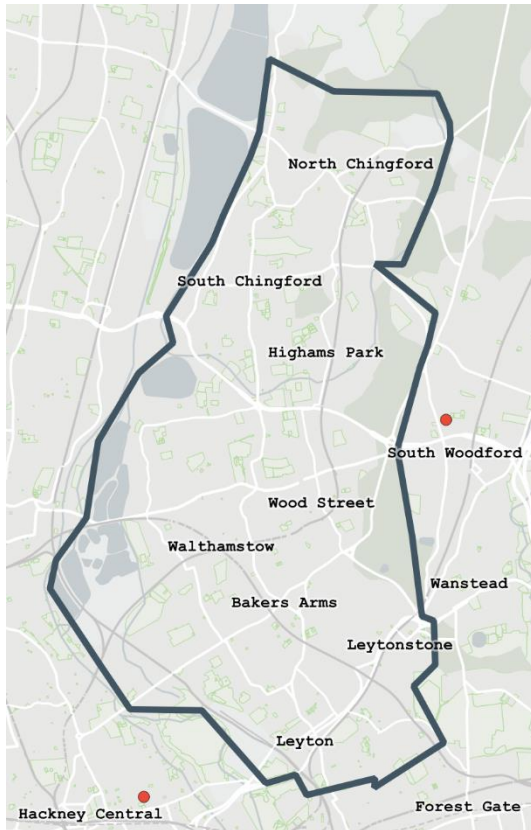
- Waltham Forest Archives
- William Morris Gallery

Artist Workspace



- 1-2 Sutherland Rd Path
- 5 Argall Ave
- 30a Borwick Rd
- Blackhorse Lane Studios
- Lea Bridge Road
- Lloyd Park Artist Studios
- Mentmore Studios
- Mitre Studios
- Unit 1
- Wood Street Studios

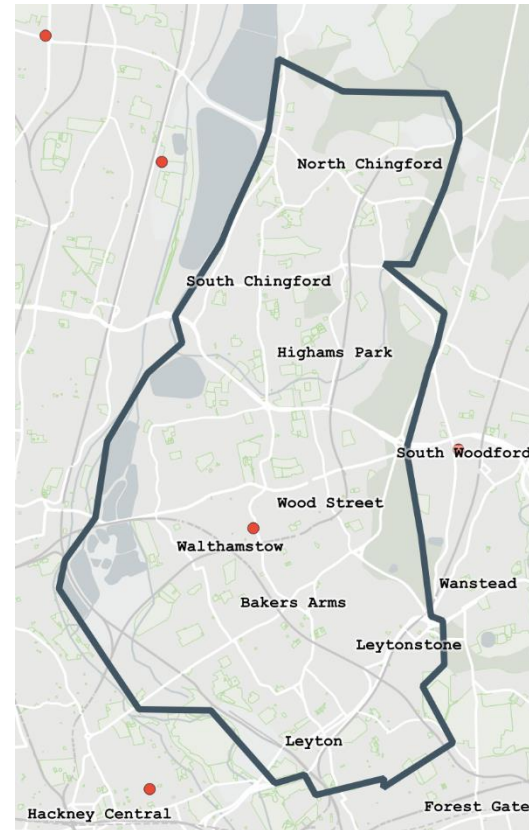
Art Centres



(None in borough, but two close to the border):

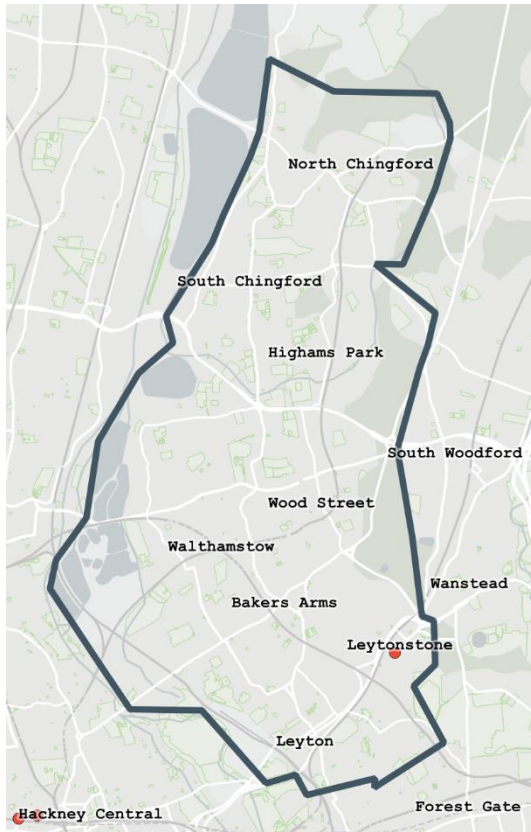
- Chats Palace
- Redbridge Drama Centre

Cinemas



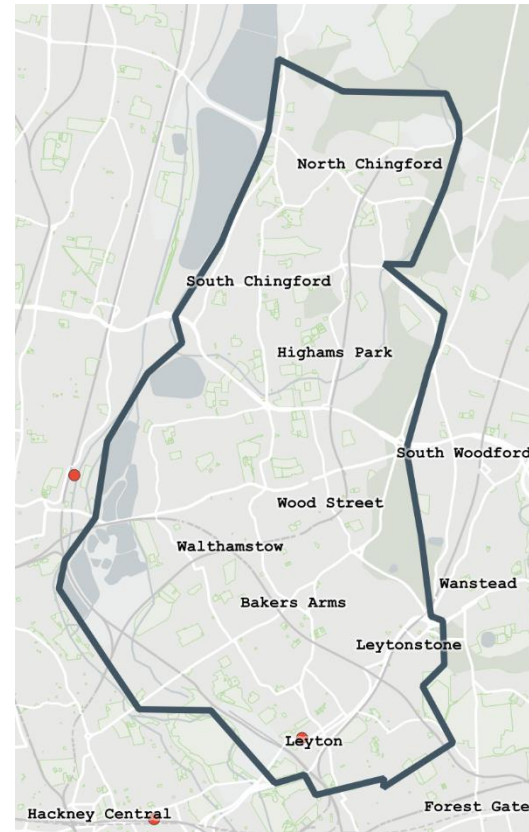
- Empire Walthamstow

Commercial and Private Galleries



- The Stone Space

Creative Co-Working Desk Space

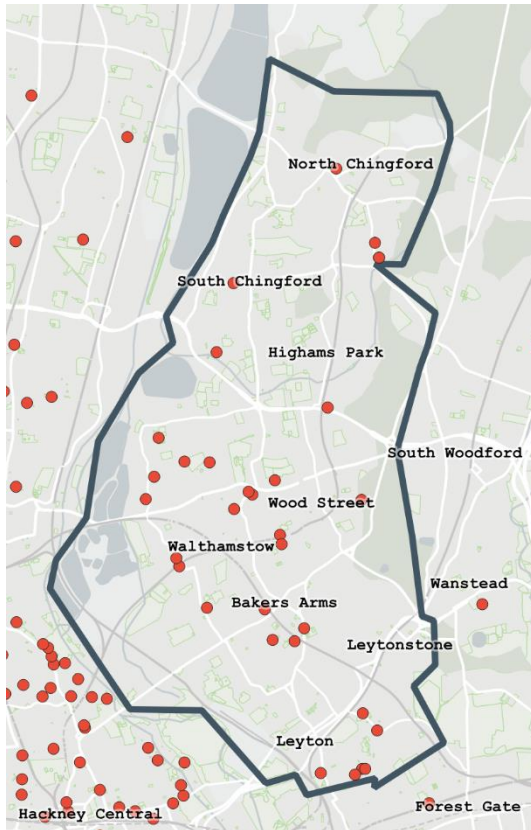


- Mainyard Studios

Local stakeholders highlighted the following additional facilities not listed on the London Cultural Infrastructure Map:

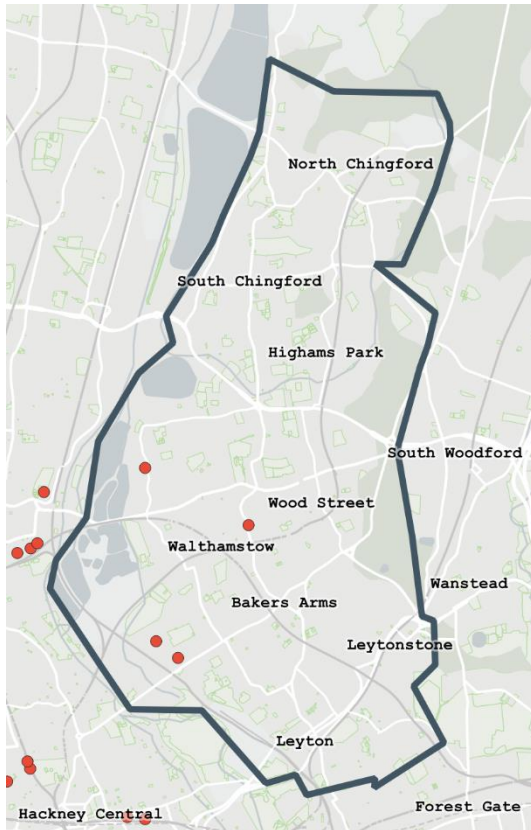
- Creative Works and Yonder (Blackhorse Lane area)

Community Centres



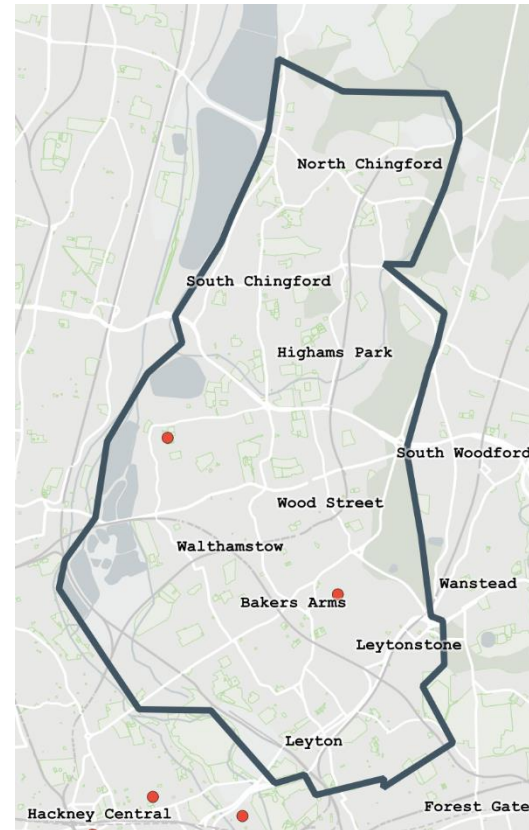
- Ambia Community Centre
- Blackhorse Community Workshop & Cafe
- Capel Manor College Community Centre
- Chingdale Centre
- Crownfield Road Community Centre
- Dahir Community House, East London Community Law Service
- East London Community Law Service
- Forest Community Centre
- Frederic Street Community Centre
- Friday Hill House Community Care Support Centre
- Friday Hill Tenant Management Community Centre & Offices
- Gnome House Community Print Making Workshop & Cafe
- Gordon Road Community Centre
- Higham Hill Community Hub & Cafe
- Hoe Street Community Centre
- Markhouse Road Day Centre
- Marmion Centre, Waltham Forest Resource Hub
- Mornington Hall, The Green
- Nexus Community Centre
- Peterhouse Centre
- Priory Court Community Centre
- SCOPE Day Centre (VCS Hub)
- Seddon Centre
- St Lukes Hall
- The Junction Adult Learning Service & Community Library
- The Mill Community Centre
- The Paradox Centre
- Town Hall Complex Community Cafe
- Vestry House Museum Community Cafe & Room
- Waltham Forest Community Hub
- William Morris Community Users Assn Community Centre
- X7Eaven Productions Ltd/ Nexus Community Centre

Creative Workspace



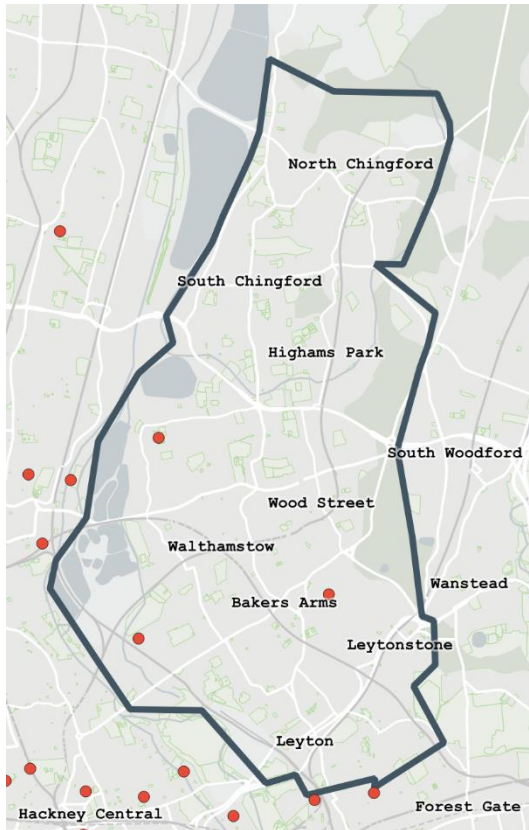
- Arbeit / Arebyte
- Meanwhile Space, Switchboard Studios
- Meanwhile Space, Central Parade
- Mentmore Studios

Dance Performance Venues



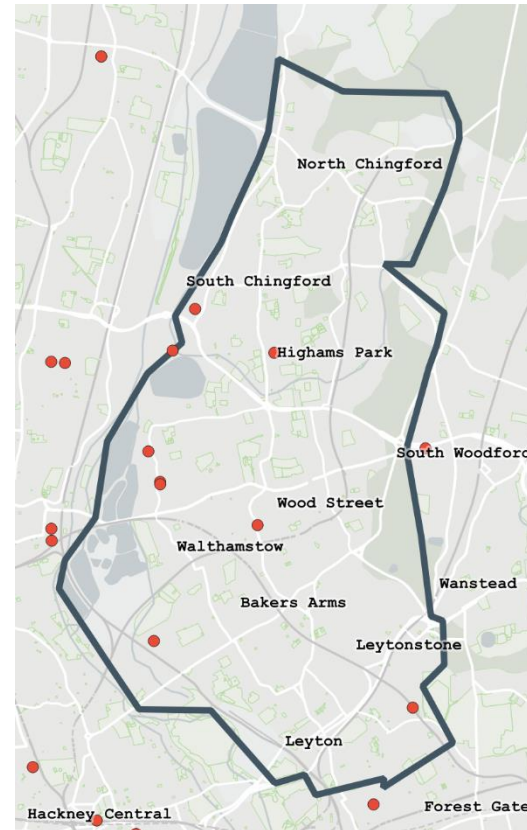
- Higham Hill Hub
- Leyton Sixth form College

Dance Rehearsal Studios



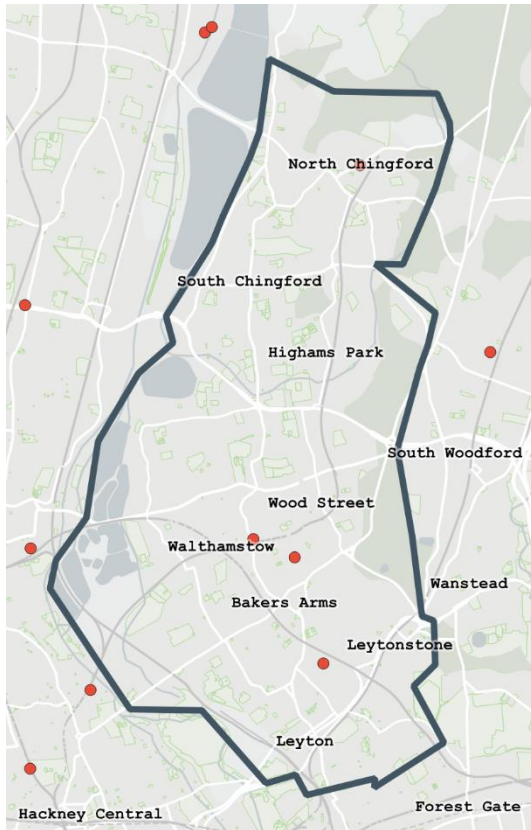
- Gravity Circus Urban Venue
- Higham Hill Hub
- Leyton Sixth Form College

Fashion and Design



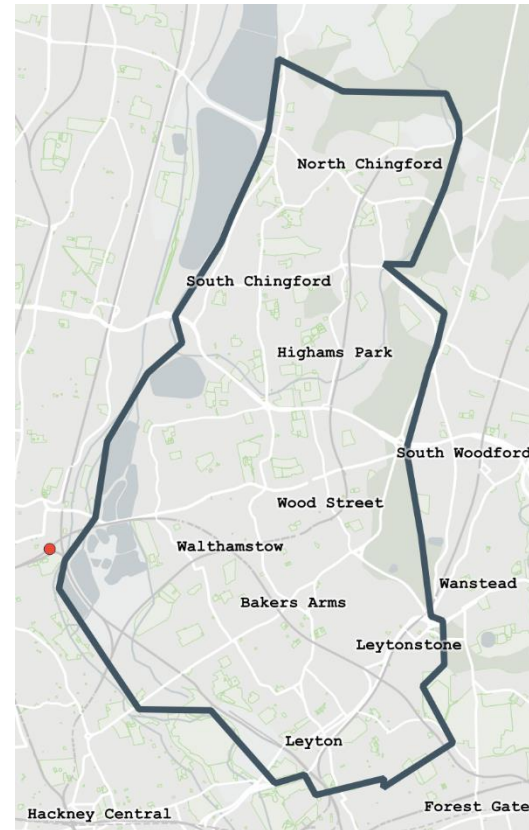
- Blackhorse Atelier
- Cock and Bull Mensewar
- Dolana of London Ltd
- Fashionhart Ltd
- Gamba Theatrical Footwear
- JeaP Clothing & Promotions
- New Planet Fashions Ltd
- Routine 2000 (UK) Limited

Jewellery Design



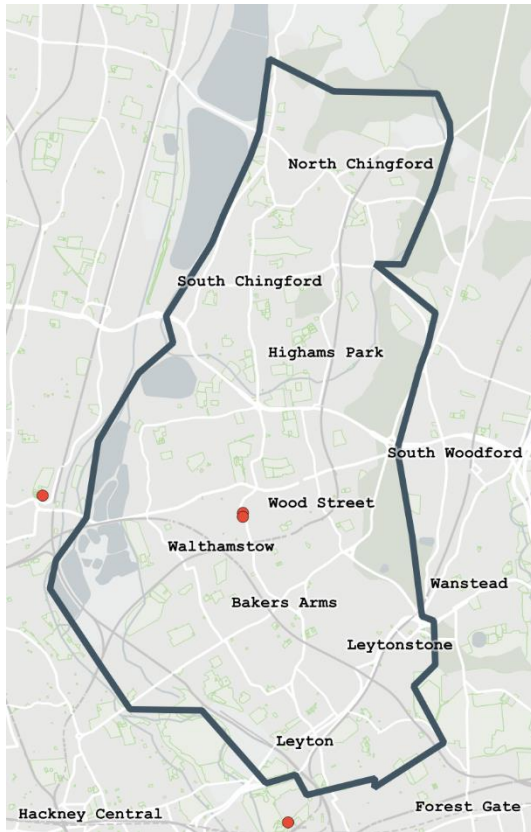
- Bar Jewellery Ltd
- Cad-Man (UK) Limited
- Jose Sequeira Limited
- Kentish Jewellers Ltd
- Simply Signets Limited

Legal Street Art Walls



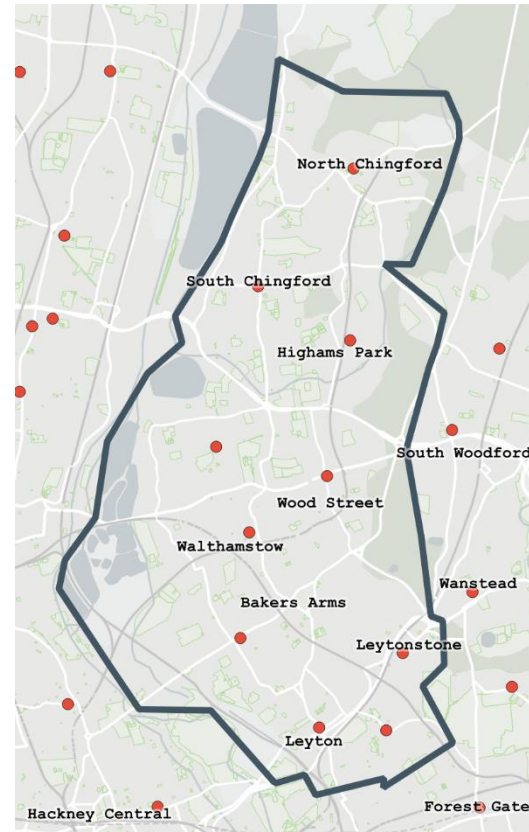
- (None in the borough, by one close to the border):
- Markfield Park

LGBT+ Night Time Venues



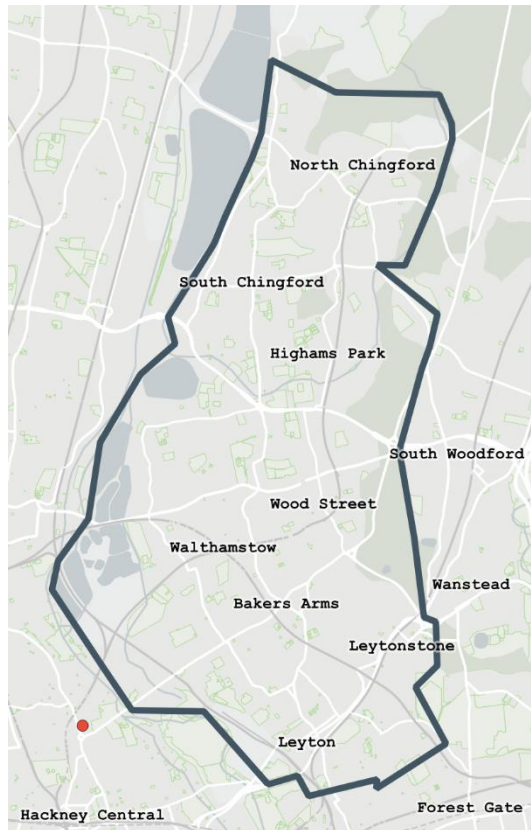
- Mirth, Marvel and Maud (Regular LGBTQ+ Programming) (note: currently closed)
- Victoria (Regular LGBTQ+ Programming)

Libraries



- Hale End Library
- Harrow Green Community Library
- Higham Hill Library
- Lea Bridge Library
- Leyton Library
- Leytonstone Library
- North Chingford Library
- South Chingford Community Library
- Walthamstow Library
- Wood Street Library

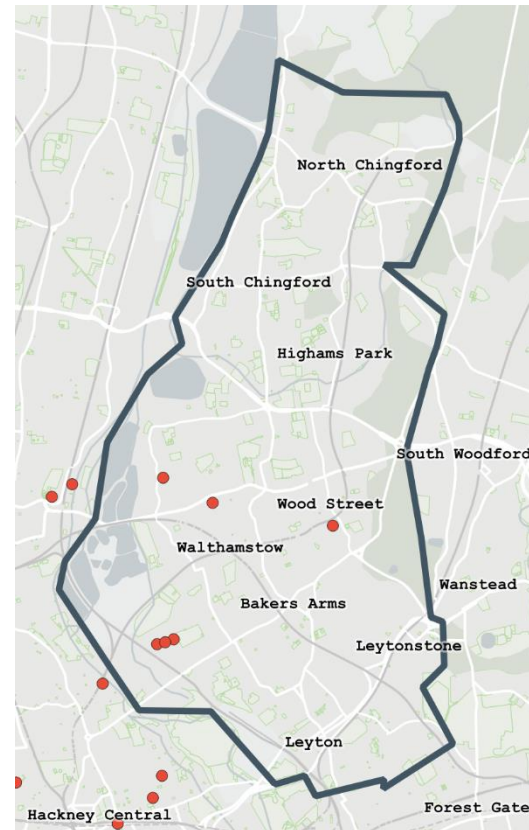
Live in Artist Workspace



(None in the borough, but one close to the border):

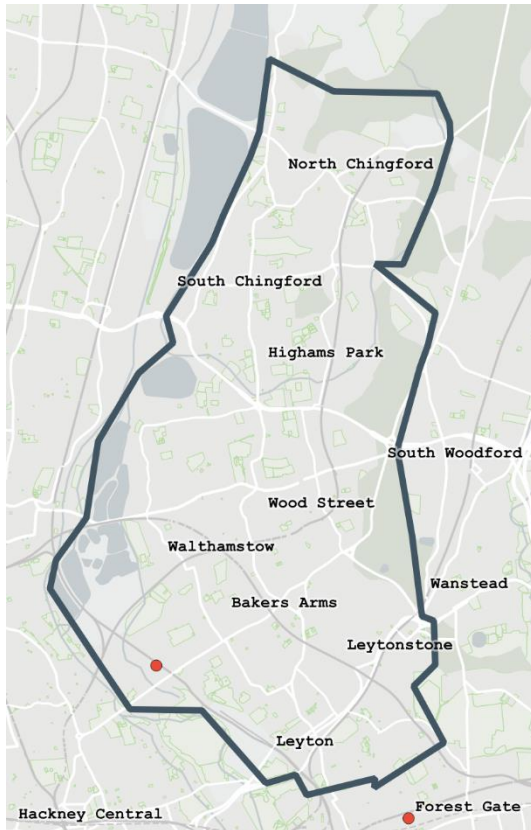
- London Live Work

Makerspace



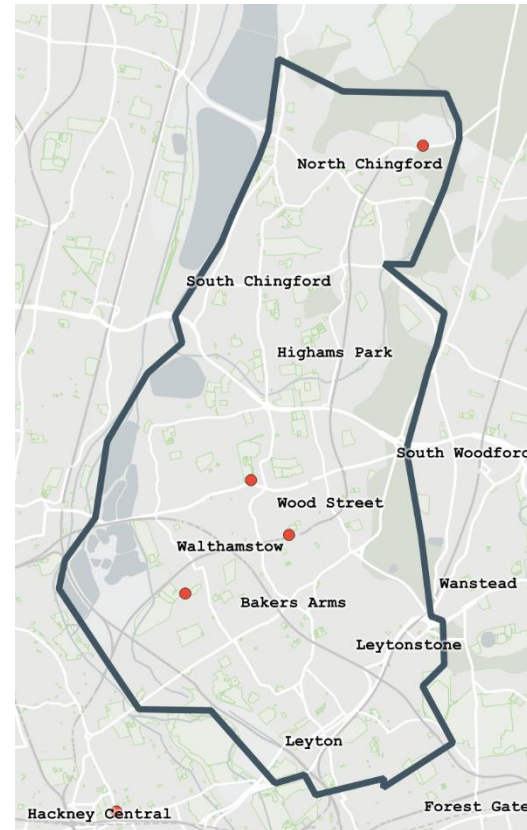
- Blackhorse Workshop
- London Art Workshop
- Made By Ore
- MainYard Studios
- Turning Earth Ceramics
- Wood Street Walls Cic

Making and Manufacturing



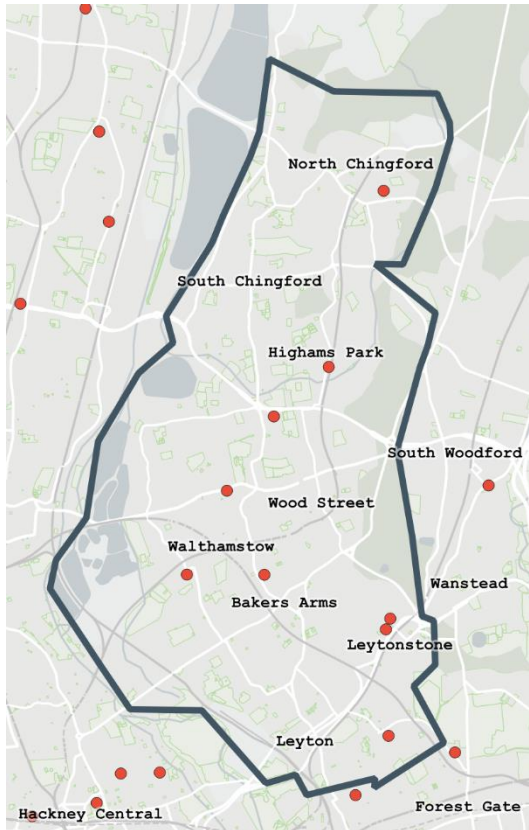
- Matter SFX

Museums and Galleries



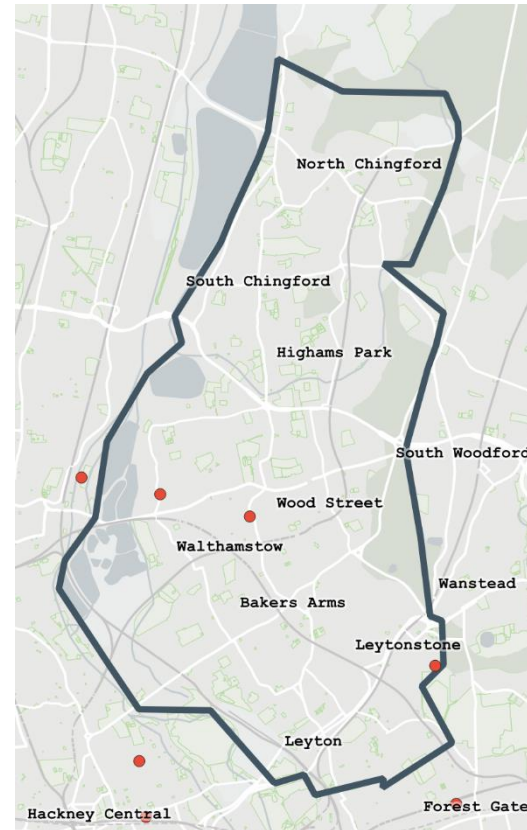
- The View (Epping Forest Collection)
- Vestry House Museum
- Walthamstow Pumphouse Museum
- William Morris Gallery and Brangwyn Gift

Music Office Based Businesses



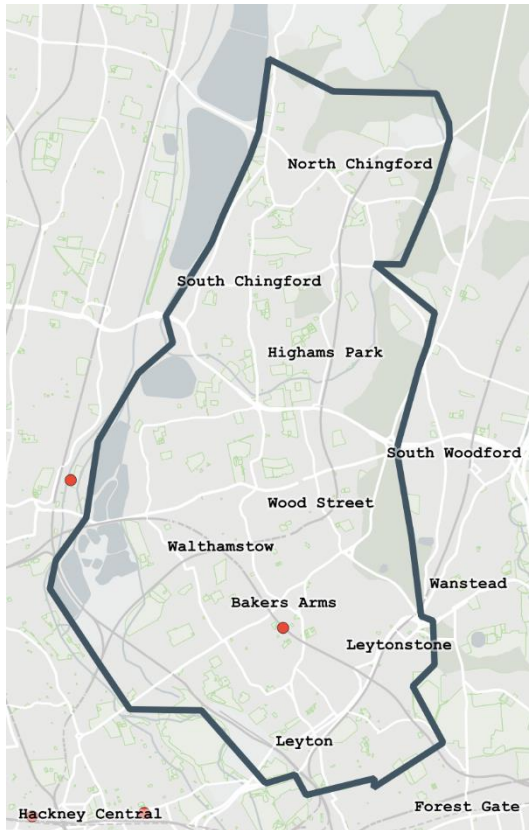
- Bokhari Records Ltd
- D.a.d. International Licensing Ltd
- Damaged Records
- Fuzz Club Ltd
- Hw Records Ltd
- Mvls Studio
- Numen Records Ltd
- Radiotone Records Ltd
- This Feeling Records Ltd

Music Recording Studios



- Bark Studio
- Gess Productions Ltd
- Mews Productions Recording Studios

Music Rehearsal Studios

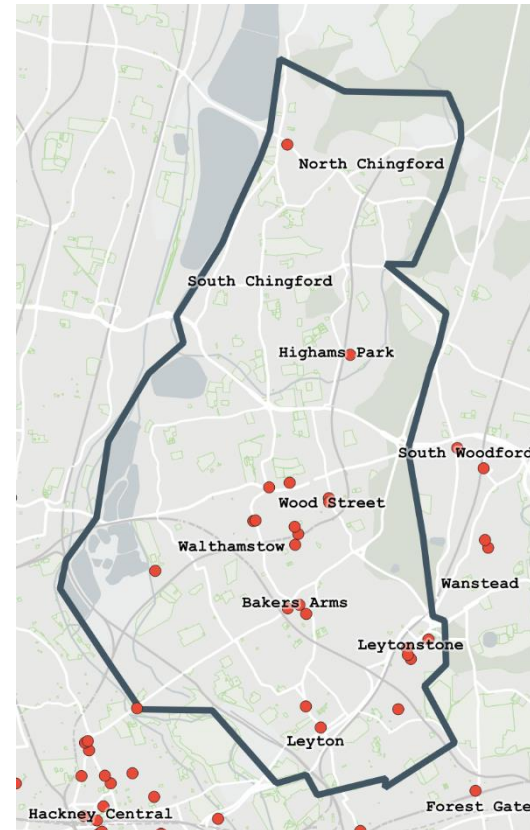


- Audio Underground

Local stakeholders highlighted the following additional facilities not listed on the London Cultural Infrastructure Map:

- Pulse Studios (Blackhorse Lane area)

Music Venues (All)



- Coach & Horses
- The Coppermill
- County Arms
- Dukes Head
- Flower Pot
- King William The Fourth
- Leyton Technical
- Leytonstone Ex-Servicemens Club
- Mirth, Marvel & Maud (note: currently closed)
- Nags Head
- North Star
- Peppers Ghost
- Royal Oak
- St John's Music Hall
- St Mary's Music Hall
- Tap & Spile
- The Bell
- The Red Lion
- Village
- Walthamstow Assembly Hall

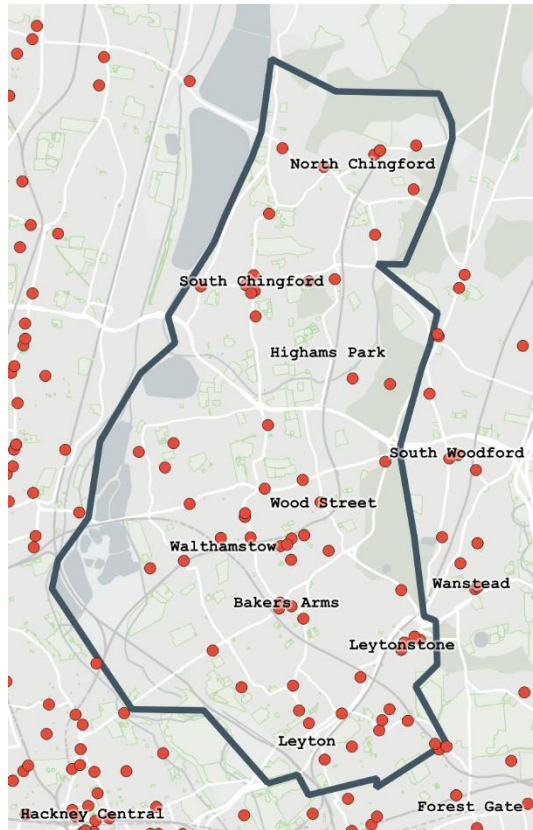
Outdoor Spaces for Cultural Use

Currently nothing listed for Waltham forest on the London Cultural Infrastructure Map.

Local stakeholders highlighted the following additional facilities not listed on the London Cultural Infrastructure Map:

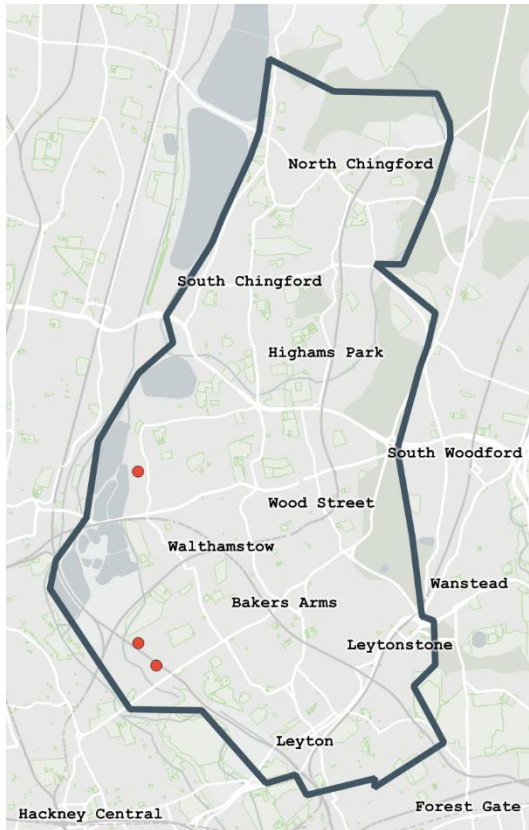
- Walthamstow Wetlands
- Suntrap Forest Centre
- Lloyd Park and other parks and green spaces

Pubs



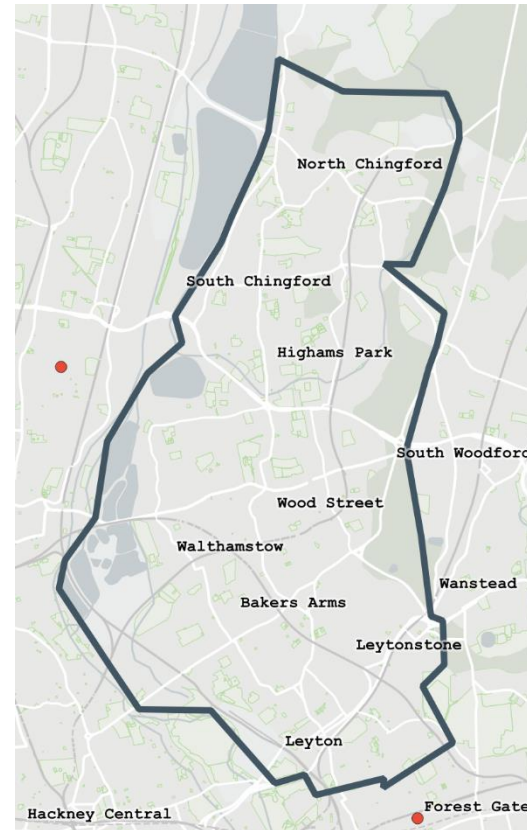
- Bar One Twenty
- Bell
- Birds
- Birkbeck Tavern
- Bojangles Brasserie
- Bootlaces
- Castle
- Chequers
- Coach & Horses
- The Coppermill
- County Arms
- County Hotel
- Dog & Duck
- Dovecote
- Drum
- Duke's Head
- Empire Lounge
- Essex House
- Flowerpot
- Goergio's Sports Bar & Grill
- Goose
- Greene Man
- Hare & Hounds
- Harvester
- Heathcote & Star
- Holly Tree
- Kings Ford
- King's Head
- Larkshall
- Leyton Star
- Leyton Technical
- Leytonstone Tavern
- Lion & Key Hotel
- Lord Palmerston
- Lord Raglan
- Mirth, Marvel & Maud (note: currently closed)
- Mo-Bo's
- Nag's Head
- North Star
- Northcote Arms
- Old Hall Tavern
- Olde Rose & Crown
- O'Neill's
- Pepper's Ghost
- Pillars Brewery Tap
- Plough & Harrow
- Pretty Decent Beer Co
- Prince Of Wales
- Queen Elizabeth
- Queens Arms
- Red Lion
- RnR (Wine Bar)
- Royal Forest Hotel
- Royal Oak
- Royal Oak Pub & Kitchen
- Shepherd's Inn
- Signature Brewery Tap
- Sir Alfred Hitchcock Hotel
- Victoria
- Village
- Walnut Tree
- Wanstead Tap
- Warrant Officer
- Wild Card Brewery Barrel Room
- Wild Card Brewery Taproom
- William Morris
- William the Fourth
- Wishing Well

Prop and Costume Making



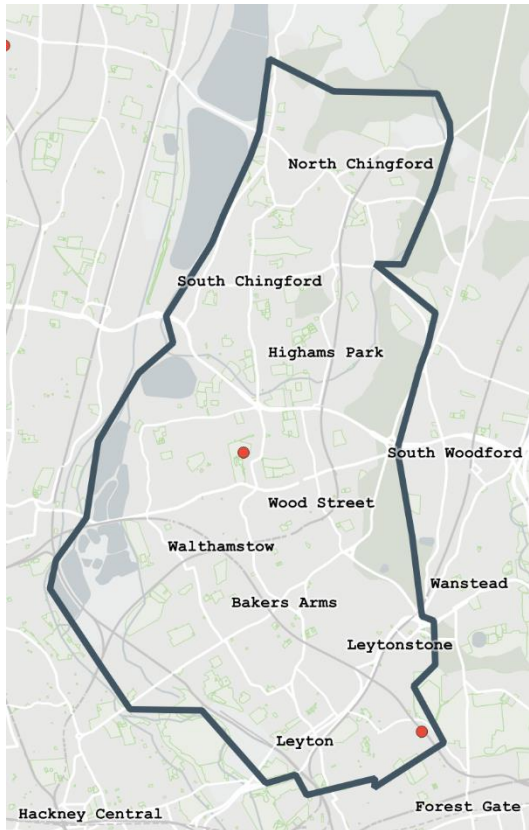
- Matter SFX
- Replica Ltd
- United Colours of Mas

Set and Exhibition Design



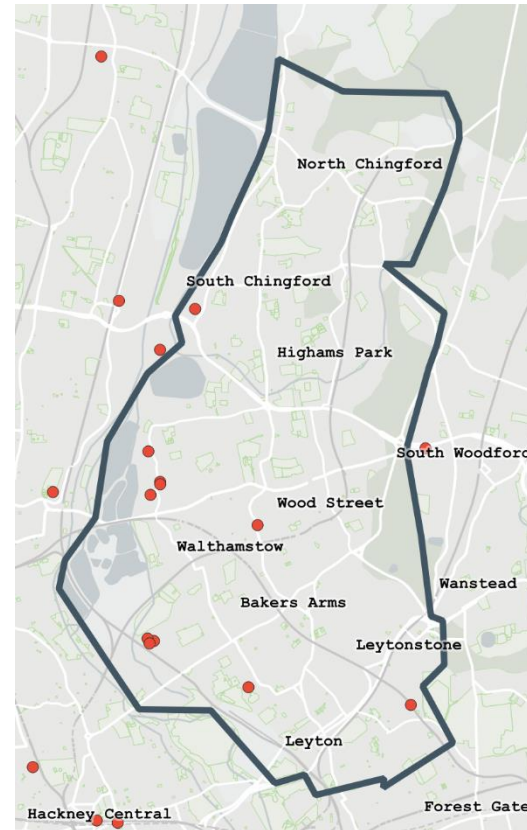
- (None in borough, but two close to the border):
- J.D. McDougall Ltd
 - Setbuild Ltd

Skate Parks



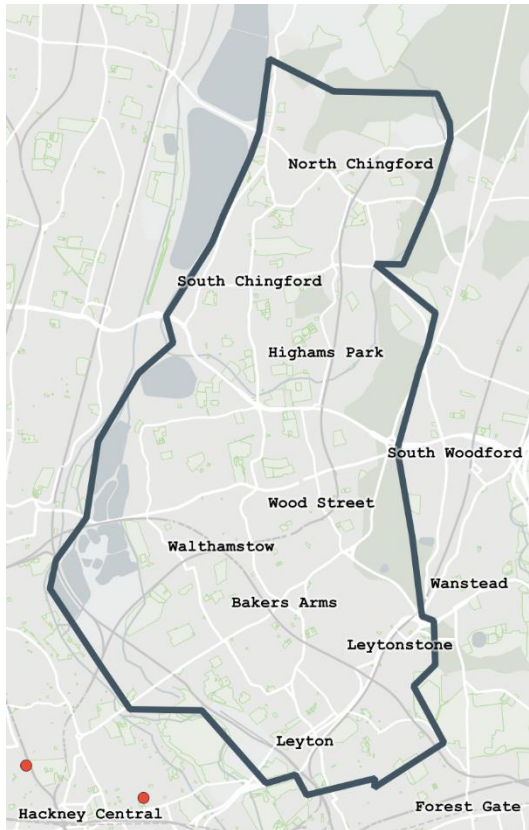
- Cann-Hall-Park
- Walthamstow

Textile Design



- Blackhorse Atelier
- Cock and Bull Mensewar
- Dolana of London Ltd
- Fashionhart Ltd
- Gamba Theatrical Footwear
- Just Jersey Ltd
- New Planet Fashions Ltd
- Protech Embroidery Ltd
- Routine 2000 (UK) Ltd
- The Apparel Company
- Wagland Textiles Ltd

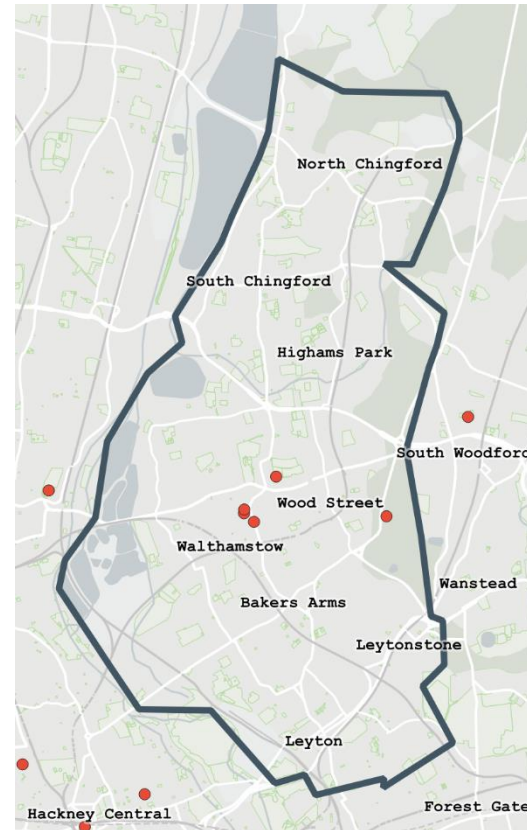
Theatre Rehearsal Studios



(None in borough, but four close to the border):

- Stratford Circus
- Hub67
- Chats Palace
- Hackney Attic

Theatres



- CentrE17
- Deaton Theatre
- Mirth, Marvel and Maud (note: currently closed)
- Walthamstow Assembly Hall
- Ye Olde Rose and Crown

Appendix B - Case Studies from Other UK Cities

As highlighted in Section 7 of the report, the case studies below did not form a core part of the good practice review, as the insights offered little beyond those provided by London boroughs. They are nevertheless included here for completeness.

Manchester - Manchester Local Plan (2012 – 2027)

Policy CC 4 - Visitors – Tourism, Culture and Leisure

‘The City Centre will be the focus for culture and leisure in the City Region. Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. The improvement of facilities for business visitors will also be supported. Development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted. In order that the existing visitor attractions can reach their potential it is also important that the City Centre has the infrastructure to accommodate the necessary volume of visitors. Hotels have become an increasingly important use across the City, and these will be particularly important in the City Centre. New hotel development which contributes to the quality of the City Centre hotel offer will be supported. Proposals for new hotels outside of the City Centre will be supported where they support visitor-oriented development and where the Council is confident that they will be deliverable.’

8.39 – ‘Growth in a constrained area like the City Centre is only possible when land is managed effectively. Planning permissions which are unlikely to be implemented can distort land value and hinder development. Therefore, the Council believes that it is reasonable to expect developers to demonstrate the deliverability of their scheme from the outset, including details such as the operator’

Guide to development in Manchester Supplementary Planning Document and Planning Guidance adopted April 2007 – no mention of culture/infrastructure/workspace

Planning validation checklist – no cultural references

Leeds - Leeds adopted core strategy (Local Plan) adopted 2014, amendments adopted 2019

<https://www.leeds.gov.uk/Local%20Plans/Adopted%20Core%20Strategy/Consolidated%20Core%20Strategy%20with%20CSSR%20Policies%20Sept%202019.pdf>

Spatial Policy 2 - Hierarchy of centres and spatial approach to retailing, offices, intensive leisure and culture

Spatial Policy 3 – role of Leeds city centre

- (i) is promoting the city centres role as the regional capital for major new retail, leisure, hotel, culture and office development
- (iv) Comprehensively planning the redevelopment and re-use of vacant and under-used sites and buildings for mixed use development and new areas of public space (including a major City Centre Park in the South Bank Area)

5.1.16 Under Hospital, Universities and Culture

Major museums exist in the City Centre at the Royal Armouries and City Museum (Millennium Square) and major theatres at West Yorkshire Playhouse, the Grand Theatre, City Varieties and the Carriageworks. These facilities will be complemented by the opening of the Arena in 2013 and all contribute to the vitality, culture and economy of the City Centre. The hospital, universities and cultural venues generate large amounts of footfall and journeys which make it appropriate that their presence is largely retained in the City Centre where public transport accessibility is extremely good. Future growth in office space, shops and dwellings should be planned to sustain rather than undermine the hospital, universities and major cultural facilities. Exceptions may be made to help retain historic buildings or where floorspace will be replaced elsewhere in the City Centre.

Leeds Site allocations plan adopted 2019 but includes nothing about cultural infrastructure. Focus is on housing, retail, schools, health and travel.

<https://www.leeds.gov.uk/Local%20Plans/Site%20Allocations%20Plan/01%20SAP%20Adopted%20Plan-%20Introduction,%20Section%201%20and%202.pdf>

Design SPD – accessible Leeds

<https://www.leeds.gov.uk/docs/Accessible%20Leeds%20SPD.pdf>

No mention of culture but does include case study on the refurbishment of Leeds City Museum in 2008, focus is on creating an inclusive and accessible environment p.g 23

Eastgate and Harewood quarter SPD 2005 – focuses on retail but it is intended to be a mixed-use quarter, enhancing historic assets and the public realm.

https://www.leeds.gov.uk/docs/FPI_EAH_001%20Eastgate%20and%20Harewood%20SPD.pdf

Planning Validation Checklist – no cultural references

https://www.leeds.gov.uk/docs/Planning_validation_criteria_Apr_2017.pdf

Hull - Hull local plan 2016 – 2032 adopted in 2017

<http://www.hull.gov.uk/council-and-democracy/policies-and-plans/local-plan>

Strategic priority 11 – ‘Make Hull more attractive to residents, businesses and tourists - Hull is committed to forging a new future by embracing new industries (Green Port Hull) and the arts (UK City of Culture 2017). In order to carry this off successfully, it requires a bold plan that preserves the city’s best assets and is uncompromising in the quality that is expected from new development.’

6.24 – ‘The city is increasingly attracting attention, providing events and venues that attract visitors from a wide area. These include large-scale events like the annual Freedom Festival, as well as attractions such as museums, The Deep aquarium, renowned arts venues, theatres and top flight sporting events. The City Plan is supporting projects including remodelling of Hull New Theatre and Ferens Art Gallery. It is also supportive of Hull Venue a new live music and conference facility on the site adjacent to Princes Quay shopping centre, and proposals for a cruise terminal on the river frontage at The Deep. These all create significant draw to the city centre, which underpins the objective of making it a world-class visitor attraction.’

6.27 – ‘Inevitably, a number of facilities that provide for cultural and leisure activities or are an attraction to tourists, are located outside the city centre. It will be appropriate in certain circumstances to support development that can maximise the economic potential of these, as long as there is strong rationale, such as uniqueness of location, and proposals do not adversely impact on the city centre. Some commercial leisure (D2) facilities have located outside of centres, for example the cinema, bowling alley and fitness centre at Kingswood. These have taken advantage of the larger plots available and car parking. Hotels (C1) have located at both Kingswood and in Priory Park where they can support business needs as well as visitors. Future proposals outside of centres will be subject to the sequential approach and it will be appropriate to consider the potential impact of schemes where they cannot be located in centres. It is likely that such schemes will be relatively large, given the nature of what they accommodate. Evidence suggests that the national threshold of 2,500 sqm would be appropriate to determine when an impact assessment would be required for development of leisure that cannot be located within centres’.

14.14 – ‘The scope of CIL in the city is limited by the viability of development. Projects have therefore been identified which relate largely to smaller-scale public realm and green infrastructure projects. The potential to pool resources could support specific City Plan or City of Culture projects.’

City centre key sites design guide (SPD)

<http://www.hull.gov.uk/sites/hull/files/media/SPD13%20City%20Centre%20Design%20Guide.pdf>

Policy 10 (city centre mixed use sites) - c. ‘The Fruit Market and Digital Quarter (2.7 ha) (Local Plan refs 4, 5, & 7) will be developed for a range of main town centre uses including small scale

retail, restaurant and café uses, B1 offices and work spaces, services and cultural facilities’.

2.6 – ‘The Local Plan puts forward preferred land uses for sites but other designations and policies apply in each case. Blackfriargate and Myton Street have been designated for main town centre uses, which could be retail, restaurants, café, office, hotel, leisure, services, arts, tourism and cultural facilities.’

Planning Validation Checklist – no cultural references

<http://www.hull.gov.uk/sites/hull/files/media/Validation%20Checklist.pdf>

Glasgow – City Development Plan (Local Plan) Adopted 2017, replacing City Plan 2 (2009).

<https://www.glasgow.gov.uk/cdp>

CDP 2 – sustainable spatial strategy

‘The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that:

5. Protect and reinforce town centres as the preferred locations for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities;

p. 53 Network of Centres - To help revitalise town centres, the draft revised SPP (published for consultation by Scottish Government in April 2013) and the National Review of Town Centres Report both propose a 'Town Centres First' approach where town centres are the preferred location, not just for retail uses, but for a range of uses including cultural and community facilities, leisure, entertainment, recreation, as well as homes and businesses. In response, the Council has conducted a review of the changing balance of land uses within each town centre and this has informed the approach set out in the Network of Centres Policy and elaborated in Supplementary Guidance.'

Network of centres supplementary Guidance

<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36886&p=0>

'Policy CDP 4 supports the 'Town Centre First' principle for a variety of uses generating significant footfall that are set out in Scottish Planning Policy (SPP). These include retail and commercial leisure as well as offices, community and cultural facilities and other public buildings. This approach reflects the need to both provide accessible locations for a wide range of goods and services and also to avoid the diversion of activity away from Town Centres.'

3.2 'The sequential approach will be applied to all large scale developments (over 1000 sq m (gross) convenience retail floorspace and/or over 2000 sq m (gross) comparison retail (or commercial leisure) floorspace. Proposals for other Town Centre uses or for smaller scale retail and commercial leisure development should also be assessed where they are likely to generate significant footfall.'

Bristol - Local Plan Core Strategy adopted 2011

<https://www.bristol.gov.uk/planning-and-building-regulations/local-plan>

Policy BCS11 – 'Development and infrastructure provision will be coordinated to ensure that growth in the city is supported by the provision of infrastructure, services and facilities needed to maintain and improve quality of life and respond to the needs of the local economy. Development will provide, or contribute towards the provision of: n Measures to directly mitigate its impact, either geographically or functionally, which will be secured through the use of planning obligations; n Infrastructure, facilities and services required to support growth, which will be secured through a Community Infrastructure Levy (CIL) for Bristol. Planning obligations may be sought from any development, irrespective of size, that has an impact requiring mitigation. Contributions through CIL will be required in accordance with the appropriate regulations. (Infrastructure facilities include Cultural Facilities, Managed workspace accommodation)'

'The Core Strategy is accompanied by an Infrastructure Delivery Programme, which provides evidence of the infrastructure that is required to support planned development. It also explains the mechanisms through which new and improved infrastructure such as schools and health facilities will be secured. The policy will be delivered through the development management process. Planning obligations will be secured in accordance with legislation and guidance in place at the time, currently Section 106 of the Town and Country Planning Act 1990, Regulations 122 and 123 of the Community Infrastructure Regulations 2010 and ODPM Circular 05/2005. This will be informed by SPD4 "Achieving Positive Planning through the use of Planning Obligations" (October 2005), which provides the local policy context for securing planning obligations. SPD4 will be revised from time to time, including upon the introduction by Bristol of a CIL.'

Planning Obligations SPD, nothing on culture/workspace/operators

<https://www.bristol.gov.uk/documents/20182/34520/SPD%20Final%20Doc%20Dec2012.pdf/daf75908-50fd-4138-afed-770310a6a431>

Regional cultural infrastructure development strategy for Bristol, Bath, Weston super Mare

<https://www.westofengland.org/media/71733/ppsimplementationclt050908.pdf>

Planning Validation Checklist – no cultural references

<https://www.bristol.gov.uk/documents/20182/33956/Planning+applications+local+list+of+requirements/cb90237a-1980-4d7a-b1c3-88fa56326e3b>

Exeter- Core Strategy (Local plan) Adopted 2012

<https://exeter.gov.uk/media/1636/adopted-core-strategy.pdf>

CP18: Infrastructure. Includes 4. Provide retail, cultural and tourist facilities

CP19: Strategic Allocations. Includes 4. Provide retail, cultural and tourist facilities

9. (p.43) Meeting Community Needs

9.2 'The Council will require that developers contribute to the provision of infrastructure that is necessary for sustainable development and that mitigates the overall impact of change and growth within the Exeter Growth Point (see Sections 11 and 12). The Exeter Infrastructure Delivery Plan draws on the Growth Point's Infrastructure Study to identify much of the infrastructure required for successful delivery. This work will culminate in the production of an Infrastructure Delivery Plan that will ensure successful delivery over the plan period.

9.3 The objectives of the Sustainable Community Strategy and other strategies and programmes can be delivered, at least in part, through developer contributions sought for social and community infrastructure, including education/skills, health, culture, sports and leisure facilities'

CP10 CP10: 'Facilities that meet Exeter's community, social, health, welfare, education, spiritual, cultural, leisure and recreation needs will be protected. New and improved community facilities and utilities infrastructure must be provided in a timely manner to meet the needs of new development, make a positive contribution towards safeguarding and creating sustainable communities, promote social inclusion and reduce deprivation. 2 Facilities which serve the city as a whole should be located in the City Centre or, if this is not feasible, at sustainable locations which are readily accessible by all modes of travel, particularly public transport. Facilities which serve neighbourhood needs should, wherever possible, be located within or close to district or local centres or at locations easily accessible to the local community, particularly by foot or bicycle. Partnership working, direct implementation and contributions secured through Policy CP18 will help to meet community needs including: raising skills, tackling inequalities in health, social care, housing and education, and providing and improving social, cultural, sporting, leisure and recreational facilities.'



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