



SHAPING THE BOROUGH

WALTHAM FOREST LOCAL PLAN (LP1)

2020 - 2035

PROPOSED SUBMISSION DOCUMENT (REGULATION 19)

OCTOBER 2020



Translation

INTERPRETING AND TRANSLATION ASSISTANCE

This document or its summary can be made available in other languages, large print, Braille, audio-tape format or a translation service provided on request. Should you require access to these services please contact us at the address stated below.

This document can also be made available on Audio Tape Braille Large Print

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

Foreword	1
Introduction	
1 Introduction and Background	1
2 Borough Portrait - Waltham Forest	5
Spatial Strategy	
3 Vision and Strategic Objectives	9
4 Waltham Forest's Spatial and Growth Strategy	15
5 South Waltham Forest	31
6 Central Waltham Forest	39
7 North Waltham Forest	46
Thematic Policies	
8 Decent Homes for Everyone	53
9 Building a Resilient and Creative Economy	71
10 Promoting Culture and Creativity	88
11 Distinctive Town Centres and High Streets	98
12 Social and Community Infrastructure	115
13 Promoting Health and Well-being	123
14 Creating High Quality Places	132
15 Active Travel, Transport & Digital Infrastructure	142
16 Enhancing and Preserving our Heritage	165
17 Protecting and Enhancing the Environment	175
18 Addressing the Climate Emergency	197
19 Promoting Sustainable Waste Management	208
Implementation & Monitoring	

20 Delivering the Plan 212

Appendices

1 Parking Standards 222

2 Employment Land Character & Visions 237

3 Policies Map Changes 246

4 Evidence Base 268

5 Monitoring Indicators and Targets 269

Glossary

1 Glossary 280

Six Golden Threads 9

Strategic Objectives 13

Policy 1 - Presumption in Favour of Sustainable Development 16

Policy 2 - Scale of Growth 17

Policy 3 - Infrastructure for Growth 18

Policy 4 - Location of Growth 20

Policy 5 - Management of Growth 22

Policy 6 - Ensuring Good Growth 26

Policy 7 - Encouraging Mixed Use Development 28

Policy 8 - Character-led Intensification 29

Policy 9 - South Waltham Forest 35

Policy 10 - Central Waltham Forest 43

Policy 11- North Waltham Forest 49

Policy 12 - Increasing Housing Supply 54

Policy 13 - Delivering Genuinely Affordable Housing 56

Policy 14 - Affordable Housing Tenure 59

Policy 15 - Housing Size and Mix 60

Policy 16 - Accessible and Adaptable Housing 61

Policy 17 - Redevelopment and Intensification of Existing Housing Estates 61

Policy 18 - Other Forms of Housing 62

Policy 19 - Small Sites 64

Policy 20 - Housing in Multiple Occupation (HMO) and Conversions 64

Policy 21 - Downsizing 66

Policy 22 - Supported and Specialist Accommodation	67
Policy 23 - Gypsies and Travellers	69
Policy 24 - Community Housing	69
Policy 25 - Supporting Economic Growth and Jobs	73
Policy 26 - Safeguarding and Managing Strategic Industrial Land (SIL)	75
Policy 27 - Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS)	76
Policy 28 - Safeguarding and Managing Change in Borough Employment Areas ...	77
Policy 29 - Approach to Non-Designated Employment Land	78
Policy 30 - Industrial Masterplan Approach	79
Policy 31 - Co-location Design Principles	82
Policy 32 - Workspaces	83
Policy 33 - Affordable Workspace	84
Policy 34 - Local Jobs, Skills, Training and Procurement	85
Policy 35 - Railway Arches	86
Policy 36 - Promoting Culture and Creativity	91
Policy 37 - Protecting Public Houses (Pubs)	93
Policy 38 - Blackhorse Lane Creative Enterprise Zone	95
Policy 39 - Hierarchy of Centres	99
Policy 40 - New Retail, Office and Leisure Developments	101
Policy 41 - Revitalisation, Adaptation and Regeneration in Designated Centres and Parades	103
Policy 42 - Managing Changes of Use in Primary Shopping Areas	106
Policy 43 - Managing Changes of Use Outside Primary Shopping Areas of Designated Centres	107
Policy 44 - Managing Changes of Use in Neighbourhood Centres and Local Retail Parades	107
Policy 45 - Managing Changes of Use in Non-Designated Areas	109
Policy 46 - Evening and Night-time Economy Uses	110
Policy 47 - Shopfronts and Signage	111
Policy 48 - Social and Community Infrastructure	115
Policy 49 - Education and Childcare Facilities	119
Policy 50 - Promoting Healthy Communities	124
Policy 51 - Health Impact Assessment	127
Policy 52 - Making Safer Places	127
Policy 53 - Noise, Vibration and Light Pollution	128
Policy 54 - Hot Food Takeaways	129
Policy 55 - Betting Shops and Payday Loan Shops	130
Policy 56 - Delivering High-Quality Design	132
Policy 57 - Taller and Tall Buildings	134
Policy 58 - Residential Space Standards	138
Policy 59 - Amenity	140

Policy 60 - Designing Out Crime	140
Policy 61 - Advertisements, Hoardings and Signage	141
Policy 62 - Promoting Sustainable Transport	144
Policy 63 - Active Travel	146
Policy 64 - Public Transport	150
Policy 65 - Development and Transport Impacts	153
Policy 66 - Deliveries, Freight and Servicing	153
Policy 67 - Construction Logistic Plans (CLPs)	154
Policy 68 - Managing Vehicle Traffic	156
Policy 69 - Electric Vehicles (EV)	159
Policy 70 - Utilities Infrastructure	160
Policy 71 - Digital Infrastructure	162
Policy 72 - Designated Heritage Assets	166
Policy 73 - Listed Buildings	169
Policy 74 - Conservation Areas	171
Policy 75 - Archaeological Assets and Archaeological Priority Areas	172
Policy 76 - Non-Designated Heritage Assets	173
Policy 77 - Locally Listed Buildings	174
Policy 78 - Highams Area of Special Character	174
Policy 79 - Green Infrastructure and the Natural Environment	177
Policy 80 - Parks Open Spaces and Recreation	181
Policy 81 - Biodiversity and Geodiversity	185
Policy 82 - Trees	188
Policy 83 - The Epping Forest and the Epping Forest Special Area of Conservation	190
Policy 84 - The Lee Valley Regional Park	193
Policy 85 - Protecting and Enhancing Waterways and River Corridors	194
Policy 86 - Food Growing and Allotments	196
Policy 87 - A Zero Carbon Borough	198
Policy 88 - Decentralised Energy	199
Policy 89 - Sustainable Design and Construction	200
Policy 90 - Air Pollution	201
Policy 91 - Water Quality and Water Resources	202
Policy 92 - Contaminated Land	204
Policy 93 - Managing Flood Risk	204
Policy 94 - Overheating	207
Policy 95 - Waste Management	209
Policy 96 - Infrastructure and Developer Contributions	216
Policy 97 - Monitoring Growth Targets	221

Contents

Foreword

Waltham Forest is a desirable part of London and a place where people want to live, raise a family and start a business. The Local Plan plays an important role in making these dreams a reality - delivering good growth while ensuring the unique character of the borough is protected and enhanced. Our priority as a Council is to plan for future growth, so that development makes a lasting and positive impact on communities and opens up new opportunities for our people. This links to our three overarching priorities as a Council:

- Safer cleaner streets,
- Ensuring a decent roof over the heads of our residents,
- Improving the life chances of all our residents.

To do this effectively, we need to ensure we promote good growth and the right development in the right places at the right scale, creating attractive sustainable neighbourhoods as well as new economic opportunities. We are encouraging investment and need to be competitive. The policies in this Plan aim to address the needs of the changing local community over the next 15 years, including the delivery of new high quality, genuinely affordable homes, new jobs and employment space, thriving cultural neighbourhoods and town centres, infrastructure, preserving the environment and addressing climate change. The Plan is built around six core golden threads underpinned by a robust growth agenda:

1. Increasing housing delivery. Creating liveable places.
2. Ensuring growth is sustainable and supported by infrastructure.
3. Building on the unique strengths of the borough and carrying forward its cultural legacy.
4. Promoting the economy to improve life chances for all residents, students and workers.
5. Protecting and enhancing the natural and historic environment.
6. Ensuring land optimisation and driving investment and wealth into the borough.

We are now consulting on the final stage of the new Local Plan - the Proposed Submission version. This version of the Plan follows on from the earlier public consultation round on the Draft Plan. It takes account of comments made and new information since the Draft Plan was published in July 2019. Comments submitted on this version of the Plan will be submitted to the Secretary of State for independent examination. The Inspector will want to know whether the Council has met the legal requirements for the preparation of a Local Plan and whether it meets what are known as the 'tests of soundness' set out in the National Planning Policy Framework. Thank you for your interest and participation.



Cllr Simon Miller - Portfolio Lead Member for Economic Growth and Housing Development

Foreword

1 Introduction and Background

1.1 The Local Plan sets out the Council's planning policy framework for the Borough. This plan sets out the level of growth which needs to be planned for in Waltham Forest and identifies where that growth should be located and how it should be delivered. The policies set out in the Plan will be used to determine planning applications in Waltham Forest. This document is the written statement of the Local Plan and should be read alongside the Policies Map.

1.2 The Local Plan covers a range of matters including the number of new homes, and employment provision needed and where they should be located. It also sets out policies for the protection and enhancement of the natural and historic environment, the provision of supporting infrastructure for growth and other policies to manage change in local areas including town centres, industrial areas neighbourhoods and the borough generally.

1.3 Waltham Forest is the first ever Mayor's London Borough of Culture. This recognises the potential of the borough as a driver of transformational change in the Capital. Like the rest of London, the borough is changing and growing to meet the new opportunities and challenges which come from population expansion, the housing crisis and the impacts of Brexit uncertainty and more recently the Covid-19 global pandemic. We believe that our unique heritage and cultural identity enables us to respond positively to the challenges that are identified in this Local Plan.

1.4 This Plan will be used to promote, shape and manage growth in Waltham Forest for the next 15 years. Policies in the Plan set out how the Council will seek to achieve an appropriate balance between physical, social, economic and environmental protection in the Borough for the benefit of all residents and stakeholders.

1.5 Once adopted, the new Local Plan will replace the Core Strategy (2012), Development Management Policies Document (2013), Walthamstow Town Centre Area Action Plan (2014) and Blackhorse Lane Area Action Plan (2015).

1.6 The Council's Local Plan is being produced in two parts. This Plan is the overarching strategic policy document. It represents Part 1 of the Council's Local Plan and will be complemented by a Site Allocations DPD representing Part 2 of the Local Plan. The Local Plan will also be supported by a series of Supplementary Planning Documents, Neighbourhood Plans (as may be prepared) and other guidance including masterplans and planning briefs.

1.7 Together with the London Plan and the North London Waste Plan (once they are adopted), the Local Plan will form the Statutory Development Plan under section 38 of the 2004 Planning and Compulsory Purchase Act.

National Policy

1.8 All Local Plans are required to be consistent with the national policy set out within the National Planning Policy Framework (NPPF). The NPPF sets out the principles and objectives that are required to underpin approaches to plan-making and development management. Central to this, within the NPPF is the “presumption in favour of sustainable development” that establishes in general terms that:

- Local Plans should positively seek to meet the development needs of their area and meet objectively assessed needs (such as housing growth) unless the harm of doing so would demonstrably conflict with the NPPF itself; and
- Decision-taking should see that proposals that accord with development plans are approved without delay, and where plans are silent or out-of-date on an issue, permission should be granted for development.

1.9 In accordance with the NPPF, the key strategic priorities that the Waltham Forest Local Plan must address include the following:

- The homes and jobs needed in the Borough.
- Retail, leisure and other commercial development.
- Infrastructure provision for transport, telecommunications, waste management, water, flood risk and energy.
- Provision of health facilities, community and cultural infrastructure and other local facilities.
- Climate change mitigation and adaptation.
- Conservation and enhancement of the natural, built and historic environment.

The London Plan

1.10 The London Plan is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London (“the Mayor”) in accordance with the Greater London Authority Act 1999 (as amended) (“the GLA Act”) and associated regulations. The Mayor of London is preparing a new London Plan. The Plan is at an advanced stage, but has not been formally published. Following examination, the latest version of the London Plan (Intend to Publish) was published in December 2019.

1.11 The Local Plan must also be in ‘general conformity’ with the London Plan, and where appropriate, take account of Supplementary Planning Guidance (SPG). The Mayor of London produces other strategies to sit alongside the London Plan.

Neighbourhood Plans

1.12 Neighbourhood Plans are optional plans prepared by the community which set out the detailed planning policies and proposals for their specific area. All the policies in this Plan represent ‘strategic policies’ in the context of the NPPF. Accordingly, it is expected that the policies and proposals within Neighbourhood Plans likely to come forward must be in general conformity with these policies. This plan allows for a local variation in policy approach provided

this does not undermine the overall strategic approach set out in this Plan. Accordingly, some policies provide specific guidance for Neighbourhood Plans, where flexibility in policy approach is necessary and can be justified.

Structure of the Local Plan

1.13 The remaining sections of this document are structured as follows:

- Description of the Borough (Spatial Portrait)
- Spatial Strategy
- Thematic Policies
- Implementation and Monitoring
- Appendices

1.14 Each of the policies and proposals have a specific role in delivering sustainable development and set out the 'strategic' approach to the particular issue and outline the key points to be taken into consideration when considering applications submitted for planning permission.

1.15 The Local Plan replaces in whole the Core Strategy (2012), Development Management Policies Document (2013), Walthamstow Town Centre Area Action Plan (2014) and Blackhorse Lane Area Action Plan (2015). The Council is required to include a Policies Map in its Local Plan, which illustrates geographically the policies and proposals contained. This is available alongside the Local Plan.

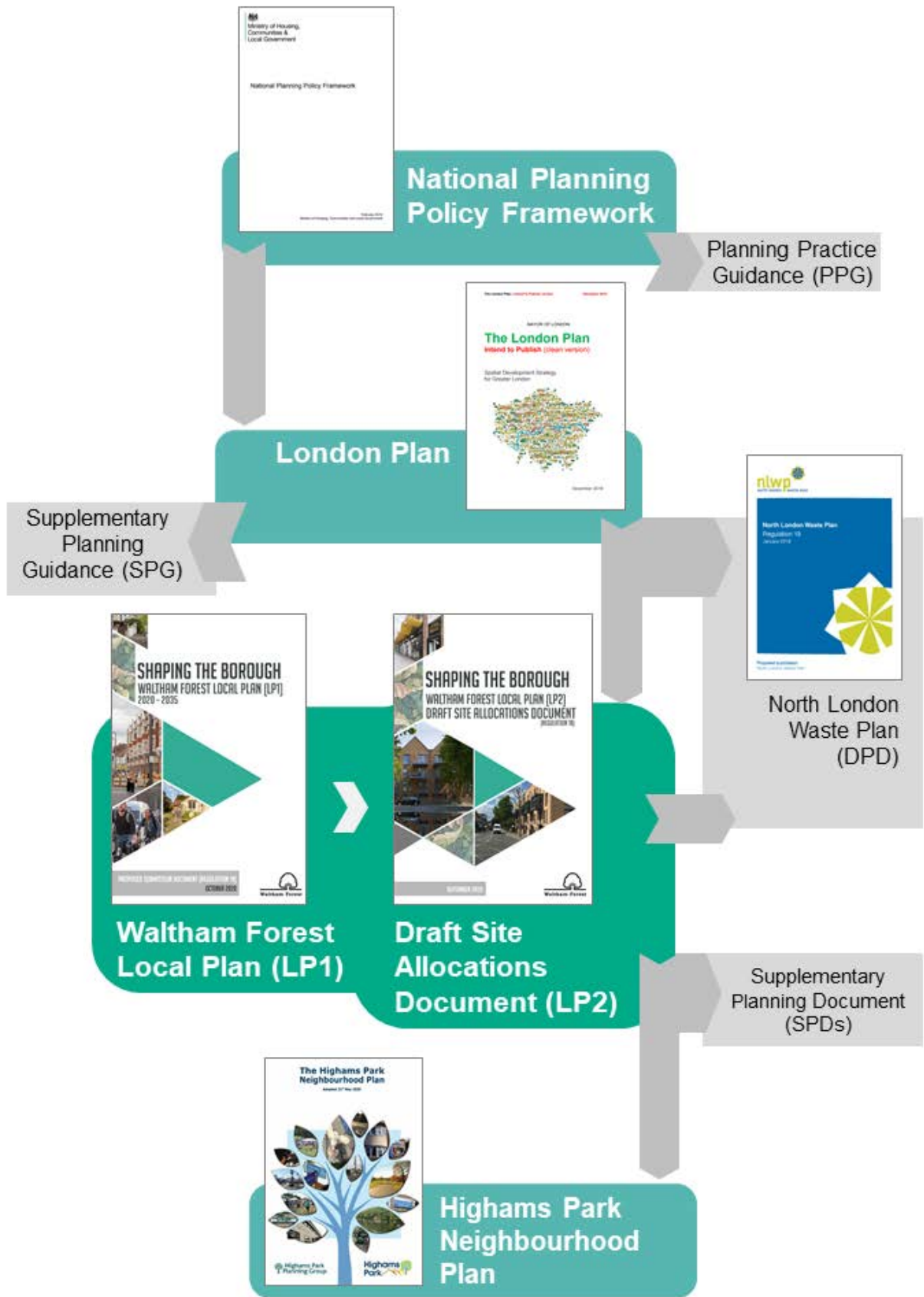


Figure 1.1

2 Borough Portrait - Waltham Forest

2.1 Waltham Forest is an outer borough in north east London. It is relatively small at 3,880 ha compared to many other outer London Boroughs, but it is a very diverse borough. It stretches from the Queen Elizabeth Olympic Park in the south to the Epping Forest and Essex in the north, and is bookended by the River Lea and its associated reservoirs and marshes to the West and the Epping Forest to the east. Neighbouring London boroughs are Redbridge, Newham, Enfield, Hackney, and Haringey, while on its northern edge it also abuts Epping Forest District Council and the overarching Essex County Council.

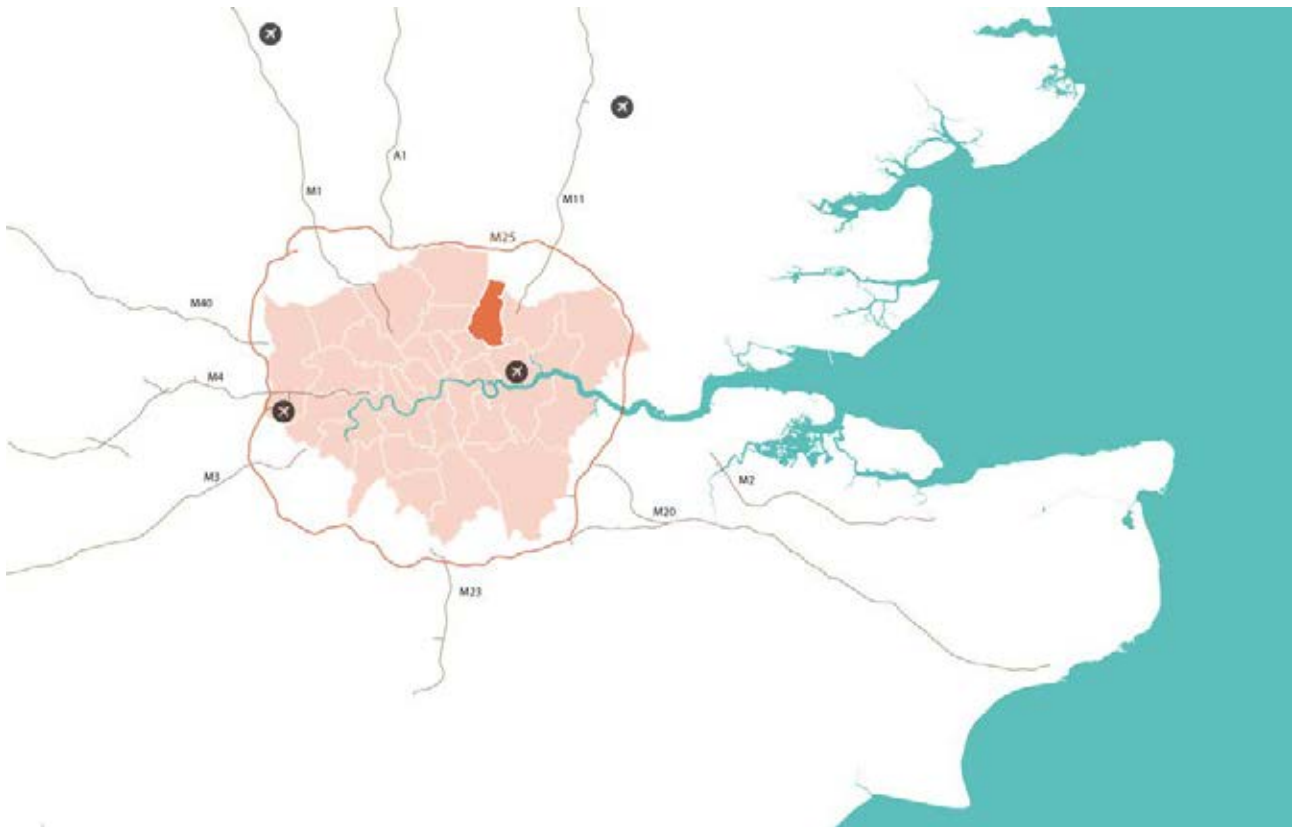


Figure 2.1

Neighbourhoods and Communities

2.2 Like much of London, Waltham Forest is a collection of neighbourhoods built up around busy high streets and stations or historic villages. Town centres offer many diverse retail, cultural and entertainment opportunities, and boast some strong civic architecture. Walthamstow is also known for its street market, claimed to be the longest in Europe. Waltham Forest became a borough in 1965 as part of the formation of the Greater London Council, bringing together the parishes of Leyton, Walthamstow and Chingford. These roughly align with the geographic areas of the borough identified in this Local Plan: South (Bakers Arms, Lea Bridge, Leyton, Leytonstone, Whipps Cross); Central (Blackhorse Lane, Forest Road Corridor, St James' Quarter, Walthamstow, Wood Street); and North (Chingford, Chingford Mount, Highams Park, North Circular Corridor, and Sewardstone Road). While South and

Central areas of the borough have a dense urban character and busy street life, the borough becomes more suburban to the north with lower density housing and more open green spaces that flow into the Green Belt, Epping Forest and out to Essex.

Population

2.3 The residential population of the borough was 276,983 in 2019,⁽¹⁾ projected to rise to 328,082 by 2035. 54.3% aged 20-60 years old - a growth rate higher than the London average (1.7% annually compared to 1.3%). Waltham Forest is one of the most diverse areas in the country with 48 per cent of residents from a minority ethnic background. There is an established South Asian community who have been living in the borough since before the 1960s, drawn from Pakistan, India and Bangladesh, as well as many residents from eastern Europe (Poland and Romania), Turkey, Ireland, and the Caribbean (Jamaica). The south and centre of the borough are significantly more diverse than the north: roughly half the local population are from BAME backgrounds, compared to just a quarter in the north.

Built Environment

2.4 Although there has been settlement at Walthamstow since the 11th century, the area was primarily agricultural land until the arrival of the railway provoked rapid urban expansion during the latter half of the 19th century. South and central areas of the borough are characterised by Victorian and Edwardian town centres and terraced streets. These have been interrupted by post-war social housing interventions as Walthamstow was heavily bombed in the Second World War.

2.5 The north of the borough was developed primarily during the 1920s-30s when many of its suburban semi-detached houses and terraces were built. Chingford and Highams Park have strong Edwardian Town centres and some early 20th century examples of garden suburbs. There are more than 100 Grade II and Grade II* listed buildings across the borough, including some striking examples of civic architecture such as Waltham Forest Town Hall (built in 1942) and Leytonstone Library (built in 1934). There are also more than 170 locally listed buildings, deemed to be of neighbourhood value. Key conservation areas - designated heritage assets that possess special architectural or historic interest - in the borough include: Bakers Arms, Browning Road, Chingford Green, Forest School, Leucha Road, Leyton Town Centre, Leytonstone, Lloyd Park, Orford Road, Ropers Field, Thornhill Road, Walthamstow St James, Walthamstow Village and Woodford Green.

Transport

2.6 The south and centre of the borough are connected to Central London by the Victoria and Central Lines. These have historically attracted commuters seeking to make the borough their home and more recently brought in people attracted by the expanding leisure and cultural opportunities, supporting an emerging night-time economy. Two overground rail lines serve the north east of the borough: the Liverpool Street to North Chingford line and newly electrified Gospel Oak and Barking line. The station at Lea Bridge was reopened in 2016 connecting to Stratford and improvements to other local stations are planned.

1 ONS Mid-Year population estimate, 2019

2.7 The borough is intersected by several major road arteries, including the A406 North Circular, the A12, the A503 Forest Road and the A104 Lea Bridge Road. As well as providing good connections across London these can, however, create barriers between parts of the borough and contribute to localised poor air quality. However, a large swathe of the north west of the borough remains poorly served by public transport with low Public Transport Accessibility Level (PTAL) rating. In conjunction with the Local Plan, Waltham Forest Council will be working with TfL on improving links and capacity in order to support the existing and anticipated growth in population. The award-winning £30 million Enjoy Waltham Forest (Mini Holland) network of dedicated cycle lanes has improved connectivity between neighbourhood centres and reinforced the borough's commitment to reducing car use and promoting active travel.

Culture

2.8 Waltham Forest was London's first Borough of Culture in 2019. Its busy programme of events left an ongoing legacy of commitment to cultural spaces and activity, as well as building strong community networks. Arts and Crafts pioneer William Morris (1834-96) is celebrated in and around Walthamstow. The William Morris Gallery was established in 2012 on the edge of Lloyd Park in the townhouse occupied by the Morris family from 1848 to 1856. A number of cinema buildings remain in some of the borough's town centres. Many of these are being rehabilitated and will support Waltham Forest's economic and cultural growth. For example, Walthamstow's EMD/Granada cinema and the Regal at Highams Park.

2.9 As one of the five Olympic boroughs, Waltham Forest benefitted from investment linked to the 2012 London Olympic Games. It is home to the Lea Valley Ice Centre. Other key sporting presences in the community include Leyton Orient Football Club. Walthamstow's famous greyhound racing track closed in 2008 and the art deco stadium converted to housing. There are a number of local parks and allotments within the borough supporting outdoor recreation. South of the borough, there is access to the Olympic Park from Leyton and the Hackney Marshes football pitches.

Environment

2.10 Waltham Forest is one of London's greenest boroughs, with Metropolitan Green Belt and Metropolitan Open Space accounting for 27% of its area. Epping Forest is a deeply rooted part of the borough's identity, particularly in the north. The River Lea, River Ching, the William Girling and Banbury reservoirs and extensive wetlands give the borough a rich array of blue spaces. However the river and reservoirs can isolate adjacent areas and land within the valley is subject to flood risk. Many of these green and blue spaces are conservation sites and designate Sites of Special Scientific Interest supporting biodiversity within the borough. Further detail on these can be found in the accompanying Green Belt and Metropolitan Open Land Study and the Green and Blue Infrastructure Strategy. Waltham Forest Council declared Full Climate Emergency in April 2019.

Economy

2.11 Industry and commerce in the borough are characterised by small and medium-sized enterprises (SMEs), particularly around the Walthamstow and Leytonstone areas. The largest employment sector in the borough is construction. In addition, creative and cultural businesses and food producers such as microbreweries have flourished over the past 15 years, with a high concentration in the Blackhorse Lane Creative Enterprise Zone. Although employment rates for 16-64 age groups is higher than both London and national averages at 78.1% the borough has pockets of deprivation, especially where areas are isolated due to poor transport connections.

3 Vision and Strategic Objectives

3.1 The Local Plan sets out the strategic priorities for development and sustainable growth of the borough over the next 15 years. There are five golden threads that shape the Local Plan. These are as follows and are all considered to have equal value.

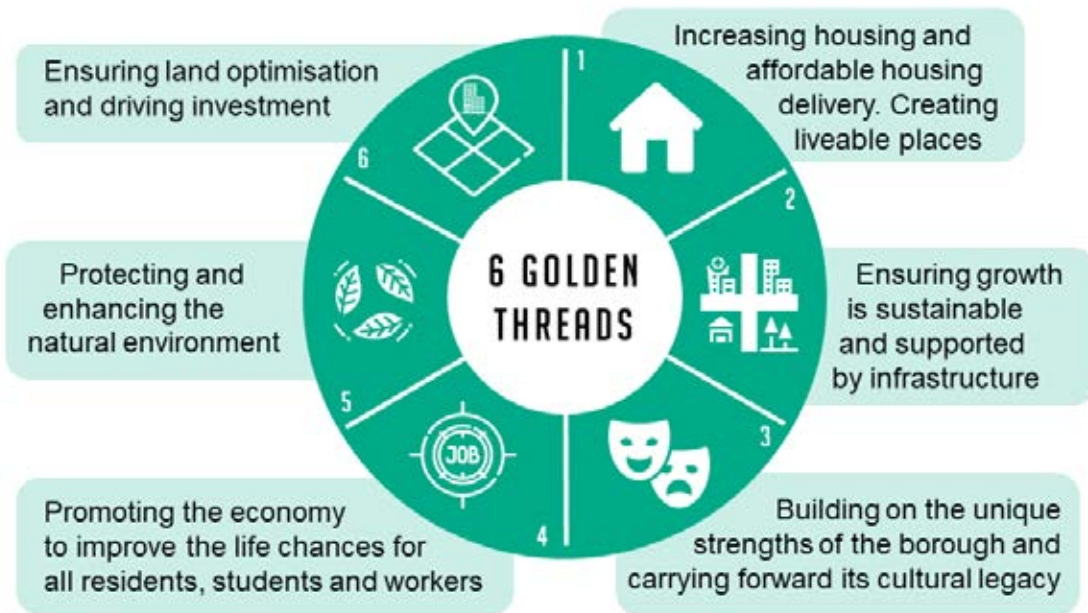


Figure 3.1

Six Golden Threads

- Increasing housing and affordable housing delivery, creating liveable places.
- Ensuring growth is sustainable and supported by infrastructure.
- Building on the unique strengths of the borough and carrying forward its cultural legacy.
- Promoting the economy to improve the life chances for all residents, students and workers.
- Protecting and enhancing the natural environment.
- Ensuring land optimisation and driving investment.

Waltham Forest in 2035

Waltham Forest is a key part of London and a rich resource for the growing capital city. Over the life of this plan, the Borough will be transformed. Building on its strengths as part of the capital and its outer fringe, by 2035, the Borough will be a network of enterprising, culturally rich, well designed sustainable neighbourhoods Building on the identities of our historic 8 town centres and the communities that have grown up around them. It will attract people from across London and further afield to enjoy its cultural, creative and heritage attractions, greenspaces and recreational opportunities.

Liveable Waltham Forest

Waltham Forest's vibrant network of distinctive and thriving town centres will be cultural community hubs, bringing the city to the suburbs and supporting creative, healthy and active lifestyles. A new vision of urban living is in place where all residents are able to meet most of their needs within a 20-minute walk or cycle from their homes. Building on the success of Enjoy Waltham Forest, the Borough's extensive network of green spaces including forest, open space, Green flagged parks, neighbourhood and pocket parks and urban space will help to connect these centres to new liveable neighbourhoods by integrated walking and cycling routes and improved public transport. These liveable neighbourhoods will include a choice and mix of genuinely affordable new homes, which along with an increasing number of local jobs will realise the Plan's ambitions to make the Borough the model of new metropolitan cultural suburbs.

Growing a creative, diverse and resilient economy in Waltham Forest

Attracting inward investment into Waltham Forest's dynamic economy is central to delivering transformational good growth and the success of this Plan. Successful growth in Waltham Forest will focus on improving life chances and job opportunities for its residents.

The Borough will maximise the advantages of its access to the most economically vibrant parts of London and its position in the UK Innovation Corridor (London-Stansed-Cambridge) to grow its own creative and cultural economy. Building on its growing and strongest sectors, Waltham Forest will be a leader in the capital's cultural, creative and digital economy, cementing its economic stability and resilience; extending its economic offer and helping residents to achieve their potential.

Waltham Forest as a place of leisure

Waltham Forest will be one of London's top locations for leisure and recreation. The Borough's diverse visitor attractions, (such as the William Morris Gallery, Walthamstow Wetlands and Victoria Halls) its places, cultural offer and green and blue assets which include access to Epping Forest, the Lee Valley Regional Park, reservoirs and marshland are for residents and all to enjoy.

A key ambition of this Plan is to promote the Borough as a vibrant place to live and visit. We aim to deliver a diverse and inclusive 24/7 economy in Waltham Forest's town centres (where appropriate) and culture venues, building a cultural legacy celebrating the creativity of the Borough's communities.

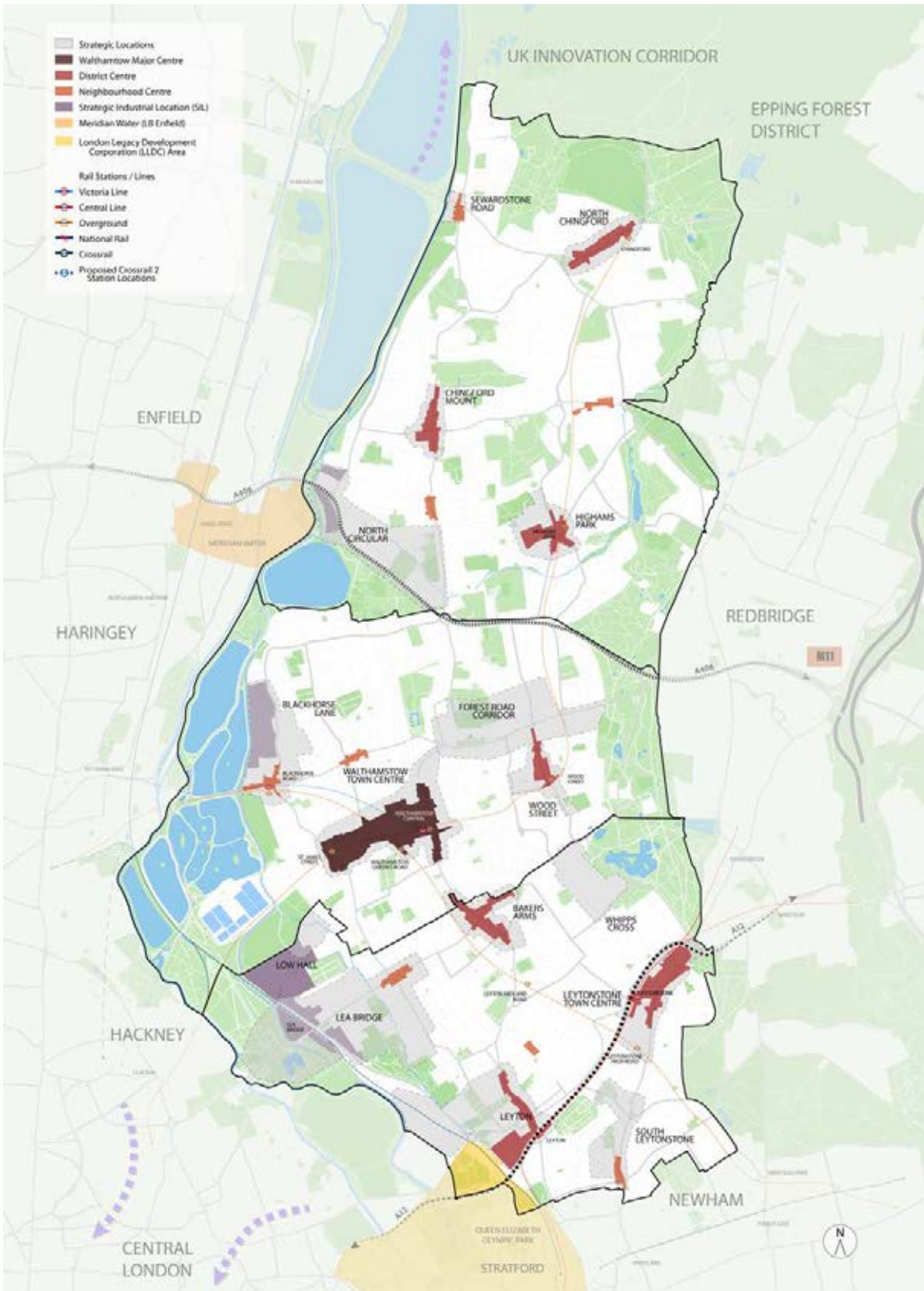


Figure 3.2

Strategic Objectives

These strategic objectives will deliver the vision for Waltham Forest 2035 by:

1. Ensure a significant increase in the supply, choice and mix of high quality new homes, in particular delivering genuinely affordable homes to enable and encourage residents to stay in the Borough and strengthen communities.
2. Grow, promote and diversify Waltham Forest's economy, including its dynamic, cultural, creative and digital sectors and its role in the Upper Lee Valley and wider UK Innovation Corridor, by both supporting and nurturing indigenous growth as well as attracting inward investment.
3. Improve life chances by improving job opportunities, upskilling residents and providing access to new skills, training and apprenticeship opportunities locally and elsewhere, creating wealth in a successful metropolis.
4. Support Waltham Forest's network of thriving, safe and attractive town centres, maintaining the distinctive role of each and making them accessible to all, making sure that residents are able to meet their shopping, work, service, recreational and cultural needs within a 20-minute walk or cycle.
5. Ensure timely, strategic and local infrastructure investment and delivery to support good sustainable growth for communities both now and in the future, through working with partners, investors, developers and providers.
6. Ensure that the Borough's cultural legacy and creative economy flourish and grow and investment is secured to improve life chances, quality of life and well-being for all.
7. Improve the health and wellbeing of all who live, study and work in Waltham Forest.
8. Improve active and sustainable transport choices across the Borough and beyond building on the success of the 'Enjoy Waltham Forest programme', encouraging wider integrated walking and cycling routes.
9. Promote exemplary standards of design in place-making and the highest quality of development.
10. Ensure Waltham Forest's network of cultural, inclusive and sustainable neighbourhoods are safe and diverse, celebrating their locally distinctive character and heritage.
11. Develop a multi-functional network of green and blue infrastructure to deliver benefits for all, including, where appropriate, increased public access.
12. Protect, restore and enhance the Borough's natural environment to sustain biodiversity, habitats and species of conservation importance.
13. Work with partners to protect and enhance the adjoining areas of regional, national and international natural importance in Epping Forest and the Lee Valley Regional Park.
14. Waltham Forest builds its resilience through addressing sustainability, efficient waste management and the effects of climate change through all stages in the development process.

3 Vision and Strategic Objectives



4 Waltham Forest's Spatial and Growth Strategy

Introduction

4.1 Delivering the vision and spatial objectives as set out in the previous section will require a policy framework designed to deliver sustainable growth. This chapter sets out the Council's overall approach in promoting sustainable development and growth. A robust spatial strategy is required to deliver and manage growth to ensure that Waltham Forest continues to be recognised as a desirable place in which to live, enjoy work and do business. This section outlines the planned scale of growth and the locations in which good growth will be encouraged and enabled. It also sets out the overarching policies necessary to deliver sustainable good growth.

4.2 This plan covers the period 2020-2035. During this period, many parts of the Borough will experience physical changes to the built environment as a result of new development including significant growth in housing, social infrastructure and employment provision. The built environment will also need to withstand and adapt to the effects of climate change and the need to provide for low carbon, low emission living and transport. Furthermore the effects of growth on protected areas such as Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites must be considered, ensuring that any significant impact is avoided or necessary mitigation measures employed. Delivering high quality, sustainable and resilient places through good design and effective master planning will be essential to the achievement of the plan vision.

4.3 The spatial strategy, set out in this chapter is driven by the overall vision, coupled with the Council's ambitions for growth. It sets out the locational priorities for development up to 2035. The strategy aims to ensure that growth is transformative in parts of the borough, but also sustainably balanced not only reflecting the character areas of the Borough but also providing sufficient supporting social infrastructure, building on the Borough's assets and opportunities.

4.4 Maintaining and enhancing the Borough's distinctive qualities and delivering high quality, sustainable, resilient places is vital to ensure the future prosperity of Waltham Forest. The spatial strategy, set out in the plan, recognises existing development commitments and promotes a sustainable pattern of growth. It is supported by a framework for delivery set out in subsequent chapters of this document intended to promote and secure growth through the delivery of housing and employment in the most sustainable locations, but also delivering required physical, social and community infrastructure.

Policy 1 - Presumption in Favour of Sustainable Development

At the heart of the Local Plan Strategy is a desire to deliver sustainable growth; growth that is not for its own sake, but growth that brings benefits for all of Waltham Forest's new as well as existing communities. A presumption in favour of sustainable development will be applied to all development management decisions.

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Developments will be informed and shaped by the suite of policies that have been developed to ensure that development and growth are positive, work to the benefit of residents and businesses, and enhance the existing physical environment. The Council will achieve this by working proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible without delay, while at the same time securing development that improves the economic, social and environmental conditions in the Borough.

Planning permission will be granted where applications accord with the policies in this Plan (and, where relevant, with policies in the London Plan, adopted Neighbourhood Plans and Supplementary Planning Documents) when taken as a whole, unless other material considerations indicate otherwise.

4.5 At the heart the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, which underpins both plan making and decision-taking. This Local Plan acknowledges this important national policy requirement. The planning system must contribute to the achievement of sustainable development. For plan-making this means that plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change. For decision-taking this means approving development proposals that accord with an up-to-date development plans without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless there are clear reasons as set in the NPPF for refusing development.

Need for Development

4.6 National planning policy (NPPF) mentions that local plans must meet the objectively assessed need for homes and jobs in their area. The amount of growth necessary to ensure that Waltham Forest caters for the objectively assessed needs of current and future residents and businesses up to 2035 takes into account London Plan targets and the Council's aspirations for growth as justified through evidence base studies.

Policy 2 - Scale of Growth

Over the Plan period (2020-2035), the Council will maximise opportunities for economic growth by promoting significant levels of housing and employment development involving net increases of:

- A. 27,000 additional homes;
- B. 52,000 sqm employment floorspace.

4.7 The proposed increases in housing numbers, employment is supported by evidence base. Further information is provided in 8 'Decent Homes for Everyone' and 9 'Building a Resilient and Creative Economy'. With regard to retail need, the NPPF mentions that local authorities can focus on 10 years and not the whole of the development plan period. This plan makes provision for very modest increases in net additional quantitative capacity within the first 10 years (see Chapter 11 'Distinctive Town Centres and High Streets'). Given the nature of economic forecasts, and the current issues associated with the UK economy and retailing in particular, the forecasts become less reliable over time. Accordingly, a reduced weight has been given to forecasts to 2035.

4.8 These key requirements must be planned for during the plan period and represents the most significant growth in a generation. The Council intends that the requirements for growth arising in Waltham Forest should be met within the Borough. Policy 4 sets out how the Council intends to sustainably deliver the growth targets set out above. Neighbourhood Plans can allocate additional growth to meet local needs at a scale which does not undermine the overall distribution strategy.

4.9 This Plan has been produced at a time of uncertainty arising from the Coronavirus pandemic. The evidence base supporting this plan was produced before the pandemic but the full effect of the pandemic is presently unknown and could take sometime for new evidence to be become established and then modelled in future projections. In the circumstances, the Plan factors in the following assumptions:

- The trend towards rising demand for housing will continue. Such demand is from population increase and housing shortages in London generally and in the Borough specifically;
- A reduction in commuting patterns to workplaces outside the Borough and the trend towards workplace mobility will reinvigorate a demand for flexible work spaces and local hubs;
- There will be an increase in daytime working population in the Borough arising from a reduction in commuting patterns and as more agile working strategies are adopted.

4.10 In planning for the proposed level of growth, the Council recognises that long term forecasts as stated above may be susceptible to change. As projections are subject to uncertainty, forecasts may be subject to change to reflect emerging changes as and when new information becomes available. If, as a result of subsequent monitoring, growth forecasts need to be amended or policies cannot achieve the intended outcomes, this would trigger a

review of this Plan. Further information on monitoring and implementation is included in Chapter 19 'Promoting Sustainable Waste Management' and Chapter 20 'Delivering the Plan' of this plan.

Policy 3 - Infrastructure for Growth

The Council will require development proposals to make viable provision for infrastructure that is necessary to accommodate additional demands arising from growth by:

- A. Working with infrastructure delivery bodies and agencies, landowners and developers to ensure that the growth outlined in this Local Plan is supported by necessary infrastructure as set out in the Infrastructure Delivery Plan. In particular, the Council will prioritise the timely delivery and success of the following key infrastructure projects including:
 - Redevelopment of Whipps Cross Hospital;
 - Ruckholt Road New Rail Station;
 - Walthamstow Central Station Transport Interchange;
 - Leyton Underground Station Improvements;
- B. Ensuring the provision of expanded schools (including bulge classes) where there is capacity on existing sites to accommodate the pupils arising from new development, and new provision in identified 'areas of need' where population change and growth requires its provision. (Chapter 12 'Social and Community Infrastructure');
- C. Ensuring the provision of GP Practices and other health care facilities in central locations within walking distance to the residential catchments areas they are expected to serve (Chapter 12 'Social and Community Infrastructure');
- D. Working with the telecommunications industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. All new developments must provide the most viable high-speed broadband connection. Where a fibre connection cannot currently be provided, infrastructure within the site should be designed to allow for fibre provision in the future; (Chapter 15 'Active Travel, Transport & Digital Infrastructure')
- E. Requiring robust evidence to be provided, where developers consider that viability issues will impact upon the delivery of required infrastructure and/or mitigation measures. This evidence will be used to determine whether an appropriate and acceptable level of contribution and/or mitigation can be secured;
- F. Requiring developers to provide, finance and/or contribute towards infrastructure provision which is fairly and reasonably related in scale and kind to the development, through Planning Obligations to secure on-site provision and Community Infrastructure Levy (or any future replacement) for off-site provision in order to:
 - ensure appropriate provision of facilities and infrastructure for new residents;
 - mitigate any adverse impacts where appropriate;

- avoid placing unreasonable additional burdens on the existing community or existing infrastructure; and
 - address cumulative impacts that might arise across multiple developments;
- G. Ensuring essential new infrastructure to support new development is operational no later than the completion of development or during the phase in which it is needed, whichever is earliest, unless otherwise agreed with relevant providers; and
- H. Refusing planning permission where appropriate agreements or processes ensuring criteria (F) and (G) above are not in place or cannot be met.

4.11 A key objective of this Plan is to identify the necessary infrastructure projects required to support good growth. This plan includes policies to secure the provision of the required levels of social and physical infrastructure and the timely delivery of these requirements particularly in locations where they will contribute positively to the well-being and social cohesion of local communities. In providing infrastructure to support development, close partnership working will be maintained with key agencies, relevant infrastructure providers and the development industry. There are a variety of organisations and bodies, including the Council, that are responsible for delivery. Some of the key public bodies include the Greater London Authority (GLA), Transport for London (TfL), Network Rail and Train Operators, Clinical Commissioning Group, NHS, Thames Water, National Grid, Electricity and Gas Companies, Metropolitan Police.

4.12 Infrastructure includes a wide range of facilities and services including schools, medical facilities, community facilities, open space and public realm, roads, railways, cycle paths and flood defenses. New growth can place extra pressure on existing infrastructure and create a need for new services and facilities. Most needs generated by new development will necessitate improvements to existing infrastructure rather than completely new provision. The key strategic infrastructure projects which are expected to be delivered during the plan period are those listed here, but are under regular review. A comprehensive list of projects is included in the Infrastructure Delivery Plan.

4.13 This policy seeks to ensure the necessary infrastructure or appropriate mitigation is provided. The Council is preparing a Site Allocations DPD to complement this plan. Site-specific opportunities will be taken to support and ensure the timely delivery of infrastructure. Cumulatively, a number of developments (on small and large) can create additional demands and burdens on existing infrastructure, which may require suitable mitigation measures to be implemented. Accordingly, this policy seeks to set out the Council expectations in considering infrastructure requirements.

4.14 The policy draws attention to the Infrastructure Delivery Plan, providing in greater detail the anticipated infrastructure that we required during the plan period. This is a live document that will be reviewed throughout the plan period to ensure that decisions on infrastructure are made in light of up-to-date information. This provides flexibility as the role and nature of infrastructure providers will change over the period to 2035.

4.15 In ensuring the timely delivery of infrastructure, provision of infrastructure will need to be linked directly to the phasing of development. To safeguard this, the Council intends to in place formal arrangements/agreements with relevant bodies to ensure that all funding sources, in addition to developer contributions are explored. Developer contributions will continue to be an important mechanism to address any shortfalls in social and physical infrastructure that arise as a direct result of new developments subject to viability considerations. The full range of infrastructure requirements, projects and programmes, phasing and funding arrangements are included in the Infrastructure Delivery Plan (IDP).

4.16 The Council accepts the challenges arising from market uncertainties. Accordingly, this policy also sets out the Council's expectations where viability becomes an issue. As a general approach, developers will be expected to provide and pay for an independent assessment. Such evidence will be used to support decision making. Further information on this requirement is also included in 20 'Delivering the Plan' (Implementation).

Location and Management of Growth

4.17 This section sets out the Council's approach to spatial distribution of growth and the strategic policies that will apply in ensuring good management of growth. The distribution of growth to the identified areas as outlined below takes into account national planning policy principles set out in the National Planning Policy Framework. Local Plans are required to take account of the varied roles and character of different areas and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in sustainable locations.

Policy 4 - Location of Growth

A sustainable approach to accommodating growth will be achieved by focusing new development, regeneration and investment activities primarily in Strategic Locations and other Site Opportunity Locations (Figure 4.1). These will be the primary locations for growth involving new homes and jobs with supporting infrastructure.

- A. **South Waltham Forest:** A minimum of 14,900 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;
- B. **Central Waltham Forest:** 6,300 homes and 1,600 jobs in the Strategic Locations of Blackhorse Lane, Walthamstow Town Centre, Forest Road Corridor and Wood Street District Centre;
- C. **North Waltham Forest:** 2,000 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; and
- D. Elsewhere in Borough: 3,800 homes outside the identified Strategic Locations.

4.18 This policy identifies the broad geographical areas where consolidated regeneration efforts will be applied to deliver growth. In these areas, new development will be expected to provide a well balanced mix of economic, social and environmental benefits to support the development of a network of well-connected, sustainable, high quality, attractive, locally distinctive and healthy places. The above policy, together with other policies of this plan, steers most new development to those places that offer the best access to services and facilities (both now and for the foreseeable future). This can help reduce the need to travel, as well as making best use of existing infrastructure and previously developed land in built-up areas.

4.19 This strategy directs most forms of new development and growth to the more sustainable locations, particularly the southern growth zone, which represents the largest and most transformative location for growth in the borough over the Plan period. Other growth locations will also have an important role in creating a network of well connected, sustainable and locally distinctive and healthy places. They will act as the primary locations for growth and investment in homes and jobs with supporting infrastructure. These locations have been identified to optimise connectivity and access to services and jobs (see Key Diagram, Figure 4.2).

4.20 Site-specific proposals are set out in the Site Allocations DPD. Other sites will be included in the Brownfield Land Register. Brownfield land registers provide information on sites that local authorities consider to be suitable for residential and mixed-use developments.⁽²⁾

Strategic Locations

4.21 This plan identifies 17 Strategic Locations. These are areas where substantial growth is expected to occur on larger sites or clusters of smaller sites to deliver the significant growth in housing, employment and infrastructure provision. Many of these areas encompass the designated centres of Walthamstow Town Centre, District Centre and Neighbourhood Centres and therefore represent a functional area within which a coordinated approach to redevelopment may be necessary to manage the cumulative impacts of growth in the area as whole and in the neighbouring areas.

4.22 The distribution of growth in the identified strategic locations builds on existing committed and pipeline development. Opportunities in these areas will allow new development in a range of sites (small, medium and large) spread throughout the borough. A broader range of sites will provide greater choice in the provision of different housing and employment types.

4.23 Focusing growth in the identified strategic locations will reduce the pressure for substantial incremental development in predominately established residential and more sensitive areas. By promoting synergy in clusters of sites/areas, more sustainable places and growth locations will be created. In these areas, new homes and jobs will be delivered close to community facilities and public transport and there will be enhanced opportunities

² The Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017, require local planning authorities to prepare and maintain this register. Sites should be at least 0.25 hectares or capable of supporting at least 5 dwellings and must be suitable, available and achievable. The register is published annually.

for developing a unique sense of community and place. Distributing significant growth to these areas will bring the opportunity to transform places and communities, delivering renewal and strategic scale regeneration.

4.24 The identification of the strategic locations has been derived and informed by the outcome of previous consultation and the Local Plan evidence base. At the Issues and Options stage (Direction of Travel document 2017), alternative locations for accommodating growth were presented. There was strong support for the combined approach involving a dispersed pattern of growth in identified hubs, town centres and opportunity locations. Sites at these locations have been tested for their potential capacity through the Growth Capacity Study (2018) and this alongside the large scale regeneration opportunity presented in the south of the borough, forms the basis and rationale for distributing growth.

Site Opportunity Locations

4.25 This plan identifies a number of Site Opportunity Locations (see Figure 4.1). These sites are spread throughout the Borough. In this plan document, they represent indicative locations from which sites would be selected to support the key growth aspirations of the Plan. Further guidance on these sites, those selected as 'strategic' or 'key sites' will be included in the Site Allocations DPD, which represents Part 2 of the Council's Local Plan. The Site Allocations DPD includes a site selection methodology. Redevelopment on these sites will contribute to overall housing and employment provision with supporting infrastructure.

Policy 5 - Management of Growth

In planning for growth, the Council will seek to achieve an appropriate balance between physical, social and economic development and environmental protection. Growth will be distributed and managed by:

- A. Directing and consolidating any new retail and other town centres uses including leisure, offices and new social infrastructure facilities to the designated centres and maximising residential opportunities in these centres through mixed use development. (Chapter 11- Distinctive Centres and High Streets);
- B. Protecting, promoting and managing designated employment areas to secure more jobs for local people. (Chapter 9 - Building a Resilient Economy);
- C. Protecting designated sites, areas and green space (Green Belt, Metropolitan Open Land, Special Protection Areas, Special Areas of Conservation and Sites of Special Scientific Interest; including Epping Forest SAC and SSSI and Lea Valley Regional Park SAC and RAMSAR) and conserving biodiversity including wildlife. (Chapter 17 - Protecting and Enhancing the Environment);
- D. Protecting Conservation Areas, and Listed Buildings, Archaeological Priority Zones and other heritage assets (Chapters 16 - Enhancing and Preserving our Heritage). Heritage assets in these locations will be secured and supported with investment to embed the rich, cultural and heritage opportunities of the borough;
- E. Making effective use of previously developed land, except where land is of high environmental value or purposely safeguarded or protected for particular uses as

- identified on the Policies Map. In considering suitable sites for growth proposals, the redevelopment of underused and vacant land, in particular, sites identified in the Site Allocations DPD and included on the Brownfield Land Register will be prioritised;
- F. Ensuring that development is planned and implemented in a coordinated way, guided by Supplementary Planning Documents (SPD), Masterplans and Planning Briefs where appropriate. Pending the preparation and adoption of Masterplan SPDs for the identified strategic locations, proposals for major development coming forward will be considered on the basis of good growth principles and policies included in this plan and the London Plan;
 - G. The development of broad concept plans/planning framework guidance prepared by stakeholder groups or developers for small areas or clusters of sites will be supported. The approval process for such plans will be mainly via Supplementary Planning Document (SPD) legislation; and
 - H. Applying a comprehensive set of actions to implement the plan strategy including:
 - i. ensuring that infrastructure required to support growth is phased and viably funded in line with the Infrastructure Delivery Plan (IDP), which will be prepared and updated on a regular basis;
 - ii. resisting any proposed development that will prejudice the future development of a neighbouring site and or prohibit the comprehensive development of a larger site;
 - iii. working with duty to co-operate partners, stakeholders and the development industry to maximise development opportunities; and
 - iv. where necessary, using compulsory purchase powers to tackle land issues which inhibit regeneration and the proper planning of the area.

Area-Based SPDs and Masterplans

4.26 Within Strategic Locations generally, the Council intends to prepare Area-Based SPDs and/or Masterplans to guide and co-ordinate development. The purpose of a Masterplan is to ensure that sites come forward in a coherent manner as good town planning and contribute to the overall vision and objectives for the area, as developed through the consultation process. When prepared and adopted, such guidance will be given weight as a material consideration in determining planning applications.

4.27 Master plans have an important role in providing guidance to developers, landowners and residents. They will be based upon an understanding of the place or location and informed by available evidence including the local context, heritage designations and other development constraints. They will set out the intended implementation and phasing of development, identifying responsibilities for delivery and sources of funding. They will also provide a clear focus for partners, including businesses, community services, community groups and public transport providers to work together to bring investment into the area.

4.28 Prior to the preparation of Masterplan SPDs, it is expected that some sites may come forward for redevelopment. This policy therefore welcomes the establishment of development partnerships where necessary in bringing forward such sites for redevelopment through an agreed design concept plan, phasing strategy or masterplan.

4.29 The role of Planning Briefs will be particularly important in bridging the gap between the development plan and a planning application. They will be used to promote the development of nearby sites, address a particular site constraint or opportunity and give further guidance on the interpretation of the development plan policies and principles set out in the Plan.

4.30 The design policies of this plan, along with a range of thematic policies and principles will be used to inform the preparation of Masterplan SPDs and Planning Briefs. Through consultation work on their preparation, local communities will have further opportunities to help shape proposals for local areas and neighbourhoods.

Policies Map

4.31 The Policies Map shows the areas of the Borough where the area-based policies of the Plan would apply. This plan carries forward the plan designations from the currently adopted Local Plan. Changes to existing designations are listed in the Appendices (Policies Map Changes).

4.32 The Borough is heavily built up with large areas predominately in established residential use. Outside the established protected areas such as Green Belt/MOL, it is considered that additional housing and employment needs could be accommodated as part of mixed-use development without purposely allocating land for specific uses.

Brownfield Land Register

4.33 To guide decision making, the Council intends to make effective use of the Brownfield Land Register as provided for by the NPPF and Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017. This Register identifies the brownfield sites in the borough that the Council considers suitable for housing and other uses. Where necessary, the Council will apply Part 2 of the Register (Permission In Principle) on those sites more likely to benefit from this mechanism. This should provide clear signals to potential developers about opportunities, and certainty to local communities about the intended future of those sites.

4.34 Sites selected for the purposes of the Brownfield Register will come from evidence base studies including the GLA Strategic Housing Land Availability Assessment, Growth Capacity Study and 'Call for Sites' exercises the Council will undertake from time to time. The current Growth Capacity Study (2018) provides a high-level assessment of potential sites. This is an indicative list of possible sites, which will require further monitoring and testing for suitability, availability and achievability for future housing, social infrastructure and employment developments.

- Strategic Locations
- Site Opportunity Locations

UK INNOVATION CORRIDOR

EPPING FOREST DISTRICT

ENFIELD

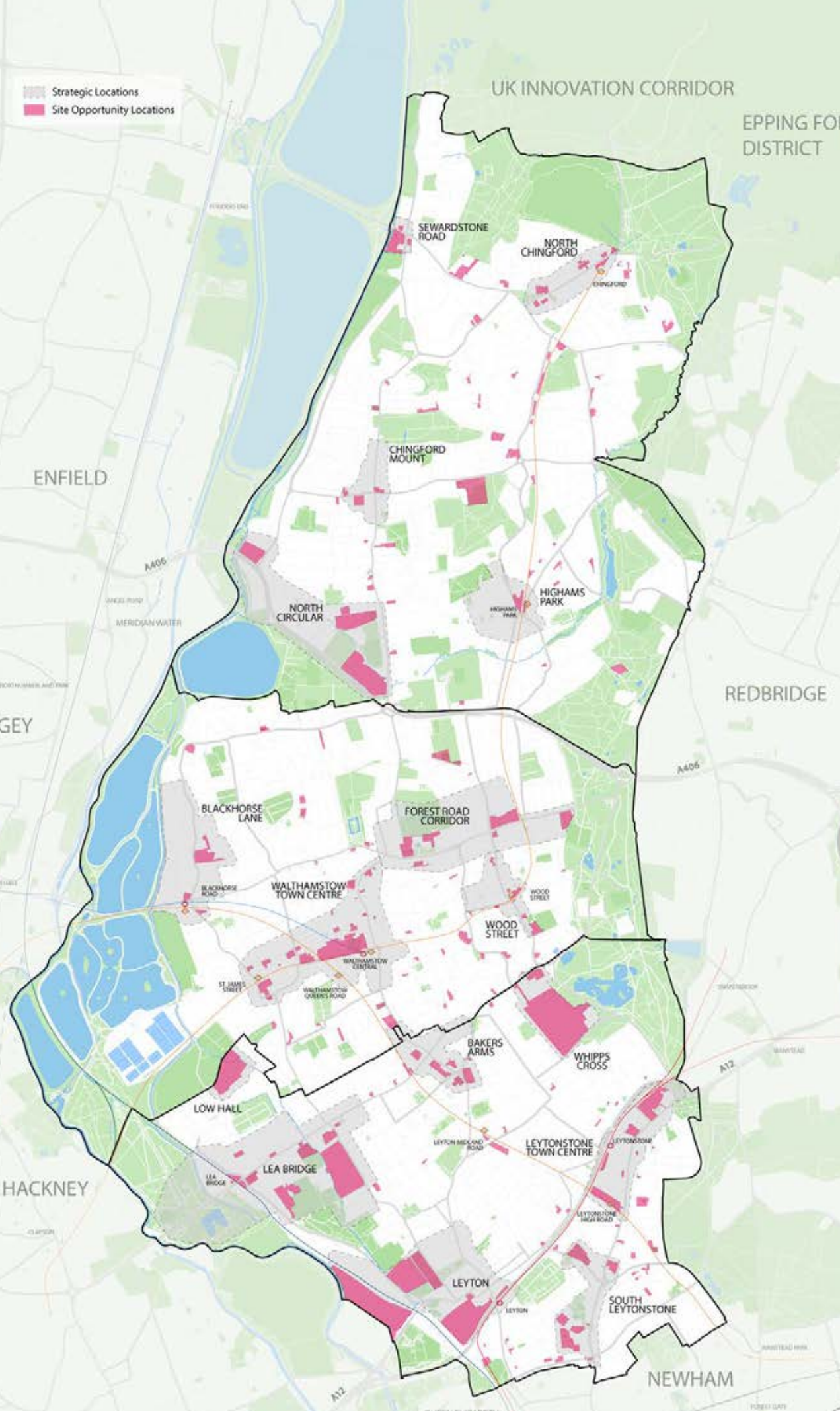
HARINGEY

REDBRIDGE

HACKNEY

NEWHAM

STRATFORD



Good Growth

4.35 The London Plan seeks to promote good growth in London by building strong inclusive communities, making the best use of land, creating a healthy city, building more homes and affordable housing to address the housing crisis, growing a good economy and increasing efficiency and climate change resilience. The Council supports the London Plan approach. This plan seeks to ensure that Waltham Forest's future growth is pursued and planned in the most sustainable way in accordance with these good growth principles. This section sets out the overarching policy principles enshrined in the plan. This includes maintaining a good balance between economic, social and environmental objectives, creating livable attractive places for people to live, study, work and visit, as well as capturing climate change objectives such as reducing the Borough's carbon footprint and creating resilient and adaptive environments in response to the "Climate Emergency" for the benefit of all Waltham Forest residents.

Policy 6 - Ensuring Good Growth

In ensuring good growth, development proposals will be expected to satisfy the following requirements, unless demonstrably impossible to do so:

- A. Make efficient use of land through intensification and mixed-use development (Policy 5 - Encouraging Mixed Use Development and Intensification);
- B. Contribute to improving and enabling healthier lifestyles (Chapter 13 'Promoting Health and Well-being');
- C. Provide a broad range of housing choice by size and tenure including affordable housing and cater for people with special housing needs (Chapter 8 'Decent Homes for Everyone');
- D. Contribute to providing for a wide range of local employment opportunities that offer a choice of jobs in different sectors of the economy (Chapter 9 'Building a Resilient and Creative Economy');
- E. Support the creation of successful neighbourhood communities, the provision of adequate social and physical infrastructure (Chapter 12 'Social and Community Infrastructure');
- F. Incorporate high quality design solutions and contribute positively to the quality of the physical environment (Chapter 14 'Creating High Quality Places');
- G. Ensure that new development proposals (including the alterations, refurbishment of existing buildings, extensions and change of use of buildings) are inclusively designed and usable by all to promote equality of opportunity. (Chapter 14 'Creating High Quality Places');
- H. Contribute to the response to climate change, through mitigation and adaptation, the use of sustainable building materials, low carbon heating and energy efficiency (Chapter 18 'Addressing the Climate Emergency');
- I. Protect and enhance existing green and blue infrastructure, including open space and leisure facilities, biodiversity and nature conservation (Chapter - 17 'Protecting and Enhancing the Environment');

- J. Create safe environments, which incorporates appropriate design solutions and crime prevention measures that assist in reducing crime, the fear of crime and anti-social behaviour (Chapter 14 'Creating High Quality Places'); and
- K. Protect heritage assets including Conservation areas and Listed buildings (Chapter 16 'Enhancing and Preserving our Heritage').

4.36 This Plan seeks to deliver a sustainable balance of development through the overarching policy principles set out above. These are covered in detailed policies in other chapters of the Plan as referenced above. Land is a valuable resource. In providing for future needs, it is necessary to make the best use of land as efficiently as possible. Accordingly, this policy seeks to ensure the reuse of previously developed land and buildings. Also, the way people interact with the physical environment (built and natural) has a significant impact on health well-being. Providing a range of housing types and employment spaces is also necessary to achieve the overall objectives of the plan.

4.37 Other important policy principles enshrined in the plan seek to encourage the highest sustainability standards in development. This should help generate wider benefits to support climate change objectives regarding carbon reduction, energy efficiency, low carbon heating, use of renewable resources etc. The built environment will need to be resilient to the potential impacts of climate change.

Mixed Use Development and Intensification

4.38 In accommodating growth, this Plan supports the principle of mixed-use development. Ensuring the appropriate mix of uses on individual sites and across areas of the borough can be beneficial in a number of ways, including reducing the need to travel between homes, jobs and services. The appropriate mix of uses ensures that a range of activities are provided throughout the day, thus increasing community safety and security, and contributing to the creation of areas that are diverse, distinctive and successful. A mixed-use approach to development also allows for the most efficient use of land, with other uses developed above those that need direct ground floor access or street-level frontage, such as shops. As such, it provides more opportunities for the development of housing and employment floorspace.

4.39 Intensification is not new in Waltham Forest. It has already been occurring in the borough for years both large scale and micro such as housing extensions. To accommodate the significantly higher growth required by this Plan however, intensification will need to increase and accelerate. The challenge is to ensure that the right forms of intensification occur at the right locations. Intensification supports the sustainability of the built environment by optimizing the use of existing infrastructure, including de-centralised energy networks, statutory utilities, roads and parks. It also supports the use of existing social facilities, services and amenities, such as fire stations, libraries, recreation spaces and schools. In addition, intensification provides opportunities to integrate housing options for people of all ages and stages of life into established communities and helps revitalise existing neighbourhoods.

Policy 7 - Encouraging Mixed Use Development

In contributing towards the supply of homes and jobs, mixed use development proposals will be encouraged across the Borough particularly in Strategic Locations.

- A. In considering whether a mix of uses should be sought, the most appropriate mix of uses for a site and whether that mix can practically be achieved, the Council will consider the following:
- i. The location of the development and the character of the area;
 - ii. Whether the proposed mix of uses would be appropriate in the existing street frontage;
 - iii. The design quality of the proposal;
 - iv. The financial and economic viability of the proposal;
 - v. The contribution that land use swaps and off-site contributions could make;
 - vi. Any other planning objectives considered to be a priority for the area;
 - vii. The extent to which planning conditions could be used to protect the amenity of existing and future residents and businesses, and;
 - viii. The compatibility of the proposed use(s) with existing, proposed and adjoining uses.
- B. Where new commercial units are proposed as part of mixed-use residential schemes, proposals must be supported by an implementation/marketing strategy to secure the timely occupation of such units. Where alternative uses are proposed as replacement uses in consented schemes, supporting market evidence will be required to demonstrate that the unit has been advertised on reasonable and realistic terms over a period of two years.

4.40 While recognising the positive benefits that could come from mixed-use developments, they may not be appropriate in all circumstances or locations. Accordingly, where planning permission is required, the acceptability of such uses will need to be carefully considered. The policy identifies the criteria that will be applied in considering mixed use proposals.

4.41 There are many forms of mixed-use development. Vertical mixed-use development combines different uses within the same building. Typically, this could be in the form of more public uses on the lower floor such as retail shops, restaurants, or commercial businesses, and the provision of other uses on the upper floors such as residential units, hotel rooms, or office space. Alternatively, horizontal mixed-use development could consist of single-use buildings within an area or site which allows for a range of land uses, providing for a variety of complementary and integrated uses that are walkable and within a neighbourhood area or larger site. In some cases, mixed-use development may be more complex and slower to deliver than corresponding single function schemes. Barriers to delivering mixed-use development are often linked to development economics with implications for land ownership and place management. This policy seeks to ensure that all elements of schemes proposed and consented for mixed use development can be delivered.

4.42 This plan recognises the positive contribution that mixed-use developments provide to support the viability and viability of local areas. However, there have been instances in the borough where some new housing-led, mixed-use developments have detracted from local areas due to the existence of vacant ground floor commercial units following the completion of the residential aspects of the scheme. Part B of the policy seeks to manage this issue by requiring developers to proactively work towards ensuring the timely occupation of units through the submission of a marketing/implementation strategy to plan for and provide assurance that any non-residential ground floor spaces provided in new mixed-use developments do not remain vacant for long periods.

Policy 8 - Character-led Intensification

Opportunities for intensification of development involving housing and employment uses will be promoted at appropriate locations, justified in accordance with the following approach:

- A. Reinforcement: applicable to sites/areas with robust and desirable character where opportunities for redevelopment will involve a modest increase in intensification;
- B. Transition: applicable to sites/areas where a considerable increase in intensification would be justified in local areas including Designated Centres, Major Routes, Borough Arrival Points and Strategic Locations; and
- C. Transformation: applicable to sites/areas with a fragmented urban grain, where a transformative approach to intensification of existing character can be justified to deliver substantially more development.

4.43 Intensification involves the development of a property, site or area at a higher density than currently exists, through development, redevelopment, infill and expansion or conversion of existing buildings. This Plan seeks to achieve the optimum amount of intensified good growth and sustainable development. This policy seeks to encourage intensification within built-up areas across the borough in order to ensure that the right forms of intensification occur at the right locations. Typically, reinforcement will apply to sites/areas outside the Designated Centres, Major Routes, Borough Arrival Points and Strategic Locations. Transition will apply to the Designated Centres, Major Routes, Borough Arrival Points and Strategic Locations. Transformation will apply to sites in the Strategic Locations with high public transport accessibility and significant planned infrastructure investment.

4.44 The character-led approach to intensification is supported by evidence from the Characterisation and Intensification Study (2019). This sets out in considerable detail the characteristics and design implications of each category of intensification. As guidance in interpreting the policy, a method of assessment involving 'Floor Area Ratio' (FAR) will be applied. This compares the total floor area of a building or collection of buildings to site area. Rather than using density, this method better captures densities in mixed use developments, instead of simply residential uses as it includes all floor areas.

4.45 The application of the tool should enable the effective use of land, ensuring that appropriate density and intensification is achieved in a manner that is informed by the character and context of the site under consideration. In accordance with this method, and

to avoid under-utilisation of land, as a guide, development proposals will be encouraged to deliver a FAR of at least 1.0, unless exceptional circumstances prevent this. As a general approach, areas identified as suitable for reinforcement of existing character will typically have an indicative score of up to 1.4 FAR. Areas where the opportunity for a transition of character will require a further uplift and intensification up to 2.0 FAR. Areas where transformation is appropriate will typically require up to 4.0 FAR for high intensity blocks and 5.0+ FAR, where hyper density (e.g. equivalent to Inner/Central London densities) is possible. Further information and practice guidance on the application of this tool will be included in the Urban Design SPD. Further guidance on the application of this policy with regard to taller or tall buildings is included under Policy 57 of the Plan.

Implementation

4.46 The policies and proposals of this chapter of the Plan will be delivered primarily through the determination and implementation of planning applications for the development and use of land and buildings. However, the success of the Local Plan will be dependent on partnership working between the Council, developers, infrastructure providers, and other interested stakeholders. Delivering the Spatial Strategy will require the following delivery tools as set out above:

- **Site Allocations DPD** will identify and allocate land for particular types of development or use to deliver the Local Plan vision and objectives. It complements this Plan.
- **Area Based SPDs/Masterplans** will be used to guide and co-ordinate development in Strategic Locations and elsewhere as may be necessary.
- **Planning Briefs** will be used where necessary to bridge the gap between the Local Plan and a planning application.
- **Neighbourhood Plans** will have a crucial role in expanding and adding to the policies and proposals of this Local Plan to address detailed local circumstances. They are optional plans produced by a designated neighbourhood organisation, to guide the development of a neighbourhood or local area. Where prepared, the Council expects these to support the aspirations of the Local Plan - promote growth in the local areas identified and address local housing needs. They should not constrain the delivery of plan strategy as set out above. They will be expected to translate and provide further detail in translating the strategic policies of this Plan or specify (as may be necessary) additional design standards and controls for the good management of the neighbourhood plan area. Seek to promote growth in the local areas identified and address local housing needs.

5 South Waltham Forest

5.1 This chapter sets out the spatial approach applicable to South Waltham Forest, incorporating the Southern Growth Zone. In this Plan, the borough is divided into three areas: South Waltham Forest, Central Waltham Forest and North Waltham Forest. Each of these parts are made up of thriving places and diverse communities rich in culture and heritage. The divergent character of each area presents different challenges and opportunities requiring a more locally distinctive policy response, respectful of area character. The policies in the section should be read in conjunction with other policies in the Local Plan.

Area Profile

5.2 The south offers the largest opportunities for regeneration and good growth in the borough both in the plan period and beyond. The area's potential is recognised by the Mayor of London in the London Plan, with the Lower and Upper Lee Valley designated as Opportunity Areas at a sub-regional level. The area is also located within the UK Innovation Corridor. In the London Plan, Leyton, Leytonstone, Whipps Cross and Bakers Arms are designated as Strategic Areas for Regeneration.

5.3 The south encompasses the area extending from Low Hall Sports Ground and the A104 Lea Bridge Road to Queen Elizabeth Olympic Park and A12 in the south, bounded by the Lee Valley Regional Park, River Lea and Epping Forest. The A112 (Leyton High Road) runs north to south and broadly splits the area in half. To west of the A112 is the Southern Growth Zone, encompassing the areas of Lea Bridge, Low Hall, Church Road and Leyton Town Centre. The east includes Bakers Arms District Centre, Whipps Cross and Leytonstone Town Centre and South Leytonstone. The rest of the area is supported by Neighbourhood Centres including Markhouse Corner.

5.4 At the northern edge, the south area meets the central area, the civic hub of the borough. Here it abuts Walthamstow Wetlands and reservoirs at Coppermill Lane. Both east and west are defined by green spaces - River Lea and Lee Valley Regional Park (which is Metropolitan Open Land) and abuts the Hackney Marshes to the neighbouring borough boundary with Hackney. The east is defined by Epping Forest and borders Wanstead Flats in the London Borough of Redbridge.

5.5 The area has two London Underground Stations, Leyton and Leytonstone on the Central Line. There are also two London Overground stations: Leyton Midland Road and Leytonstone High Street – both on the Gospel Oak to Barking line. In addition, Lea Bridge Station provides Overground services to Tottenham Hale and Stratford. There are aspirations for a further National Rail station at Ruckholt Road on the same line. The area has benefited from investment in new cycle routes together with improvements to the pedestrian environment, especially along the Lea Bridge Road, as part of Enjoy Waltham Forest (through the Transport for London Mini Holland programme). All of which make the area highly accessible.

5.6 The character of the south is predominantly Victorian with some Edwardian and post-war and modern development, and it is noticeably higher density than the north. The area is characterised by terraced streets, but also larger developments. such as Ruckholt Road or

Johnston Court in Oliver Road. Lea Bridge is characterised by the employment land at Argall Avenue, Lammas and Rigg Approach; and the new 97 Lea Bridge Road. Low Hall by the Depot and Church Lane by Estate Way. Whilst Leyton Mills and Leyton Orient Football club form distinctive parts of Leyton. Whipps Cross is defined by the hospital. Bakers Arms and Leytonstone are traditional town centres.

5.7 An additional aspect of the character of the area is that it includes some of the densest estates in the borough and high levels of historic deprivation alongside some of the Souths' Conservation Areas - Bakers Arms Town Centre, Browning Road Conservation Area and Leytonstone Conservation Area; all of which serve to increase the areas historic appeal and heritage value.



Vision for the South

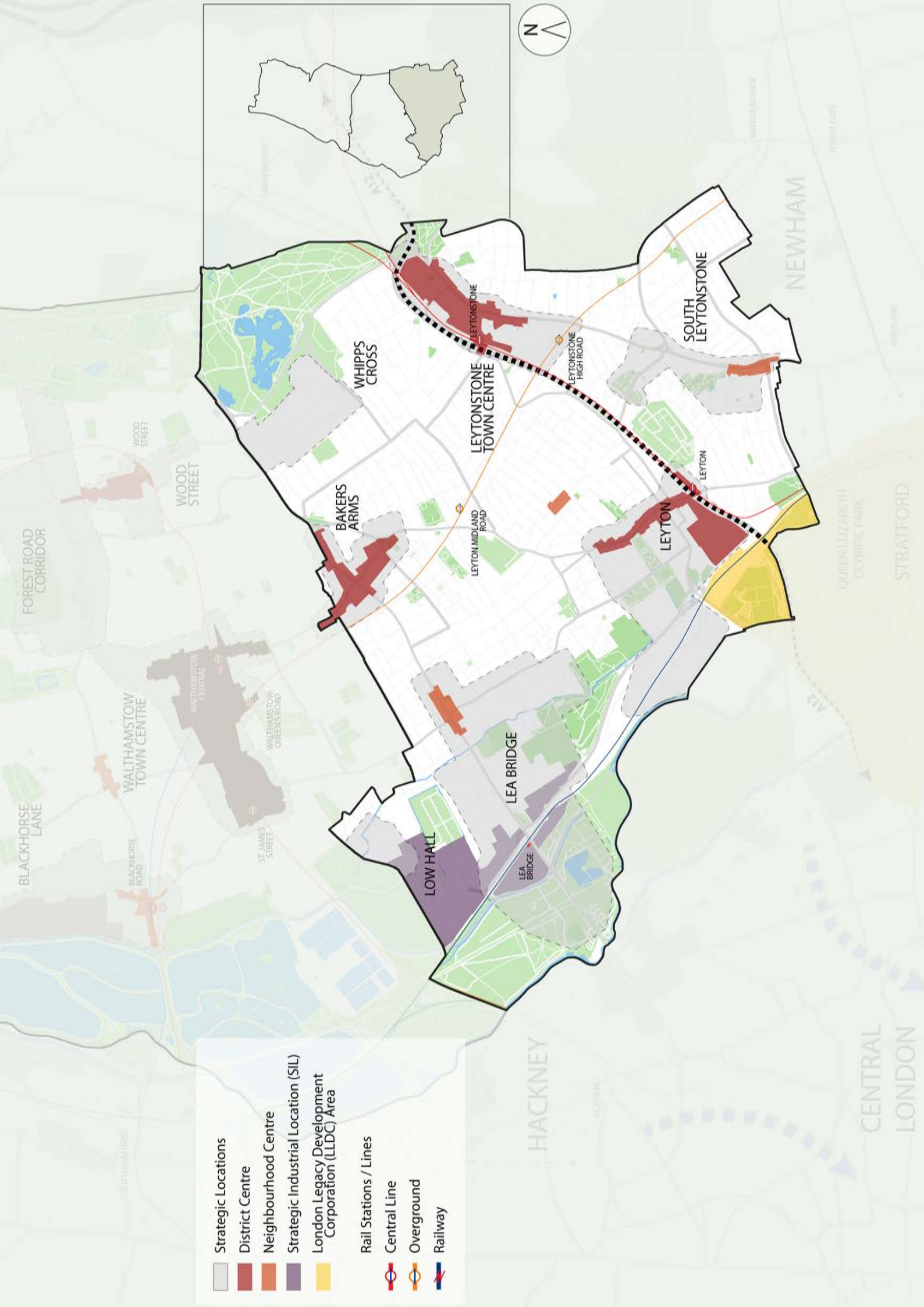
The greatest opportunities for regeneration and good growth in the borough lie in the South. By 2035, the interlinked neighbourhoods and town centres will have become new and exciting piece of the city.

Inward investment in the area will have delivered 14,900 new quality homes, effectively the size of a new town. These should be genuinely affordable, and will be located alongside new infrastructure, employment land and 3,250 new jobs alongside improved transport accessibility.

The Southern Growth Zone, comprising Lea Bridge, Low Hall, Church Road and Leyton will have been transformed through cultural place-making and become distinctive neighbourhoods with new quality homes. Lea Bridge, Low Hall and Church Road will continue to be the largest employment areas in the borough but will become home to a dynamic hub of a diverse, growing and resilient creative economy which retains its industrial nature. A new station at Ruckholt Road will further improve the connectivity of Leyton – opening opportunities for an urban extension at Leyton Mills and New Spitalfields. Coronation neighbourhood will have been delivered and will become a desirable and liveable part of the borough.

The distinctive areas of Leytonstone, South Leytonstone and Bakers Arms will be enhanced by transitioning, building on their historic characteristics, into attractive metropolitan cultural town centres with new quality homes. Whipps Cross will be an important community hub, centring on an improved and upgraded state-of-the-art hospital, supporting community and health services and new quality homes. These areas will have improved transport access via the new Elizabeth Line to the south.

All of these places will be defined by their access to high quality green and open space across the South, including the Lee Valley Regional Park and the River Lea. Enjoy Waltham Forest and other improvements will provide enhanced connectivity and access to social and community infrastructure along with access to a thriving cultural and unique sports offer.



- Strategic Locations
- District Centre
- Neighbourhood Centre
- Strategic Industrial Location (SIL)
- London Legacy Development Corporation (LLDC) Area
- Rail Stations / Lines
- Central Line
- Overground
- Railway

BLACKHORSE LANE
BLACKHORSE ROAD
FOREST ROAD CORRIDOR
WOOD STREET

WALTHAMSTOW TOWN CENTRE

WOOD STREET

ST JAMES STREET

WALTHAMSTOW CENTRAL
WALTHAMSTOW QUEENSBOND

BAKERS ARMS

WHIPPS CROSS

LOW HALL

LEA BRIDGE

LEYTON MIDLAND ROAD

LEYTONSTONE TOWN CENTRE

LEYTONSTONE

LEA BRIDGE

LEYTON

LEYTONSTONE HIGH ROAD

SOUTH LEYTONSTONE

NEWHAM

HACKNEY

CENTRAL LONDON

STRATFORD

QUEEN ELIZABETH OLYMPIC PARK

FOREST GATE

WALTHAMSTOW

Policy 9 - South Waltham Forest

As the priority area for regeneration and good growth, proposals will be supported where they:

- A. Direct development towards identified Strategic Locations of Lea Bridge and Church Road, Low Hall, Leyton, South Leytonstone, Leytonstone, Whipps Cross and Bakers Arms and Leyton Green.
- B. Contribute to the delivery of a minimum of 16,000 new quality homes across the South Area:
 - i. Minimum of 3,000 in Lea Bridge and Church Road Strategic Location
 - ii. Minimum of 400 in Low Hall Strategic Location
 - iii. Minimum of 6,800 in Leyton Strategic Location
 - iv. Minimum of in 1,200 South Leytonstone Strategic Location
 - v. Minimum of 800 in Leytonstone Strategic Location
 - vi. Minimum of 1,700 in Whipps Cross Strategic Location
 - vii. Minimum of 900 in Bakers Arms and Leyton Green Strategic Location
 - viii. Outside of Strategic Locations a minimum of 1,200 homes have been identified in the Brownfield Land Register and the Strategic Site Allocations DPD
- C. Promote the South as the pre-eminent employment area in the borough and support the delivery of at least 3,250 new jobs;
- D. Supports the delivery of the New Leyton Site Opportunity Location in the Leyton Strategic Location, including new development around the potential Ruckholt Road Station in accordance with the Strategic Site Allocations DPD; and/ or as part of masterplan proposals);
- E. Enables the delivery of a new state of the art hospital at Whipps Cross Site Opportunity location in the Whipps Cross Strategic Location in accordance with the Site Allocations DPD; and /or as part of masterplan proposals);
- F. Enables investment and the regeneration of Leytonstone District Centre (including Tesco, Matalan, and Church Lane), Leyton District Town Centre and Thatched House Neighbourhood Centre (see Policies Map);
- G. Maximise the redevelopment potential of Lea Bridge Station Sites Site Opportunity Location; including supporting improvements of Lea Bridge Station in accordance with the Strategic Site Allocations DPD; and/ or as part of masterplan proposals;
- H. Re-provides the waste services from Estate Way and Bywaters in line with the requirements of the North London Waste Plan;
- I. Contribute to the cultural and sporting assets the South area to increase the visitor economy, support the areas' local centres and businesses, and build a vibrant evening and night-time offer;

- J. Deliver design out crime improvements in Lea Bridge and Bakers Arms (Policy 60 Designing Out Crime);
- K. Provide strong links to the adjoining Elizabeth Park and Stratford;
- L. Protect and Enhance the Bakers Arms, Bushwood and Leyton Town Centre Conservation Areas (see Policy 74 Conservation Areas);
- M. Contributes to improving walking and cycling connectivity around the wider area via public realm improvements.

5.8 The South has an opportunity to deliver sustainable growth and transformative large scale regeneration, with the largest opportunity to delivery new homes and jobs. This is due to its approximately proximity to Stratford City and Elizabeth Park, excellent links into central London and opportunity for redevelopment of brownfield land. The Local Plan seeks to capture benefits arising from investment in Stratford including the new development at the East Bank. The area has good access to high quality green spaces including Lea Valley Regional Park, Epping Forest, the Queen Elizabeth Park and Jubilee Park. In line with Policy 3 'location and management of growth' development in the South will be directed towards the Strategic Locations of Lea Bridge and Church Lane, Low Hall, Leyton, South Leytonstone, Leytonstone, Whipps Cross and Bakers Arms; and identified Site Locations Opportunities within them; including the Leytonstone Tesco , Matalan and Church Lane sites. Strategic Location diagrams set out the main areas of focus within the areas including Site Opportunity Locations. Growth and development will be directed to these Strategic Locations as they are sustainable locations for development with access to facilities including, shops, social and community infrastructure, open space and parks and public transport.

5.9 Both the Growth Capacity Study and the GLA Strategic Housing Land Availability Assessment (SHLAA) identified the largest capacity of brownfield land in the South. The Growth Capacity Study considers that the South has the potential to deliver a minimum of 17,800 high quality new homes across the South Area (see Policy 12 - Increasing Housing Supply). The Strategic Site Allocations DPD will set out approach for many of these sites.

5.10 The South also plays an important economic role within the borough and the Employment Land Study (2019) has identified the potential to deliver of 3,250 new jobs over the plan period (see Policy 25 - Supporting and boosting economic growth and local job creation). There is an opportunity within Leyton to deliver significant sustainable development around Leyton Mills and New Spitalfields. The area is called New Leyton. To support this growth sustainability in the South and at New Leyton, the Council is considering how it can improve public transport accessibly in the area. The Council has found that there is a potential for a new station at Ruckholt Road and aspires to see this delivered to support new development in the area surrounding it.

5.11 Whipps Cross Hospital is important infrastructure asset for the borough and the wider sub region. Both Barts Trust NHS and the Council understand that hospital needs investment and modernisation to ensure that it is fit for purpose and it can improve the care patients receive. The hospital will receive funding through the Government's £2.7 billion health and infrastructure program to create a state-of-the-art hospital.

5.12 The South's retail centres need investment and support to compete more. These include the designated centres of Leytonstone District Centre, Leyton District Centre and Thatched House Neighbourhood Centre. They are influenced by the role and function of Westfield Stratford and other nearby centres in proximity. They have a localised catchment which relies on high frequency food shopping trips and other linked trips to supporting service uses. They face greater challenges with on-going significant competition and the wider general pressures facing UK high streets. They need to be supported by promoting attractive uses and environmental improvements that will encourage residents to continue to spend locally to sustain their vitality and viability.

5.13 Development around transport nodes/ hubs is supported in both the NPPF and the London Plan. These are considered to be sustainable locations for new homes. The Council has aspirations to deliver new homes and an improved station entrance at Lea Bridge Station Sites Site Opportunity Location in at the Lea Bridge and Church Lane Strategic Location.



5.14 The South is home to some of the borough's waste sites, as identified in the North London Waste Plan. Any proposals coming forward on these sites will be expected to adhere to policies set out in the North London Waste Plan and Policy 95 - Waste Management and any proposals coming forward in the area industrial land.

5.15 The South is home to important sporting and cultural venues. These include the Ice Centre, Riding Centre and Waterworks in Lea Bridge and Church Road Strategic Location; Leyton Orient, Ive Farm and the Hockey Centre in Leyton and the Heart of Leyton (Leyton Cricket Hub) in Bakers Arms and Leyton Green. There are opportunities to add to these facilities, including supporting the night time economy (see Policy 46 - Evening and Night-time Economy Uses) and these will be supported in Strategic Locations and Town Centres (in accordance with Policy 39 - Hierarchy of Centres) and the boroughs cultural and sporting needs (see Policy 36 - Promoting Culture and Creativity).

5.16 The Council is committed to ensuring everyone feels safe within the borough. Lea Bridge and Bakers Arms have been identified as areas that require specific focus on designing out crime measures. Developments which seeks to address this will be supported where they are in accordance with Policy 60 - Design Out Crime).

5.17 The South is home to important heritage assets. This includes three of the borough's conservation areas: Bakers Arms, Bushwood and Leyton Town Centre and development which protects and enhances these areas, in line with Policy 74 - Conservation Areas, will be supported.

5.18 Encouraging walking and cycling is important priority for this Local Plan, the Mayors Transport Strategy and the London Plan. Public realm routes to key designations, facilities or amenities across the Strategic Locations in the South have been identified on maps. Other public realm routes may be identified through other planning policy documents as set out in Policy 4 - Location of Growth and Policy 5 - Management of Growth.

Implementation

5.19 The tools set out in Policies 4 and 5 Location of Growth and Management of Growth include:

- Brownfield Land Register
- Masterplan SPDs
- Planning Briefs

5.20 These will provide more detail guidance to developers on the area. Furthermore, the Strategic Site Allocations DPD will set out site specific requirements for strategic and critical sites across the South. Neighbourhood Plans may come forward within Strategic Locations and the Council will work collaboratively with designated Neighbourhood Forums.

5.21 In order to deliver this policy, the Council will proactively engage with Duty to Cooperate partners and other stakeholders, including infrastructure and utility providers, developers, housing associations, and private landowners, and interested community groups, to remove barriers to delivery.

5.22 The policy sets out where investment is required across the South and is supported by Waltham Forest's inward investment work.



6 Central Waltham Forest

6.1 This chapter sets out the spatial approach for Central Waltham Forest. The Central area provides the civic, economic and retail focus of the borough. It is home to many of Waltham Forest's cultural and creative industries and visitor attractions. The area's potential for good growth is recognised by the Mayor of London and in the London Plan, with the Upper Lee Valley designated as an Opportunity Area at a sub-regional level; including Walthamstow and Blackhorse Lane. The London Plan designates Walthamstow and Wood Street as Strategic Areas for Regeneration. Walthamstow is designated as a Major Centre, with its evening economy being identified of regional importance.

6.2 Central Waltham Forest encompasses the area extending south from A406 North Circular to Low Hall Sports Ground and the A104 Lea Bridge Road in the south. It is bounded by Walthamstow Wetlands and the London Borough of Haringey in the west. The Epping Forest SAC (Special Area of Conservation) and the London Borough of Redbridge lie to the east. The A112 runs north to south and broadly splitting the area in half, with the A503 splitting the borough east to west.

6.3 The area has two London Underground Stations, Walthamstow Central and Blackhorse Road, both on the Victoria Line. There are also five London Overground services from Wood Street, Walthamstow Central Transport Interchange and St James Street on the Chingford to Liverpool Street line; and Queens Road and Blackhorse Road on the Gospel Oak to Barking line. Walthamstow Central Transport Interchange also has a bus station serving North East London, which is a key bus network for the borough and North East London. St James Street Station also has a bus terminus. The area has benefited from investment in new walking and cycle routes, together with improvements to the pedestrian environment as part of Enjoy Waltham Forest (through Transport for London's Mini-Holland programme), all of which make the area highly accessible by sustainable modes of travel.

6.4 The character of Central Waltham Forest is predominantly Victorian and Edwardian terraces with some interwar and modern development, The density of the area is noticeably higher than the northern part of the borough. Traditional forms of development along the terrace streets include the Warner Estates to the west of Lloyd Park.

6.5 Walthamstow Central Transport Interchange is the transport focus for the town centre, with retail concentrated around the Town Square and the main shopping centre of the The Mall situated between Selbourne Road and the High Street. Walthamstow Market is a key retail asset for Walthamstow Town Centre. At one kilometre long, the street market is recorded as the longest street market in Europe, having an extensive 180- year history and strong local support.

6.6 Hoe Street contains an eclectic mix of independent retailers and is home to the Grade II* listed cinema of Victoria Halls (formerly the EMD and Granada Cinema's, which are currently subject to major investment by the Council to restore the listed auditorium to a 1,000 seat performance venue). The centre piece of the area is The Scene; an award-winning development



with residential units, a cinema, and restaurants, and Central Parade; a recently Grade II listed building, which combines residential units with a mixed-use creative hub, co-working studio, exhibition and retail space.

6.7 The Forest Road Corridor connects the Epping Forest at the Water Works at its Eastern end with Walthamstow Wetlands at its western end. Opening up the Town Hall Campus, with its Grade II* listed buildings and grounds, for commercial and residential use alongside the civic function to create a new area which will become known as 'Fellowship Square' and will provide a stimulus for further regeneration along this corridor. Also located on the Forest Road Corridor is the historic William Morris Gallery, Lloyd Park and Bell Corner.

6.8 The Blackhorse Lane area is designated as a Creative Enterprise Zone in line with the London Plan policy; HC5. This designation builds on Blackhorse Lane's rich history of manufacturing items such as textiles, glass, paint, aircraft engines and shop mannequins. The area is centred around developments which provide flexible and creative spaces providing attractive and affordable office, commercial and studio options for start-up and incubator businesses. Within the Creative Enterprise Zone, the Council supports 'meanwhile' uses on a temporary basis for businesses to contribute to the variety and vibrancy of the area. The area has excellent access to the Walthamstow Wetlands and the borough's main cultural attractions. Blackhorse Road Station Transport Hub is adjacent to Blackhorse Lane and provides opportunities for improving walking and cycling accessibility.

6.9 Wood Street connects the Forest Road Corridor to The Epping Forest at Hollow Ponds opposite Whipps Cross. This area has been subject to significant investment and regeneration in recent years to improve the experience for residents and visitors, including the housing estate regeneration of Marlowe Road into future development. Wood Street is an attractive shopping destination with boutique independent shops, cafés, restaurants and bars. In addition to this, the area is home to the famous Wood Street Indoor Market, which provides space for small independent and niche retailers.

6.10 Walthamstow Village and Orford Road area is the historic, surviving village nucleus centred on the ancient parish church and churchyard of St Mary's which is designated as a conservation area. Walthamstow Village is a vibrant and diverse community which supports the growth of the borough's evening economy. It is also a culturally rich area, with the Vestry

House museum presenting the expansive history of the Borough. Between Walthamstow Village and Wood Street is Ravenswood Industrial Estate, which, whilst retaining much of its character, supports local employment opportunities and facilitates economic growth.

6.11 The Higham Hill neighbourhood is situated to the North-West of the Central Area. It is predominately residential in character, but provides local retail and employment opportunities as well as access to key community services such as schools, a health centre and the library.

Vision

The Central Area is the civic, creative, economic and retail heart of the borough supported by the other centres.

Walthamstow Town Centre will continue to thrive as the vibrant and active Major Town Centre. It will become the primary hub for entertainment, culture and the evening and night-time economy. There will be a continued focus on retail as well as strengthening the centre's role as a location for employment through the provision of new office and flexible, creative workspaces and high-quality homes. St James Quarter will become a vibrant neighbourhood for living and working in; that is well-connected, with new quality homes, workspaces and community facilities, with accessible, safe and well-designed public spaces for people to gather, enjoy and relax.

Waltham Forest Town Hall Campus is to be known as 'Fellowship Square' and will become the focus of a transformational cultural redevelopment forming a new, dynamic and active neighbourhood consisting of new quality homes, workspace, shops and public realm whilst retaining its civic function. It will act as a catalyst for long-term regeneration of the Forest Road Corridor, creating clear links between Walthamstow Town Centre and Wood Street providing a well-connected network of vibrant centres for local residents and visitors to work, live and enjoy.

As the Borough's Creative Enterprise Zone, Blackhorse Lane will continue to support Waltham Forest's creative economy and become a catalyst bringing in new jobs, new quality homes, shops and cafes forming a creative living and working community, alongside the existing and regionally significant light industrial, manufacturing and production uses.

Building on its village feel, Wood Street will become an increasingly attractive destination, serving its growing local population with a diverse range of independent shops and a varied food, drink and cultural offer.

Areas such as Walthamstow Village, Ravenswood Industrial Estate and the Crate St James development will be protected and supported for areas the growth of the evening economy.

Policy 10 - Central Waltham Forest

Central Waltham Forest is the civic and creative centre of the borough and proposals in the Central area will be supported where they:

- A. Contribute to the delivery of a minimum of 7,600 new quality homes and 1600 new jobs across the Central Area comprising of minimum growth targets of
 - i. 2,700 new homes in Walthamstow Town Centre Strategic Location;
 - ii. 1,500 new homes on the Forest Road Corridor Strategic Location;
 - iii. 1,800 new homes at Blackhorse Lane Strategic Location;
 - iv. 400 new homes at Wood Street Strategic Location; and;
 - v. Outside of Strategic Locations a minimum of 1,200 homes have been identified in the Brownfield Land Register and the Strategic Site Allocations DPD.
- B. Promote Walthamstow Town Centre as a major creative and economic hub of the borough in accordance with its status as a major centre in the London Plan by;
 - i. Encouraging proposals that seek to expand its town centre offer, improve the quality of shopping provision and supporting services and facilities as part of mixed-use development (Policy 39);
 - ii. Supporting proposals that seek to establish and consolidate the development of a 'Leisure and Entertainment Hub' at the eastern end of the High Street and 'St James Street Quarter' at the western end of the High Street; and
 - iii. Encouraging proposals that seek to consolidate the role and function of Walthamstow Central transport hub as a key transport interchange in outer north London.
- C. Enable investment and the regeneration of Bakers Arms and Wood Street District Centres and Blackhorse Lane Neighbourhood Centre;
- D. Reinforce the distinct sense of arrival and character of Hoe Street, Forest Road and Blackhorse Lane gateway locations and the role they play in place shaping at nodal points in the central area of the borough;
- E. Support Blackhorse Lane Creative Enterprise Zone; in line with Policy 38 (Blackhorse Lane Creative Enterprise Zone);
- F. Enable delivery of Waltham Forest Town Hall Campus, as a new multi-purpose hub and liveable neighbourhood with supporting community, social infrastructure and retention of existing civic functions;

- G. Support proposals for new visitor attractions and related developments in Walthamstow Central area, to complement existing cultural assets. Increase dwell time for tourists that visit the borough and build on the legacy of being London's first 'Borough of Culture' in 2019;
- H. Protect, promote and enhance Walthamstow Market as a unique community asset of Walthamstow town centre; and
- I. Preserve and enhance the character and appearance of the Walthamstow/St James Street Conservation Area in line with the heritage policies (Chapter 16).

6.12 The identification of Walthamstow Town Centre as the Borough's major centre and principle economic hub (Policy 39 Hierarchy of Centres), justifies the Council's decision to focus major investment in this area to promote sustainable economic growth in the business, retail, leisure, tourist and cultural sectors and to drive the borough's growing evening and night time economy (Policy 46 Evening and Night-time Economy Uses).

6.13 By supporting enhancements at the key gateway junctions of Hoe Street, Forest Road and Blackhorse Lane in the central area help to bolster the sense of arrival at these unique and distinctive parts of the Central Area. The enhancement of these junctions supports place-shaping at the nodes of Walthamstow Town Centre, the Town Hall campus and the Blackhorse Lane Area.



6.14 Due to the diverse nature of the Central Area, the Council is also committed to supporting growth outside Walthamstow Town Centre in other parts of the Central Area such as Wood Street, Forest Road, Blackhorse Lane and which will complement Walthamstow Town Centre with their distinct characters. Blackhorse Lane being the Borough's Creative Enterprise Zone provides space for (Central Waltham Forest Policy clause D) the growing number of small independent creative sector businesses to locate and grow.

6.15 The Council's plan for the Town Hall Campus sensitively restores the grade II listed Town Hall building and re-imagines the site as a mixed-use site with new homes, workspace and commercial outlets within a multi-purpose community asset that will become known as 'Fellowship Square' and be open to the community as a whole.

6.16 Working in collaboration with Transport for London, the Council is committed to supporting the enhancement of Walthamstow Central Transport Interchange (including but not exclusively the Bus Station), and its establishment as one of outer-north London's key transport Interchanges, as this brings greater potential for growth in the borough and also facilitates a greater share for more sustainable transport modes and reduced car dependency

(Policy 62 Promoting Sustainable Transport, Policy 63 Active Travel and; Policy 64 Public Transport). In recognition of the essential service that they provide and the benefit that they bring to their respective district and neighbourhood centres, the Council will support enhancement of Wood Street Overground Station, St James Street Overground Station, Walthamstow Queens Road Overground Station and Blackhorse Road Station.

6.17 Walthamstow's Historic Street Market is recorded as the longest street market in Europe. It has an extensive 180-year history and is a local institution. The markets' primary function is as a key retail asset for the Borough. Supporting improvements in terms of its appearance, function and circulation will ensure that its strong local support continues against the strong competition from online and chain retailers.

6.18 The Council recognises the importance of protecting its historic assets. The St James's Area combines a mixture of retail, café office and residential uses, much of which was constructed by the Warner family in the late nineteenth and early twentieth century and combined with the curving form of the street contributes to the special sense of character. It is these inherent qualities that justify why the Council seeks to preserve and enhance the area. In 2017 the conservation area was subject to a major investment to improve shopfronts and public realm to keep it looking its best for future generations to enjoy.



6.19 The Council will be supportive of proposals of new tourist attractions and related developments in the Central Area that build on the legacy of Waltham Forest being London's first "Borough of Culture" in 2019. The continual promotion of the cultural and creative attractions will increase dwell times of visitors and tourists to the borough, which supports the growing visitor economy of the vibrant metropolitan town centres and high streets and encourages a thriving evening and night-time economy.

7 North Waltham Forest

7.1 This chapter sets out the spatial approach for North Waltham Forest, which principally covers Chingford, Chingford Mount and Highams Park. In this Plan, the borough is divided into three areas: South Waltham Forest, Central Waltham Forest and North Waltham Forest. The divergent character of each area presents different challenges and opportunities requiring a more locally distinctive policy response. The policies in this section should be read in conjunction with other policies in the Local Plan, Highams Park Neighbourhood Plan and North Chingford Conservation Area Appraisal.

Area profile

7.2 The north of Waltham Forest encompasses the area extending northwards from the A406 North Circular to Epping Forest. The North Circular runs east to west through the borough, broadly splitting it in half, making the north of Waltham Forest the largest of the borough's sub areas; stretching up from the Banbury Reservoir and the south side of the North Circular as far as the boundaries with Epping Forest District Council to the North. To the south of the North Circular, the area connects to the most significant area of growth in the borough, moving along the Lea Valley from Blackhorse Lane towards Leyton and Stratford. The west is defined by the River Lee and Lee Valley Regional Park (which is Metropolitan Open Land) with the London Borough of Enfield lying further beyond the William Girling and George V reservoirs. To the east is the London Borough of Redbridge.

7.3 Overall, the character of the north is generally suburban. As such the area is lower in density compared to the Central and South areas of the borough. The area is characterised by semi-detached houses and terraces interspersed with some larger detached properties. These are generally a mix of inter-war, Victorian and Edwardian homes often on larger plots which feature front and rear gardens.

7.4 The regeneration potential of the area is recognised in the London Plan. The Upper Lee Valley is designated as an Opportunity Area at sub-regional level and Highams Park is designated as a Strategic Area for Regeneration. In addition, the area includes the borough's first neighbourhood plan area in Highams Park. Beyond London, at a wider regional level, the North of the borough is located within the UK Innovation Corridor.

7.5 The North of the borough has great opportunities for housing, employment and cultural growth. It is a mixed area of relatively low-density residential housing, employment land, retail. The Epping Forest and the borough's fringe of Green Belt are major green assets which give this part of the borough an exceptional character. In the context of future development in the south of the borough and planned schemes emerging in adjacent boroughs, the area offers opportunities to improve linkages within the borough and with neighbouring areas beyond.



Vision - North of the Borough

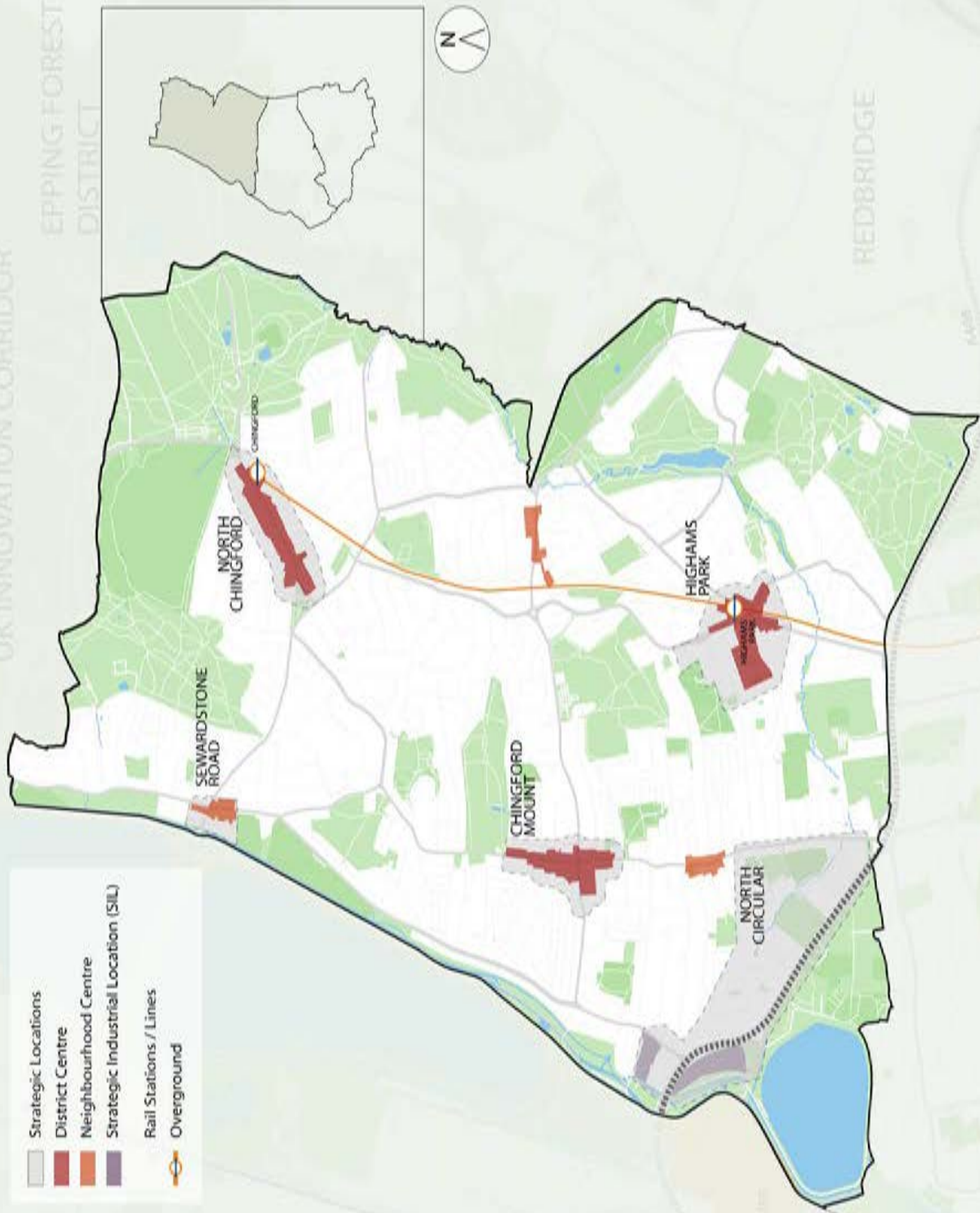
North Chingford, Highams Park and Chingford Mount are distinctive areas with the potential to be enhanced as attractive and connected cultural centres featuring new quality homes and improved public realm. The area adjacent to the North Circular Corridor will provide the opportunities for intensified industrial and employment-generating uses supporting the western fringe of the area. In the longer term, these areas will benefit from having improved transport access via links to Crossrail 2 stations in Enfield to the west. This will enable the expansion of the Sewardstone Road neighbourhood centre to incorporate new homes and establishing a new gateway to the borough.

North Waltham Forest will enhance its network of distinctive town centres where existing neighbourhoods and new developments integrate to create new liveable places. New development will contain a diverse mix of new homes featuring improved public realm, enhanced walking and cycle access and legibility and connectivity. The area will feature new workspace, transport, social infrastructure and diversified town centre uses for the local community and visitors. The North forms the gateway to Epping Forest and its richly diverse ecology and contrasting natural landscapes. In this setting, the five centres will evolve into vibrant employment, cultural and retail hubs which will stitch the north of the borough into the vibrantly metropolitan fabric of Waltham Forest.

UK INNOVATION CORRIDOR

EPPING FOREST DISTRICT

- Strategic Locations
- District Centre
- Neighbourhood Centre
- Strategic Industrial Location (SIL)
- Rail Stations / Lines
- Overground



REDBRIDGE

ENFIELD

HARINGEY

BLACKHORSE LANE

FOREST ROAD CORRIDOR

WALTHAMSTOW

Policy 11- North Waltham Forest

Development will be supported in the North of the Borough as a distinctive area for targeted investment and growth in and around the designated centres and the North Circular corridor where it:

- A. Supports and encourages the delivery of a minimum of 3,400 new quality homes in the strategic locations as follows:
 - i. 300 homes in North Chingford
 - ii. 100 homes in South Chingford/Chingford Mount
 - iii. 400 homes in Highams Park
 - iv. 400 homes in the Sewardstone Road strategic location
 - v. 800 new homes in the North Circular location
 - vi. Outside of Strategic Locations a minimum of 1,400 homes have been identified in the Brownfield Land Register and the Strategic Allocations DPD;
- B. Reflects the local character of the area or improve the quality of the local environment with particular reference to the requirements of Policy 4 Location of Growth, Policy 5 Management of Growth and Policy 6 Good Growth;
- C. Strengthens, supports and encourages existing and new employment opportunities in the North of the Borough, with the delivery of 1,950 new jobs;
- D. Enables investment and the regeneration of the District Centres of North Chingford, South Chingford, Highams Park and Sewardstone Road Neighbourhood Centre (see Policies Map);
- E. Supports the development of an improved cycle and pedestrian network in accordance with the Transport policy at Policies 62, 63, 64 and 68;
- F. Contributes to the Council's objectives of managing the impact of development on the Epping Forest Special Area of Conservation (EFSAC) (in line with the requirements of Policy 83); the Lee Valley Special Protection Area (policy 84) ; and the protection of Green Belt and Metropolitan Open land (MOL), (Policy 79) improving access where appropriate;
- G. Applies place-making principles that reflect the character and local distinctiveness of Highams Park, with particular reference to the Highams Area of Special Character, cultural and green assets as set out in the Highams Park Neighbourhood Plan;
- H. In North Chingford it:
 - i. Contributes to the regeneration of North Chingford Centre and the development of a community hub focused in this centre
 - ii. Protects and enhances the Chingford Green Conservation Area in accordance with the requirements of Policy 74: Conservation Areas;

- I. In South Chingford/ Chingford Mount it:
 - i. contributes to the development of a community hub focused at South Chingford District centre;
 - ii. Contributes to connectivity, diversification of commercial space, new employment, protecting local character and enhancing public space with a focus on Albert Crescent;
- J. In the Sewardstone Road Strategic Location it:
 - i. Focusses new development to the area of Kings Head Hill/Sewardstone Road junction;
 - ii. Contributes to the improvement of public realm and public spaces across the area and walking and cycling accessibility, connectivity, permeability and legibility to Ponders End, North Chingford District Centre and South Chingford / Chingford Mount, in addition to other identified routes; and
- K. In the North Circular Corridor Strategic Location, it;
 - i. Provides opportunities to link to the neighbouring large scale regeneration and infrastructure investment at the adjoining Meridian Water, London Borough of Enfield;
 - ii. Strengthens the character and identity of the A406 corridor through design improvement measures for better safety, functional and effective connections with local places, activity hubs and communities; and
 - iii. Provides leisure opportunities around and in the vicinity of Banbury Reservoir which preserve and enhance the openness of the Green Belt and provide additional biodiversity benefits and which contribute to the aims of Policies 79, 80, 81 and 82.

7.6 The North of the Borough presents a significant but different transformational opportunity for good growth and regeneration in Waltham Forest and London as it sits between the suburbs and the forest. Development must support the need to deliver a minimum of 3,600 new quality homes. Employment land in the area will be expected to be intensified, with co-location a consideration to ensure the delivery of at least 1,950 additional jobs, and a mixed and resilient economy.

7.7 New high-quality homes will be expected to be provided in parallel with new employment, in livable and mixed-use neighbourhoods – providing vibrancy and diversity. Community workspace / commercial Retail, leisure, cultural and suitable evening and night-time offer will be directed to designated district centres. Neighbourhood centres and local centres will provide retail and services.

7.8 The delivery of transformational regeneration and good growth should be based on place-making principles using the character, heritage and culture of the area. The district centre in North Chingford provides the principal location for retail and community cultural activity in the local area. Investment to regenerate retail in the area should contribute to the improvement of the Chingford Green conservation area and be aimed at maintaining and improving the vitality and viability of the North Chingford District Centre to encourage residents to continue to spend locally to sustain their long term prospects.



7.9 The South Chingford/Chingford Mount District centre provides the principal location for retail and community cultural activity in the local area. Investment to regenerate cultural and community uses in the area will contribute to maintaining and improving the vitality and viability of the district centre.

7.10 The Highams Park District Centre provides the principal location for retail, and community cultural activity in the local area. Investment to regenerate cultural and community uses in the area will contribute to maintaining and improving the vitality and viability of the district centre to encourage residents to spend locally to sustain their long term prospects whilst retaining the intrinsic character of the area as detailed in the Highams Park Neighbourhood Plan.

7.11 Growth in the neighbouring borough of Enfield, together with the planned Crossrail 2 provide important opportunities to regenerate the Sewardstone Road neighbourhood centre to provide new housing and to contribute to its improved vitality and viability. In addition; regeneration in this location will provide greater connectivity for new residents to locations in and outside of the borough by encouraging walking and cycling. This is an important priority for this Local Plan, the Mayors Transport Strategy and the London Plan. Public realm routes to key designations, facilities or amenities across the Strategic Locations in the North have been identified on maps. Other public realm routes may be identified through other planning policy documents as set out in Policy 3 Location and Management of Growth.

7.12 In addition the planned development at Meridian Water in Enfield provides important opportunities to free up neglected open space on the Green Belt fringe of the A406 North Circular Road to provide leisure and biodiversity benefits to the occupiers of new development and to provide suitable alternative natural green space (SANGS) to mitigate the impact of development on the Epping Forest SAC (Policy 83). Growth in this area will enhance the character of the neglected urban fringe and contribute to the wider regeneration objectives set out in Policy 4 Location of Growth and Policy 5 Management of Growth.

Implementation

7.13 The tools set out in Policy 4 Location of Growth and Policy 5 Management of Growth include:

- Brownfield Land Register
- Masterplan SPDs
- Planning Briefs

7.14 These will provide more detail guidance to developers on the area. Furthermore, the Strategic Site Allocations DPD will set out site specific requirements

for strategic and critical sites across the North of the borough. In addition to the existing Neighbourhood plan in Highams Park, Neighbourhood Plans may come forward within Strategic Locations and the Council will work collaboratively with designated Neighbourhood Forums

7.15 In order to deliver this policy, the Council will proactively engage with Duty to Cooperate partners and other stakeholders, including infrastructure and utility providers, developers, housing associations, private landowners, and interested community groups, to remove barriers to delivery.

7.16 The policy sets out where investment is required across the North and is supported by Waltham Forest's inward investment work.



8 Decent Homes for Everyone

Strategic Objective

Ensure a significant increase in the supply, choice and mix of high-quality new homes, delivering genuinely affordable homes to enable and encourage residents to stay in the Borough and strengthen communities.

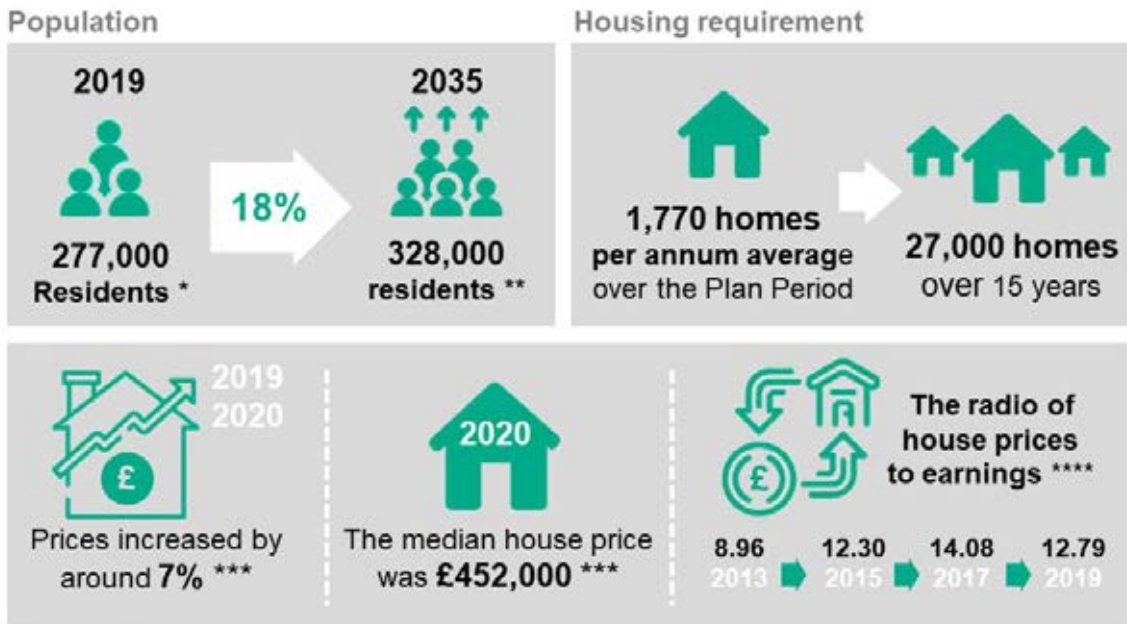
8.1 With Waltham Forest's population set to grow over the plan period, increasing the delivery of good quality, genuinely affordable homes to meet existing and future residents' needs is a priority for the borough and this plan. The plan aims to deliver a minimum of 27,000 new homes over a 15-year period. 50% of these new homes need to be genuinely affordable for existing and future residents. The challenge in meeting this need is recognised, but also seen as an opportunity to provide residents with a decent roof over their heads; building the homes, communities and places where people want to live and aspire to stay.

8.2 Policies in this chapter should be read alongside the Waltham Forest Housing Strategy 2019-2024, Housing Futures: A Decent Roof for All. The Housing Strategy sets out the key objectives for housing in the borough, which this plan will be instrumental in achieving;

- Supporting growth and aspirations within the borough
- Tackling and preventing homelessness
- Ensuring, decent, safe and healthy homes
- Think Family Think Housing
Think Work: inclusive and sustainable neighbourhoods



8.3 The Housing Strategy focuses on the importance of well-designed and healthy homes. The Joint Needs Strategic Needs Assessment (JSNA) has defined a 'A Healthy Home'. A healthy home needs to be affordable, be well designed, meet accessibility requirements and encourage social interaction. It is important that in increasing the delivery of new homes, that the quality is also increased.



House prices

* Mid Year Estimate (ONS, June 2020)
 ** BPO, Medium Scenario (GLA, 2018) & Housing Trajectory (LBWF, June 2020)
 *** Land Registry House Price Statistics
 **** House price to residence-based earnings ratio (ONS)

Policy 12 - Increasing Housing Supply

Opportunities for housing growth in Waltham Forest will be maximised to deliver a minimum of 27,000 homes by 2035 by:

- A. Focusing delivery of new housing in Waltham Forest's Strategic Locations, Site Opportunity Locations, and accessible locations around transport hubs in accordance with Policy 4 - Location and Management of Growth;
- B. Adopting a stepped housing target, in line with Waltham Forest's Housing Trajectory;
- C. Adopting a strategic target for 50% of all new homes to be genuinely affordable across the plan period (See Policy 13 'Delivering Genuinely affordable housing');
- D. Maximizing opportunities to increase the supply of homes on all suitable, appropriate and available sites including developing brownfield land, surplus public sector land and encouraging residential intensification;
- E. Making effective and efficient use of land by seeking to optimise housing densities;
- F. Ensuring new homes address different housing needs and provide a variety of housing choices;

- G. Supporting the regeneration and renewal of appropriate housing estates through working with housing association partners;
- H. Supporting new homes to be developed on small sites to meet housing need (see Policy 21 'Small Sites'); and
- I. Resisting the unjustified net loss of residential accommodation.

8.4 The GLA Strategic Housing Land Availability Assessment (SHLAA) and Waltham Forest's Growth Capacity Study 2018 show the borough has enough capacity to deliver new homes. These assessments demonstrate that Strategic Locations across the borough have significant capacity for new homes by making effective use of land, intensification and increased density. Such opportunities will be explored through Area Supplementary Planning Documents (SPD), Masterplans and Planning Briefs, as set out in Chapter 4 Waltham Forest's Spatial and Growth Strategy. In addition to this, new homes will be directed to around transport hubs and accessible locations across the borough. Sites across the borough suitable for new homes will be listed on Waltham Forest's Brownfield Land Register. The Brownfield Land Register will enable Waltham Forest to have up to date and consistent information on sites for new homes, maintained in a transparent way through publishing as open data.

8.5 The Housing Trajectory illustrates the expected rate of housing delivery over the plan period. In considering when sites will be delivered in the plan, the Housing Trajectory has been informed by the Waltham Forest Growth Capacity Study and site feasibility work. A stepped housing requirement is appropriate for Waltham Forest, as there is a significant change in the level of housing requirement between emerging and previous policies, and several large sites which will be delivered in phases.

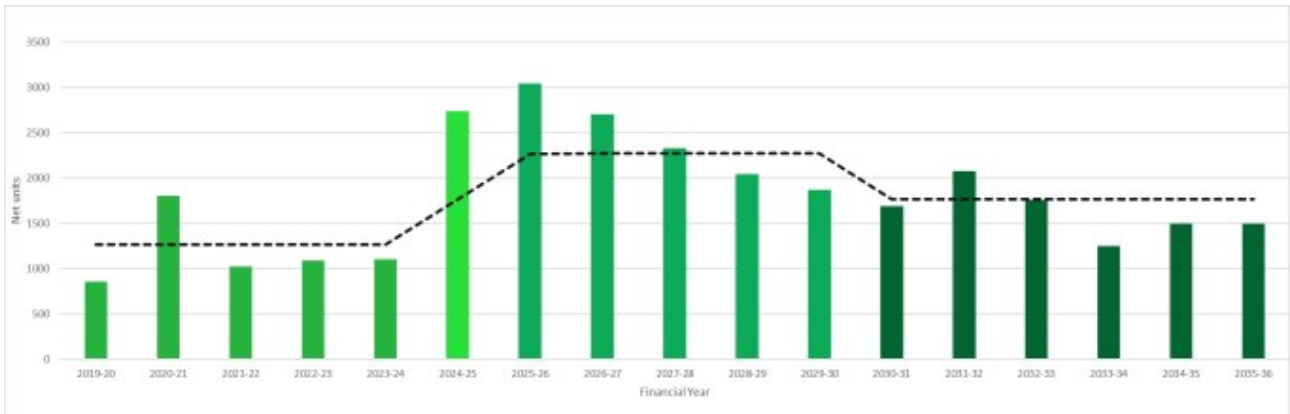
8.6 The housing requirement will be set at 1264 for the five (financial) years from 2019/20 to 2023/24, and then increase to 1770 in 2024/25 and again to 2267 for the five years to 2029/30, before reducing to 1770 for the remainder of the plan period to 2035/36.

8.7 Following the Standard Method for assessing local housing need, the average annual housing requirement figure is 1770 new homes.

8.8 The delivery of the sites will be monitored in Waltham Forest's Authority Monitoring Report (AMR) and Waltham Forest's Housing Delivery Test Action Plan (HDTAP).

Financial Year	2019/20 - 2023/24	2024/25	2025/26 - 2029/30	2030/31 - 2035/36
Annual requirement	1264	1770	2276	1770

Table 8.1 Stepped Housing Requirement



Picture 8.1 Housing Trajectory

8.9 Genuinely affordable housing is homes which meet the needs of households whose incomes are not sufficient to enable them to buy or rent housing on the open market. Waltham Forest has a high level of affordable housing need. The Strategic Housing Market Assessment (SHMA) has estimated that the need for the borough is 71%. Given the significant level of need and the difficulties local residents have in accessing the housing market, Waltham Forest seeks to prioritise the delivery of affordable housing and has set a strategic affordable housing target of 50% across the plan period, the approach to this is set out in Policy 13 - Delivering Genuinely Affordable Housing.

8.10 In meeting housing need, opportunities to maximise available sites appropriate for housing will be encouraged, through optimising housing densities, encouraging residential intensification, supporting the development of small sites, developing surplus public sector land and considering appropriate estate regeneration and infill. The unjustified net loss of residential accommodation will be resisted.

Policy 13 - Delivering Genuinely Affordable Housing

The delivery of 50% of all new homes to be genuinely affordable housing will be achieved by:

- A. Requiring all development involving the addition of 10 or more units to deliver affordable housing;
- B. Working with the Mayor of London to use grant funding to increase affordable housing delivery beyond the level that would otherwise be provided;
- C. Adopting a threshold approach to viability. Where proposals meet the following criteria, they will not be required to provide a viability assessment at application stage:
 - i. Meet or exceed the threshold level of affordable housing on site without public subsidy. These thresholds are initially set at:
 - a. A minimum of 35%; or
 - b. 50% for public sector land where there is no portfolio agreement with the Mayor; or

- c. 50% for Industrial Land (SIL, LSIS, BEA, and non-designated) where the scheme would result in a net loss of industrial capacity.
 - ii. Be consistent with the Council's tenure split;
 - iii. Demonstrate that they have sought grant to increase the level of affordable housing;
 - iv. Are subject to a Section 106 agreement with Early Stage Viability Review, triggered if an agreed level of progress on implementation is not made within two years of the permission being granted (or an alternative period agreed by the Council);
- D. Proposals which do not meet the criteria in Part C will be expected to follow the Viability Tested Route and submit detailed supporting viability evidence to determine the level of affordable housing required. Where required, viability assessments will be undertaken in line with the Mayor's Affordable Housing and Viability SPG. These schemes will be subject to:
- i. Early Stage Viability Review if an agreed level of progress on implementation is not made within two years of the permission being granted;
 - ii. Mid Term Reviews prior to implementation of phases for larger phased schemes; and
 - iii. a Late Stage Viability Review which is triggered when 75 per cent of the units in a scheme are sold or let (or an alternative period agreed by the Council);
- E. Delivering affordable housing on site, other than in exceptional circumstances where off-site or payment-in-lieu would secure better outcomes in meeting the borough's housing need; and
- F. Seeking affordable housing contributions from alternative housing products (see Policy 18 'Other forms of housing'):
- i. Build to rent: as Discount Market Rent (DMR) at genuinely affordable rent;
 - ii. Purpose-built student accommodation: the affordable student accommodation bedrooms should be allocated by the higher education provider(s) that operates the accommodation, or has the nomination right to it, to students it considers most in need of the accommodation;
 - iii. Large -scale purpose build shared living: payment-in-lieu contributions to conventional C3 affordable housing.

8.11 Genuinely affordable homes includes social rent, London affordable rent, London Living Rent and London Shared Ownership:

- Social Rent and London Affordable Rent are for households on low incomes where rent levels are based on the formulas in the Social Housing Regulator's Rent Standard Guidance. London Affordable Rent homes are capped at a benchmark levels published by the GLA.

- London Living Rent is an intermediate housing product which offers lower rents than market rents. These rents vary by ward across London and Waltham Forest.
- London Shared Ownership is an intermediate ownership product which allows first time buyers to purchase a share in a new home and pay a low rent on the remaining, unsold, share.

8.12 The borough has a high level of need for genuinely affordable homes. To meet this requirement Waltham Forest has a strategic affordable housing target of 50%. In order to achieve this target, Waltham Forest supports the Mayor of London Threshold Approach to Affordable Housing. Where the fast track route is followed, in line with the requirements set out in the London Plan and the Affordable Housing and Viability SPG, no viability assessment will be required. All other situations will be assessed under the Viability Tested Approach and require the submission of a viability assessment to be assessed by the Council's appointed viability assessor and where an application is referable to the Mayor of London, it will be assessed by the GLA's viability assessors.

8.13 The percentage of affordable housing on a scheme is to be measured in both habitable rooms and units, with the habitable room measurement to be used with reference to Part C of Policy 13 to determine whether the threshold has been met.

8.14 Affordable housing will be first sought on-site and opportunities to deliver this will be maximised. However, in exceptional circumstances which can be demonstrated, affordable housing may be allowed to be delivered off site on another site, or a donor site, where this is not possible, a payment in lieu may be acceptable.

8.15 Affordable housing contributions will be sought on alternative housing products such as Build to Rent, Purpose Built Shared Housing, Purpose Built Student Housing in line with the Intend to Publish London Plan.

8.16 The policy should be read alongside relevant policies in the London Plan, including but not exclusively Policy H4 'Delivering affordable housing' and Policy H5 'Threshold approach to applications'.



Policy 14 - Affordable Housing Tenure

The following affordable housing tenure split will be expected on schemes of 10 or more units:

Tenure	Split
Low cost affordable rent	70%
Intermediate housing products	30%

8.17 The Intend to Publish London Plan Policy H6 'Affordable Housing Tenure' states that residential development should apply a split of:

- a minimum 30% low cost rented homes
- a minimum 30% intermediate homes

8.18 Both the GLA SHMA and Waltham Forest SHMA show that there is a significant need for low cost rental housing and because of this the remaining 40% affordable housing tenure is expected to be for low cost rented homes. Delivery of low-cost rental housing will be the priority unless there are exceptional circumstances. There is still a strong need for intermediate housing products which is reflected in the policy. To follow the Fast Track Route, applicants will be expected to follow this tenure split in line with Intend to Publish London Plan Policy H5 'Threshold approach to applications'.

Policy 15 - Housing Size and Mix

A diverse range of housing will be supported by:

A. Providing the following mix of dwelling sizes across all tenures:

Bedroom Size	1 bed	2 bed	3 bed plus
Preferred dwelling mix – Social Rent / London affordable rent	20%	30%	50%
Preferred dwelling mix – Intermediate Rent	20%	40%	40%
Preferred dwelling mix - Intermediate Ownership	30%	50%	20%
Preferred dwelling mix - Market	20%	50%	30%

Table 8.2

B. Allowing variations to the dwelling size mix where it can be fully justified based on the tenures and type of housing proposed, site location, area characteristics, design constraints, scheme viability; and where shared ownership is proposed, the ability of potential occupiers to afford the homes proposed.



8.19 Ensuring a selection of housing types and tenures are built is important to Waltham Forest to meet the housing needs of its diverse population. There is a need for a range of dwelling sizes and tenures. The priorities for dwelling size and tenures are based on the Strategic Housing Market Assessment and the borough's housing waiting list.

Policy 16 - Accessible and Adaptable Housing

Developments will be expected to provide high quality, accessible homes by:

- A. Encouraging functional, adaptable and accessible spaces design in all housing developments;
- B. Expecting all self-contained homes to meet the nationally described space standard, at a minimum;
- C. Requiring a minimum of 90% of all new-build self-contained homes to be accessible and adaptable in line with Building Regulation M4(2); and
- D. Requiring a minimum of 10% of new-build self-contained homes to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3).

8.20 It is important to ensure that new housing is accessible to all and is adaptable to the changing needs of residents throughout their lives. Housing developments which consider inclusive design and accessibility issues at an early stage and throughout the development process are the most successful at achieving this. Accessible housing allows residents of the borough to live dignified and independent lives. Wheelchair user dwelling should be distributed throughout a development to provide a range of aspects, floor level locations, views and unit sizes. This policy should be read in-conjunction with Intend to Publish London Plan Policy D7 'Accessible housing'.

Policy 17 - Redevelopment and Intensification of Existing Housing Estates

Redevelopment and appropriate intensification of existing housing estates will be supported where:

- A. It leads to an increase in the overall supply of new homes including genuinely affordable homes;
- B. Any loss of housing will be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace including affordable housing; and
- C. It increases the design standards, quality, accessibility and safety of the existing housing.

8.21 The redevelopment and intensification of existing housing and housing estates, particularly those poorly laid out housing developments of lower density, is critical in meeting the borough's housing needs. It is important that such schemes increase the number of

homes, ensure that affordable homes are not lost and provides a range of tenures. There are opportunities also to increase the standard of the homes in their design, accessibility and safety, as well as improving environmental quality of the local area. This policy should be read in conjunction with other policies in this Chapter but also in Chapter 7 14 'Creating High Quality Places'.

Policy 18 - Other Forms of Housing

Schemes for other forms of housing will be supported where:

- A. They meet the definitions of Build to Rent, Purpose-Built Student Housing and Purpose Built Shared Living Housing (See Table 8.3);
- B. They contribute towards mixed, balanced and inclusive neighbourhoods and communities;
- C. They are located in areas of good transport accessibility and well connected to local services and amenities;
- D. They provide affordable housing contributions, in accordance with Policy 11 'Delivering Genuinely Affordable Housing' and the Intend to Publish London Plan; and
- E. They are of high-quality design including size of units and accessibility.

8.22 Non-traditional housing can make a positive contribution to providing a wider range of housing choices for residents, meeting identified needs and contributing to increasing housing supply. Waltham Forest defines non-traditional housing as Build to Rent, Purpose-Built Student Accommodation and Purpose-Built Shared Living. The definitions of these are provided in Table 8.3 below.

Non-Traditional Housing Type	Definition
Build to Rent	<ul style="list-style-type: none"> • The development, or block or phase within the development, has at least 50 units. • Homes are held as Build to Rent under a covenant for at least 15 years. • A clawback mechanism is in place that ensure there is no financial incentive to break the covenant. • All units are self-contained and let separately. • There is unified ownership and unified management of the development longer tenancies (three years or more) are available to all tenants. These should have break clauses for renters, which allow the tenant to end the tenancy with a month’s notice any time after the first six months. • The scheme offers rent and service charge certainty for the period of the tenancy, the basis of which should be made clear to the tenant before a tenancy agreement is signed, including any annual increases which should always be formula-linked there is on-site management, this does not

Non-Traditional Housing Type	Definition
	<p>necessarily mean full-time dedicated on-site staff, but all schemes need to have systems for prompt resolution of issues and some daily on-site presence.</p> <ul style="list-style-type: none"> ● Providers have a complaints procedure in place and are a member of a recognised ombudsman scheme. ● Providers do not charge up-front fees of any kind to tenants or prospective tenants, other than deposits and rent-in-advance.
Purpose Built Student Accommodation	<ul style="list-style-type: none"> ● Primarily occupied by students and managed by an education institution or independent provider for that purpose; Restricted to occupation by students during term-time; ● Let to each student for the full duration of all terms in the academic year, and not less than the full duration of one term. ● Provides some common/ communal facilities/ and or services.
Purpose Built Shared Living	<ul style="list-style-type: none"> ● A development or block or phase within a development must be at least 50 units. ● communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and include at least: <ul style="list-style-type: none"> ● convenient access to a communal kitchen ● outside communal amenity space (roof terrace and/or garden) ● internal communal amenity pace (dining rooms, lounges) ● laundry and drying facilities ● a concierge ● community management, and ● bedding and linen changing and/or room cleaning services ● Tenancies for a minimum of 3 months. ● Under single management, with a management plan provided.

Table 8.3

8.23 It is important that these non-traditional housing schemes are located near services and transport. In addition, the delivery of these types of new homes should not lead to a reduction in the quality of accommodation and such schemes will be expected to be of high quality. This policy should be read alongside the Intend to Publish London Plan Policies H11, H15 and H16 these will be supported and encouraged where they are of high-quality design and provide and contribute towards genuinely affordable housing.

Policy 19 - Small Sites

Proposals for the development of small sites for new homes will be supported where they:

- A. Seek to infill, intensify and re-model areas of existing housing;
- B. Encourage innovative approaches to housing delivery; and
- C. Support residential intensification within 800 metres of a designated centre with good public transport accessibility.

8.24 Small sites will play an important part in meeting the borough's housing needs and target. Increasing the rate of housing delivery from small housing sites is a priority. Small sites are defined as those below 0.25ha. The delivery of small sites will be achieved through incremental intensification of existing residential areas and town centres, or in areas with adequate public transport accessibility, which is considered to be PTAL 3 to PTAL 6. Additional guidance in the form of Design Codes and SPDs may be produced to assist with the accelerated delivery of such sites.

Policy 20 - Housing in Multiple Occupation (HMO) and Conversions

- A. The conversion of a larger home(s) to smaller self-contained homes (C3), Houses in Multiple Occupation (C4) and Buildings in Multiple Residential Occupation (Sui Generis) will not be allowed where:
 - i. The house has a gross original internal floor space of less than 124sqm; or
 - ii. The proposal will result in the over concentration of conversions in one street or in the wider local area;

Conversions

- B. The conversion of homes with a gross original internal floorspace of more than 124 sqm to smaller self-contained homes will only be permitted where the proposed development:
 - i. Provides at least one larger family sized home of 74sqm (3 bed plus);
 - ii. Meets the minimum space standards in Table 14.2 Table 14.2 'Minimum internal space standards for new dwellings'
 - iii. Meets high-quality design standards (Policies 56 and 59);
 - iv. Is car free (Policy 68);
 - v. Makes provision for adequate cycle parking on site (Policy 63);
 - vi. Is close to public transport (PTAL 3 and above);
 - vii. Provides good refuse and storage facilities (Policies 59 and 95)
 - viii. Makes appropriate provision for outdoor or amenity space (Policy 58);

Houses in Multiple Occupation

- C. The conversion of homes that have a gross original internal floorspace of more than 124 sqm into HMOs will only be permitted where the proposed development:
- i. Meets the minimum space standards for room sizes in Table 8.4 'Minimum bedroom sizes in HMO and Buildings in Multiple Occupation' and Table 8.5 'Minimum kitchen and living room sizes in HMOs and Buildings in Multiple Occupation' ;
 - ii. Is car free (Policy 68);
 - iii. Makes adequate provision for on-site cycle parking (Policy 63);
 - iv. Is close to public transport (PTAL 3 and above);
 - v. Provides suitable refuse and storage facilities (Policies 59 and 95);
 - vi. Makes appropriate provision for outdoor or amenity space (Policy 58).

Number of occupiers	Room for sleeping (Kitchen facilities in a separate room)	Room for sleeping (Kitchen facilities within the room)	Bedrooms in shared houses with communal living room
1	11 sqm	16 sqm	10 sqm
2	18 sqm	22 sqm	16 sqm

Table 8.4 Minimum bedroom sizes in HMO and Buildings in Multiple Occupation

Number of sharers	Kitchen	Combined Living Room/Kitchen	Living room (dining facilities in another room)
Up to 4	12 sqm	18.5 sqm	15 sqm
5	13 sqm	20.5 sqm	16 sqm
6	14 sqm	22.5 sqm	17 sqm
7 or more	15 sqm + 1 sqm for each additional occupier	22.5 sqm + 2 sqm for each additional occupier	18 sqm + 1 sqm for each additional occupier

Table 8.5 Minimum kitchen and living room sizes in HMOs and Buildings in Multiple Occupation

Calculations exclude floorspace for bathrooms/shower rooms.

8.25 HMOs comprise of small shared dwelling houses or flats occupied by between 3 to 6 unrelated individuals who share basic facilities. HMOs can form an important part of the housing stock, if they are of high-quality design, provide good quality living standards and adequate space for people to live in. These developments are expected to be located near or in town centres, as well as near public transport. However, all too often this is not the case and the Council has enforced against many poor quality HMOs and will continue to do so.

8.26 The Council has an Article 4 Direction in place relating to development comprising a change of use from Class C3 (dwellinghouses) of the Town and Country (Use Classes) Order 1987 (as amended) to Class C4 (houses in multiple occupation). This removes permitted development rights for a change of use from Class C3 to Class C4. The Article 4 Direction applies to the whole borough.

Policy 21 - Downsizing

The Council will encourage the delivery of flats for those aged 55+:

- A. On all developments over 100 units;
- B. Where there is an identified need to increase housing choices for older people in the Borough;
- C. Where developments are of high-quality design; and
- D. In suitable locations with good access to local amenities and public transport.

8.27 The borough is facing demographic change over the next 15 years, and residents are due to live for longer. Some older residents may wish to downsize, move closer to family or friends or be closer to services and facilities, but they may not want to move into specialist older persons housing. Waltham Forest recognises the important role that new, non-specialist residential developments play in providing suitable and attractive accommodation options for older residents, particularly developments in or close to town centres, near to relevant facilities and in areas well-served by public transport. In addition, much of the housing is no longer suitable and allowing residents opportunities to downsize their homes allows them to find appropriate housing, which does not require adaptation. Where people do downsize, it allows for existing homes, usually family sized units, to be bought back on the open market.

8.28 Downsizing homes are for those aged 55+ and will be focused in areas where there is identified need. It is expected that such units will be provided on all developments in these areas of over 150 dwellings. This policy seeks to encourage occupiers of large family-sized accommodation who are considering the need to downsize to a smaller property. This will help make better use of larger-sized stock, by making houses available to growing families and those who require it. It could also help older, often vulnerable residents to move to accommodation that is easier for them to manage. This policy acknowledges the challenges associated with buying and selling housing properties and encourages developers of new housing to consider opportunities to provide suitable units for those considering opportunities to downsize.

Policy 22 - Supported and Specialist Accommodation

Supported and specialist accommodation will be supported by:

- A. Encouraging the retention and refurbishment of supported and specialist accommodation where it meets identified need and is of appropriate design quality; and
- B. Requiring new supported and specialist developments to be:
 - i. Designed to meet to satisfy the requirement of specific use or group;
 - ii. Meet the definition of supported housing and specialist accommodation (See Table 8.6 and Glossary);
 - iii. Meets identified local and strategic housing needs;
 - iv. Well connected to facilities, social infrastructure, health care;
 - v. Well served by public transport;
 - vi. High quality design, including accessibility.

8.29 Supported and Specialist accommodation meets a required need in the borough providing for older, disabled, and vulnerable people. The Intend to Publish London Plan (2019) identifies an indicative benchmark figure of 110 dwellings per annum for Waltham Forest as required to meet the needs of older Londoners for supported and specialist housing. Retention and refurbishment will be supported where it still meets the needs of residents and is of the appropriate design quality for current or future residents. For new developments, it must meet identified need, be of high-quality design and be located in areas that have facilities the residents require and be located close to public transport.

8.30 Supported and Specialist housing may be self-contained or non-self-contained and can include:

Supported and Specialist Accommodation	Definition
Sheltered Accommodation (also referred to as supported housing)	<ul style="list-style-type: none"> • Self-contained accommodation for people who require no or a low level of support. • Schemes normally include additional communal facilities such as a residents' lounge and a scheme manager, warden or personal alarm/telecare system • Use Class C3
Extra care accommodation (also referred to as assisted living, close care, continuing care housing)	<ul style="list-style-type: none"> • self-contained residential accommodation and associated facilities with additional care support for residents who may be less independent. • Aimed at older people, or younger people with particular care needs. • A range of facilities are normally available such as a residents' lounge, laundry room, a restaurant or meal provision facilities, classes, and a base for health care workers. Domiciliary care will be available to varying levels, either as part of the accommodation package or as additional service which can be purchased if required. • Use Class C3
Residential nursing care accommodation (including end of life/ hospice care, nursing care units and dementia care home accommodation)	<ul style="list-style-type: none"> • provides non-self-contained residential accommodation for people who require for whom additional personal or nursing care is essential. Rooms may be private or shared and may provide an en-suite bathroom. • Communal facilities are likely to include a dining room and residents' lounge, with meals and personal services routinely provided to all residents. • Personal or nursing care is a critical part of the accommodation package at residential/nursing care accommodation. Care homes are unlikely to provide more than 80 bed spaces in total. • Use Class C2

Table 8.6

Policy 23 - Gypsies and Travellers

Gypsies and Travellers needs will be met by:

- A. Protecting the existing provision of pitches for Gypsies and Travellers at Folly Lane and Hale Brinks North;
- B. Supporting intensification of existing sites to provide extra pitches at Folly Lane and Hale Brinks North in line with the need set out in the Gypsies and Travellers Needs Assessment.

8.31 There are two Gypsy and Traveller sites in the borough; one at Folly Lane and another at Hale Brinks North. A Gypsy and Travelers Needs Assessment has been commissioned to understand the level of need in the Borough. The Gypsy and Travellers Needs Assessment has identified a requirement for two pitches under the national definition in Planning Policy for Travellers Sites. The Intend to Publish London Plan, however, has widened the definition of Gypsies and Travellers and when using that definition there is a requirement for seven pitches across the two sites, over the plan period. The additional pitches are expected to be met by intensification of the existing sites.

Policy 24 - Community Housing

Schemes for community-led housing, self-build and custom build housing projects will be supported by ensuring:

- A. Proposals meet the definition of community-led housing, self-build and custom build housing projects;
- B. Proposals meet local and strategic housing needs;
- C. Proposals make the best use of land by bringing forward redevelopment of small sites, infill development or as part of estate regeneration schemes and larger redevelopments;
- D. Provision of serviced plots of land, as part of larger developments (0.25ha or above), for self-build and /or custom build housing where appropriate.

8.32 Community Led Housing, Self-Build and Custom Build Housing can assist in meeting the borough's housing need and in providing a wide range of housing choices. Such schemes will be supported, and encouraged on small sites or as part of estate regeneration, and where appropriate as part of larger developments. Waltham Forest has a statutory duty to have a self-build register, however, it allows residents to not only register their interest to for self build and custom build plots but also to put themselves forward for development of community-led housing. Definitions are stated in Table 8.7 below.

Type	Definition
Community Led Housing	<p>Schemes that are genuinely community-led all share three common principles:</p> <ul style="list-style-type: none"> • meaningful community engagement and consent throughout the development process (communities do not necessarily have to initiate the conversation, or build homes themselves); • presumption that the community group or organisation will take a long-term formal role in the ownership • Stewardship or management of the homes • benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity
Self-Build and Custom Build	<p>Where an individual, an association of individuals, or persons working with, or for, individuals or, associations of individuals, build or completes houses to be occupied as homes by those individuals.</p>

Table 8.7

Implementation

8.33 The main tools the Council has in delivering the policies in this section of the Plan are the:

- Planning application process
- Affordable Housing and Viability SPD and Section 106 contributions.

8.34 Additionally, affordable housing grant from the GLA, the Council's own Capital Delivery Program and housing development company Sixty Bricks will play an important role in delivering housing.

9 Building a Resilient and Creative Economy

Strategic Objectives

Economic recovery is a priority for the Borough in the aftermath of the COVID-19 pandemic.

Grow, promote and diversify Waltham Forest's economy, including its role in the Upper Lee Valley and wider UK Innovation Corridor, by both supporting existing businesses and nurturing local growth as well as attracting inward investment.

Improve life chances by improving job opportunities, upskilling residents and providing access to new skills and training opportunities locally.

9.1 Waltham Forest is a London Borough in the midst of transformative economic change consisting of strong economic growth, a growing population and a thriving creative and cultural scene. The change brings positive developments comprising of new people, businesses and regeneration. However, policies in this chapter of the Local Plan have been prepared at a time of uncertainty associated with the Covid-19 pandemic. The full effects of the pandemic on employment and employment floorspace are not yet known. These policies will be monitored and reviewed where necessary.

9.2 According to the Employment Land Study 2019, Waltham Forest's economy is shifting away from traditional industrial and manufacturing base to towards a more diverse range of activities driven by creative and digital entrepreneurs. This shift in Waltham Forest's economy has been driven by a significant increase in the number of micro and small businesses locating and growing the borough.

9.3 Prior to COVID-19, Waltham Forest was successfully transitioning from a low employment to a high employment borough. The percentage of Waltham Forest residents who are economically active (74.8%) is higher than the London average (78.1%), but lower than the national average (78.9%). The number of new business registrations grew by 98% between 2011-2018 compared to the London average of 58.5%. The median weekly pay of residents is well above the national average, at £680 per week, and is converging with the London average.⁽³⁾ However, in 2018-19, 5% of residents were unemployed, ranking it 10th highest out of London's 33 Boroughs.

9.4 Prior to COVID-19, Waltham Forest's thriving economy comprised of diverse employment sectors. Recognising this, the Waltham Forest Economic Growth Strategy 2015-2020 identified key sectors within the borough to 'keep, seed and grow'.⁽⁴⁾ These sectors are:

- Digital and creative industries
- Construction

3 ONS annual survey of hours and earnings - resident analysis
https://www.nomisweb.co.uk/reports/lmp/la/1946157278/subreports/asher_time_series/report.aspx?

4 Economic Growth Strategy 2015 -2020

- Professional and urban services
- Manufacturing
- Retail
- Health and social care

9.5 The Digital and Creative sectors have flourished in the Borough over the last decade, partially due to the migration of businesses from other London boroughs. In recognition of this, a Creative Enterprise Zone has been designated in Blackhorse Road (see Policy 36 Blackhorse Creative Enterprise Zone).

9.6 Waltham Forest's Employment Land Review (2019) has identified an objectively assessed need for 8,100 jobs equating to 52,000sqm of employment floorspace (identified B2, B8 and Class E Part G i, ii, iii) over the plan period. The Employment Land Audit (2020) demonstrates that this objectively assessed need can be delivered through efficient and effective use of existing employment sites.

9.7 The need for different uses is identified as being for:

- 18,848sqm of office space (Class E Part G i / ii)
- 36,604sqm of distribution space (B8)
- - 4,215sqm of industrial space (Class E Part G iii /B2)



* Annual Population Survey (ONS)
 ** Business Register and Employment Survey (ONS)
 *** Inter Departmental Business Register (ONS)

Policy 25 - Supporting Economic Growth and Jobs

Opportunities for employment growth in Waltham Forest will be maximised to ensure there is sufficient capacity to deliver a minimum of 52,000sqm of additional employment floorspace across the borough over the plan period by:

- A. Focusing the delivery of new Class E Part G iii, B2 and B8 floorspace in SIL, LSIS, BEA, and non-designated employment sites;
- B. Focusing the delivery of Class E Part G i, ii floorspace in BEA and town centres;
- C. Supporting the delivery of a range of employment typologies in suitable locations, across the borough:
 - i. Distribution uses – storage and distribution floorspace (B8), in locations within good proximity of strategic road network;
 - ii. Industrial Space – light industrial (Class E, Part G iii) and the production and distribution of goods (B2) in smaller or sub-divided space within the borough's designated employment sites; and
 - iii. New London Mix – high density office space (Class E Part G i and ii) ranging from small studio space, flexible co-working spaces to large offices in the designated centres or other locations with access to supporting amenities and services; and
- D. Where it does not lead to an overall loss of employment floorspace across the borough.



9.8 In line with the London Plan, the 52,000 sqm additional floorspace is expected to be delivered through intensification and consolidation across existing employment areas. These are the designated employment areas of Strategic Industrial Locations (SIL) and Borough Employment Areas (BEA), in addition to the Locally Significant Industrial Sites which are introduced in this Plan. The Employment Land Audit (2020) demonstrates that it is possible to achieve this level of increase. The following policies

on the management of SIL, LSIS and BEA, and Non-Designated Employment Land set out how this can be delivered. Town Centres are also a good location for offices and light industrial uses, as they are well connected and have facilities that workers may want to be close to, as well as possibility of attracting local customers.

9.9 The Employment Land Study states that the focus should be on a range of typologies to meet future demand and need. These comprise distribution uses related to logistics, industrious space, and New London Mix. Distribution space will be directed to areas across the borough which have good access to the strategic road network. New London Mix will be supported in BEAs and town centres, and this policy should be read in line with Policy 32 - Workspaces and Policy 33 - Affordable Workspace.

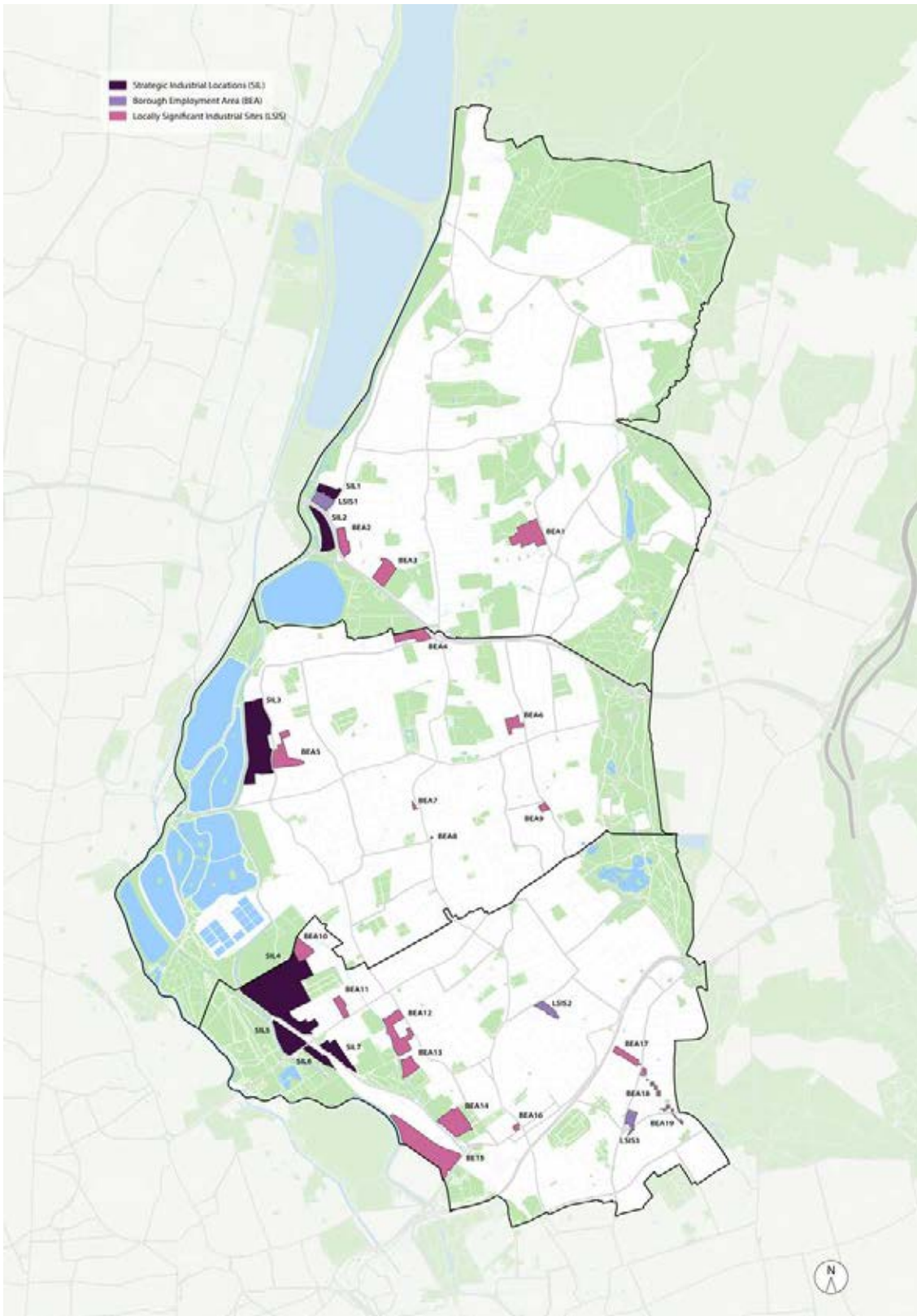


Figure 9.1

Policy 26 - Safeguarding and Managing Strategic Industrial Land (SIL)

To safeguard and manage SIL:

- A. The following uses are acceptable:
 - i. Light industrial (Class E G iii);
 - ii. General industry (Class B2);
 - iii. Storage or Distribution (Class B8);
 - iv. Waste sites (B2/B8/Sui Generis); and
 - v. Uses ancillary to the above;
- B. New development will be supported on SIL, where it:
 - i. Provides improved high-quality, fit for purpose employment space and infrastructure; and
 - ii. Allows for future flexibility in the above uses, including future subdivision / and or amalgamation for a range of employment uses; and
- C. A masterplan approach to the intensification of industrial capacity in SIL is supported (see Policy 30 - Industrial Masterplan Approach)



9.10 Strategic Industrial Locations are the capital's main reservoirs of industrial land and are of strategic economic importance for London and as such will be safeguarded. Distribution and industrial uses (Class E G iii, Class B2 and Class B8) are the main focus for these areas. Over the years, Waltham Forest has lost some of its industrial land to other uses; the remaining industrial land is therefore critical to the borough's economic success and any new development in the SIL should not lead to any overall loss of

employment floorspace.

9.11 Renewal and upgrading of employment space to ensure it is high quality and fit for purpose is important. Such proposals will be supported especially where it allows for future flexibility including both subdivision and amalgamation as required to meet needs.

Policy 27 - Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS)

To safeguard and manage LSIS:

A. The following uses are acceptable:

- i. Light industrial (Class E G iii)
- ii. General industry (Class B2)
- iii. Storage or Distribution (Class B8)
- iv. Waste sites (B2/B8/Sui Generis)
- v. Uses ancillary to the above;

B. New development will be supported on LSIS, where it:

- i. provides improved high-quality, fit for purpose business space and infrastructure;
- ii. allows for future flexibility in the above uses, including future subdivision / and or amalgamation for a range of employment uses; and

C. A masterplan approach to the intensification of industrial capacity in LSIS is supported (see Policy 30 - Industrial Masterplan Approach)

9.12 Locally Significant Industrial Sites (LSIS) are important to the local economy. LSIS are predominantly industrial sites and complement the borough's SIL areas. The same priority uses are expected to be delivered on LSIS and SIL.



9.13 Renewal and upgrading of employment space to ensure it is high quality and fit for purpose is important. Such proposals will be supported especially where it allows for future flexibility including both subdivision and amalgamation as required to meet needs.

Policy 28 - Safeguarding and Managing Change in Borough Employment Areas

To safeguard and manage land in Borough Employment Areas:

- A. The following uses will be supported:
 - i. Light industrial (Class E G iii)
 - ii. Workspaces (Class E G)
 - iii. General industry (Class B2)
 - iv. Storage or Distribution (Class B8)
 - v. Waste sites (B2/B8/Sui Generis)
 - vi. Uses ancillary to the above;
- B. New development will be supported where it:
 - i. Provides improved high-quality, fit for purpose business space and infrastructure;
 - ii. Allows for future flexibility in the above uses, including future subdivision / and or amalgamation for a range of employment uses; and
- C. A Masterplan approach to the intensification of industrial capacity in BEA is supported (Policy 30 - Industrial Masterplan Approach)

9.14 Borough Employment Areas are similar to LSIS and vital part of the borough's economy. However, they can provide a wider economic function. BEA are therefore considered areas suitable for not only industrial uses but also workspace (Class E G). Other uses will only be considered if delivered as part of the Industrial Masterplan process (see Policy 30 - Industrial Masterplan Approach) and design mitigation will be important as set out in Policy 31 - Co-location Design Principles.

9.15 Renewal and upgrading of employment space to ensure it is high quality and fit for purpose is important. Such proposals will be supported especially where it allows for future flexibility including both subdivision and amalgamation as required to meet needs.

Policy 29 - Approach to Non-Designated Employment Land

Development will be supported on non-designated employment areas where:

- A. It provides fit for purpose and high-quality business space and upgrades existing poor or old stock;
- B. It uses the Agent of Change Principle to mitigate design and sensitivity impacts;
- C. It delivers co-location of employment space with other uses including C3; E class uses and social and community infrastructure;
- D. For non-employment uses, where there is no reasonable prospect of the site being retained or used for employment uses subject to market evidence of at least 12 months; or
- E. It delivers intensification, consolidation or co-location

9.16 Outside of the borough's SIL, LSIS and BEA sites, non-designated employment sites can provide suitable locations for employment uses including (workspace, lighter industrial, manufacturing and production uses). In recognition of the decline in heavy industrial, manufacturing and production industries, the borough's demand for employment floorspace and changing employment needs, a flexible approach has been adopted for the borough's non-designated Employment Land, as opposed to the borough's SIL, LSIS, and BEA.

9.17 To prevent the loss of well performing employment floorspace to residential uses, new developments will be expected to provide sufficient evidence to demonstrate 'no reasonable prospect' of the site being used for employment uses. In implementing this policy, the Council will usually expect a marketing report to be submitted with any planning application involving the re-use or redevelopment of a Class B2, B8 or Class E part G site for an alternative non-employment use. Applicants will be required to provide robust evidence that the relevant employment site or floorspace has been marketed for at least 12 months, that the form of the marketing has been appropriate, and that, despite best endeavours, no tenant (or purchaser) interested in using the site or floorspace for employment use can be found.

9.18 Co-location, intensification and consolidation approaches are supported on non-designated employment land and further guidance will be set out in the Industrial Intensification SPD.

Policy 30 - Industrial Masterplan Approach

Masterplans for SIL, LSIS and BEA will be supported where they accord with the following approach:

- A. Take a comprehensive approach and consider the whole SIL, LSIS and BEA location;
- B. Do not lead to an overall loss and seeks to provide a net increase of employment floorspace in the SIL, LSIS or BEA location;
- C. Provide uses in line with Policy 26 - Safeguarding and Managing Strategic Industrial Land (SIL), Policy 27 - Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS), or Policy 28 - Safeguarding and Managing Change in Borough Employment Areas, as appropriate;
- D. Provide upgraded facilities to be fit for purpose;
- E. Take account of the particular character and visions for the area as identified in Appendix II Appendix 2 'Employment Land Character & Visions' and evidence base, with further guidance in the Industrial Intensification SPD;
- F. Are delivered in partnership and agreement by the Council and other stakeholders including the GLA;
- G. Undertake a two-stage identification process:
 - i. Firstly, Sub Areas of Intensification and Consolidation; and
 - ii. Secondly, Sub Areas of Potential Change;
- H. Deliver intensification and consolidation of sub areas; providing employment space ahead of any other development;
- I. Are supported by a Viability and Delivery Plan;
- J. Set out how existing businesses will be retained through a Retention and Relocation Strategy; and
- K. Are supported by a Servicing Strategy.

9.19 The London Plan sets out a masterplan approach to managing change in SIL and LSIS and BEA in Policy E7 Industrial intensification, co-location and substitution. The main aim of the masterplan approach is to make sure that industrial land is working efficiently and effectively to meet employment need now and over the plan period. The approach advocated in the London Plan to deliver this is intensification and consolidation to increase employment floorspace capacity and support the economies of London and Waltham Forest.

9.20 A comprehensive approach is required to deliver intensification and consolidation which considers both borough wide employment requirements and land capacity but also each employment land area. The aim of the comprehensive approach to intensification and

consolidation is to ensure that there is a net gain in employment floorspace to meet the overall need for 52,000 sqm of employment floorspace. Appropriate uses on SIL, LSIS and BEA are set out in Policy 26, 27, and 28.

9.21 Waltham Forest's employment areas – SIL, LSIS and BEA – have unique characteristics. Each area has a different role to play in the London and local economy now and in the future. The vision for each area over the plan period is different for each employment area. Appendix 2 'Employment Land Character & Visions' sets out the character and vision for each employment parcel. These are based on the Employment Land Study 2019 and Employment Land Audit (2020). Further guidance on how industrial intensification and consolidation can be delivered in each of the employment land areas will be set out in the Industrial Intensification Supplementary Planning Document.

9.22 The industrial masterplan process requires engagement with Council and the GLA as well as other stakeholders including but not limited to the landowners and businesses.

9.23 To deliver intensification and consolidation, Areas of Intensification and Consolidation will be identified. These areas are defined as where there is an opportunity to deliver a large uplift in space for industrial businesses. This uplift is expected to be delivered on-site and ahead of any development on an Area of Potential Change. Areas of Potential Change are defined as areas where there may be opportunity to deliver different uses to those outlined as supported in Policy 26 - Safeguarding and Managing Strategic Industrial Land (SIL), Policy 27 - Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS), or Policy 28 - Safeguarding and Managing Change in Borough Employment Areas as appropriate .

9.24 These areas will be determined with reference to the following factors:

- Current utilisation of land and sites (including plot ratio);
- Current condition of the stock;
- Deliverability including land ownership;
- Servicing both inside and outside of the site;
- Ability for different uses to exist together;
- Businesses' intention.

9.25 The current utilisation of land and sites is a key consideration. Where the existing uses are inefficient this may allow for intensification and consolidation of uses. Older stock will be more attractive to redevelop and intensify as it requires investment and repair. Less fragmented ownership may make delivery of intensification, or consolidation, easier to secure. A further consideration of delivering intensification and consolidation is the compatibility of industrial uses. Some uses are better suited to being located in close proximity. For instance, light industrial and office or studio space may make better neighbours than businesses with noisy or noxious operations. There is a need to understand the future intentions and evolving needs of businesses for example do they need more space to grow into? The identification of both Areas of Intensification and Consolidation and Areas of Potential Change will be set out in the Industrial Intensification SPD.

9.26 The London Plan sets out a masterplan approach to delivering any change in SIL with further guidance set out in the Industrial Practice Note. The masterplan approach can be delivered by a public sector body or private developer/ landowner, as long as it agreed with the GLA and the Council. Each masterplan should take account of the proposed future vision of the SIL area. Viability and Delivery are key components of the masterplan to prevent the loss of important industrial space across the borough. This should be accompanied with a plan which sets out how existing business will be retained and accommodated in any redevelopment. These should include consideration on business that need grow on space. Part of the process of redevelopment will require businesses to be decanted while business space is upgraded. Early engagement with businesses will be vital to the success of any proposed development. To ensure this is delivered successfully, a decant strategy will be expected to be submitted.

9.27 To ensure that employment uses are delivered and that no further employment capacity is lost in the borough, the employment elements of proposed master plan will be phased to be delivered first. This could be delivered via a hybrid planning application. Both completion and operation of the employment space is expected to be delivered ahead of the first occupation of any other use.

9.28 Much of the industrial space across the SIL is of poor quality and out of date and therefore in need of updating. The main aim of the masterplan and new development in the SIL areas should be to provide not only intensification but also to improve the quality of business space to ensure it is fit for purposes and has the required supporting infrastructure to keep, seed and grow businesses.

9.29 Ensuring that servicing and deliveries can function across the SIL and especially when delivering intensification, consolidation or change is important to ensuring businesses can run effectively. Any redevelopment of the SIL should include a servicing and management plan to understand how it will impact on the existing businesses and existing servicing arrangements. In addition, any impacts on the wider transport network should be set out.

Policy 31 - Co-location Design Principles

To be supported, proposals involving co-location will need to demonstrate:

- A. High quality and innovative design approaches to create a buffer and separation between any heavy or intensive Class B2, Class E G ii and iii, or B8 employment uses and adjacent non-employment uses; and
- B. Appropriate design mitigations which address the following:
 - i. Safety and security
 - ii. Layout, orientation, access, servicing and delivery arrangements of uses; including refuse
 - iii. Design quality, public realm, visual impact and amenity for residents;
 - iv. Vibration and noise
 - v. Air quality including dust, odour and emissions
 - vi. Agent of Change Principles.

9.30 Design mitigation between industrial and non-industrial uses will be important to ensure that co-location can be delivered effectively. This should be designed with the industrial uses in mind, ensuring that their operation is not compromised, and use the Agent of Change Principle to do this. Other design mitigation that should be consider are safety and security, layout and orientation, public realm, and environmental health impacts such as noise and air quality.

9.31 If the masterplan route is followed, uses that may be appropriate for co-location alongside industrial include residential, retail, food and drink and social and community infrastructure uses.



Policy 32 - Workspaces

The provision of workspaces will be supported where they:

- A. Are located in Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS), Borough Employment Areas (BEA); Town Centres; Strategic Locations or as part of regeneration projects;
- B. Provide uses in line with Policy 26 - Safeguarding and Managing Strategic Industrial Land (SIL), Policy 27 - Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS), or Policy 28 - Safeguarding and Managing Change in Borough Employment Areas, as appropriate;
- C. Deliver high quality, well designed, flexible and adaptable spaces of different size and types for a range of uses and occupants;
- D. Can be demonstrated to be meeting the requirements of intended end users;
- E. Provide a fit-out which is finished to a standard meeting the essential requirements of the intended end-user
- F. Provide affordable workspace in line with Policy 33.

9.32 Workspaces vary in the type of space they provide, from more traditional dedicated office, studio and workshop space, towards a more flexible co-working offer.

9.33 Providing a range of workspaces will ensure that the right kind of space is available for occupation by businesses wishing to start-up or expand. It will also help to ensure that space is available at an appropriate range of rents.

9.34 Strategic Industrial Locations, Locally Significant Industrial Sites, Borough Employment Areas, Walthamstow Major Centre and the borough's District Centres and some Neighbourhood Centres have been identified as the main destinations for workspace development.

9.35 Workspaces sit across Use Classes. In SIL and LSIS, other than through the Industrial Masterplan Approach set out in Policy 30, only workspace which falls within the uses set out as appropriate in Policy 26A and 27A will be acceptable.

9.36 New workspace development will contribute to the vitality and vibrancy of the boroughs town centres by creating footfall and daytime activity, and will be able to capitalise on the benefits of good public and sustainable transport connectivity via; Enjoy Waltham Forest, London Underground, London Overground and local bus services.

9.37 As the borough's Creative Enterprise Zone, Blackhorse Lane will continue to be an area for regeneration, with specific investment directed into the provision of new office and low cost studio and workspace to supporting the area's existing and emerging creative industries.

9.38 Space delivered needs to be flexible and adaptable to suit a range of needs and different occupants. These include providing a range of sizes and types. New workspace should provide a basic fit out beyond shell and core. This will ordinarily include all finishes, suspended ceilings, raised floors, and the extension of mechanical and electrical services to the working area of the building. In general, the fit out must have all the essentials which could reasonably be expected by any occupier.

9.39 The delivery of new low cost and affordable workspace as part of developments proposing 1000+ sqm of non-residential floorspace (gross) will support the objective to “keep, seed and grow” businesses in the borough. Providing space at a discount on market rent will ensure that rents are set at an affordable rate for local businesses, however, different areas in the borough may have different markets and so different levels of discount may be appropriate. Affordable workspace will be secured via Section 106 agreement. Early engagement with operators and potential occupiers is central to the design and delivery of successful workspace. Further guidance will be provided in an Affordable Workspace Strategy and the Planning Obligations SPD.

Policy 33 - Affordable Workspace

Affordable workspaces are workspaces which are provided at rents maintained below the market rate for that space, for a specific social, cultural, or economic development purpose, and secured in perpetuity or for a period of at least 15 years by legal agreement.

The delivery of affordable workspaces will be required to be provided:

- A. As part of the delivery of new employment floorspace of 1000m² or greater in SIL, LSIS, BEA and in town centres, where viable;
- B. As part of major mixed-use developments in town centres, in Strategic Locations or as part of regeneration schemes, where viable;
- C. On site, with a payment in lieu to be sought where this is not possible;
- D. via Section 106 agreements as detailed in the Planning Obligations SPD.

9.40 The aim of delivering new low-cost affordable workspace is to keep, seed and grow business in the borough. It will be sought as part of new development in the borough’s employment areas – SIL, LSIS and BEA and town centres. Affordable workspace will also be supported as part of mixed-use schemes, regeneration schemes and in Strategic Locations.

9.41 Waltham Forest has signed the Mayor’s workplace pledge. The Mayor has pledged to support workspaces for start-ups, small businesses and artists in London.

9.42 The pledge has four aims:

- limiting the conversion of office space to residential space through permitted development rights

- encouraging the provision of affordable workspace through planning policy and good practice
- ensuring new developments include non-residential space suitable for the needs of small businesses
- seeking funding and partnerships to create new space for start-ups, small businesses, the creative industries and artists

9.43 It is expected that workspace will be delivered on site. Where this is not possible, payment in lieu will be accepted. The payment in lieu process will be set out in the Planning Obligations SPD. For space that is provided on site, it is expected that this will be delivered as space held at a discount below market rent. This will ensure that rents are set at an affordable level for local businesses.

9.44 Evidence on appropriate reference market rent levels should be submitted as part of any planning application in line with guidance in the Planning Obligations SPD.

9.45 Early engagement with operators and potential occupiers is central to the design and delivery of successful workspace. Further guidance will be provided in an Affordable Workspace Strategy and the Planning Obligations SPD.

9.46 Affordable workspace and contributions will be secured via Section 106 agreement.

Policy 34 - Local Jobs, Skills, Training and Procurement

Economic and employment benefits for local residents and businesses will be secured by requiring:

- A. All development where there is a loss of employment floorspace to provide jobs, skills and training for local residents via Section 106 contributions as set out in the Planning Obligations SPD;
- B. All developments of 25 units or more to provide jobs, skills and training for local residents via Section 106 contributions as set out in the Planning Obligation SPD;
- C. Supporting procurement of local businesses as set out in the Planning Obligations SPD; and
- D. Supporting the provision of a broad range of employment and training opportunities across a variety of sectors available to local residents, including in the construction and operation phase of new developments; Supporting the growth of existing and future start-ups, SME's and business in key growth sectors.

9.47 One of the borough's key priorities is to ensure Waltham Forest residents have access to skills, training and employment. Working with the borough's employment and skills services and approved partnerships in line with the Waltham Forest's Connecting Communities programme ⁽⁵⁾, will support local residents to access a variety of training and employment opportunities.

⁵ Funded by the Ministry for Housing, Communities and Local Government (MHCLG) to inspire the people of Waltham Forest to make a positive impact for those around them

9.48 By harnessing the benefits of economic growth and working with partnerships and training facilities, the borough will seek to ensure that there are a broad range of employment opportunities across a variety of sectors available to local residents. This includes opportunities in both the construction and operation phase of new developments, creating a sustainable balance of contract, temporary and permanent employment opportunities of various skill levels.



9.49 It is important for all Waltham Forest residents to have access to opportunities for training and skill development. The Planning Obligations SPD sets out the structure for the negotiation and compliance of S106 obligations to capture the opportunities of growth and ensure Waltham Forest residents have access to high quality employment across the borough.

9.50 Access to local jobs can be lost when employment floorspace is lost to

other uses. To mitigate against this, section 106 contributions will be sought to provide training and new skills to find new jobs. There are also opportunities to secure jobs from new development and this is expected on all developments of 25 units of more.

Policy 35 - Railway Arches

New development in the borough's railway arches, where it is not in an identified SIL, LSIS or BEA, will be encouraged by:

- A. Supporting current and future B2, B8 and Class E uses especially with proximity to stations, in Town Centres or as part of wider regeneration schemes;
- B. Promoting improvements to the appearance of railway arches through upgrades, active frontages and improvements to public realm;
- C. Supporting development that does not have adverse impact on the railway line;
- D. Ensuring development does not obstruct the public highway and pedestrian public realm; and
- E. Ensuring new development adheres adopt suitable design mitigations.

9.51 Waltham Forest has an ample supply of underused and vacant railway arches, providing opportunities for active use. Due to their size, scale and location, many of the boroughs railway arches are capable of providing suitable and affordable locations for employment activities including office, research and development, and light industrial (Class E Part G i,ii,iii), General Industrial (B2) and Storage and Distribution (B8) needs.

9.52 There is opportunity to widen the type of uses within in the borough's railway arches to support wider commercial, business and service uses, falling in the rest of Class E, especially around station hubs, town centres or as part of wider regeneration and renewal. This will help to boost the vitality and vibrancy of the area surrounding the railway arches and contribute to the diversity of town centres.

9.53 Some railway arches are located in residential and noise sensitive areas. Similar to the borough's employment sites, it is important for new developments to adopt suitable design measures to avoid impacts and reduce disturbances to sensitive uses, obstruction of public realm and adverse impacts to the railway line.

Implementation

9.54 The main tools the Council has in delivering the policies in this section of the Plan are:

- Masterplans;
- Industrial Intensification SPD;
- Planning Obligations SPD and Section 106 contributions.
- Planning application process.

10 Promoting Culture and Creativity

Strategic Objectives

Ensure that the Borough's cultural legacy and creative economy flourish and grow and investment is secured to improve life chances, quality of life and well-being for all.

10.1 Waltham Forest is an important cultural centre in London and the borough's designation as the first ever Mayor of London Borough of Culture in 2019 is testament to this. The Local Plan therefore plays an important role in ensuring the Council builds a lasting legacy from the opportunity 2019 presents which benefits its culturally diverse population. The Council is preparing a cultural impact strategy around three themes: culture as a bond; culture as identity and culture as the future. The Local Plan's role in delivering this is to ensure that places where culture is produced and consumed are supported, protected and enhanced.

10.2 Culture Infrastructure capture both cultural consumption (places where culture is experienced, participated in, exhibited or sold) and culture production (places of creative production, where creative work is made, usually by artists, performers, makers, etc), in alignment with the London Cultural Infrastructure Plan and Map. Taking this definition into consideration, 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. The Council identified, based on the Audience Spectrum population grouping, ⁽⁶⁾ that 77% of residents are urban and culturally diverse - where their arts and cultural activities happens in their communities and outside the mainstream (46% Kaleidoscope Creativity and 31% Experience Seekers). There is also an important representation of students and recent graduates in this group. This group is higher than London residents overall, with 47%.

10.3 The creative and cultural economy is an important economic contributor and is growing. Cultural, arts, entertainment and visitor attractions support the vitality and vibrancy of the borough's places. It is also an important part of the community and social infrastructure in the borough as it brings people together encouraging community cohesion and building social capital. Nationally, Arts Council England has identified that arts and culture directly contributed £10.6 billion in 2016 to the national economy with the indirect (supply chain) with 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 2013, as well as employment which by 2016 was over 360,000 ⁽⁷⁾.

6 Waltham Forest Cultural Infrastructure Study (2020)

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

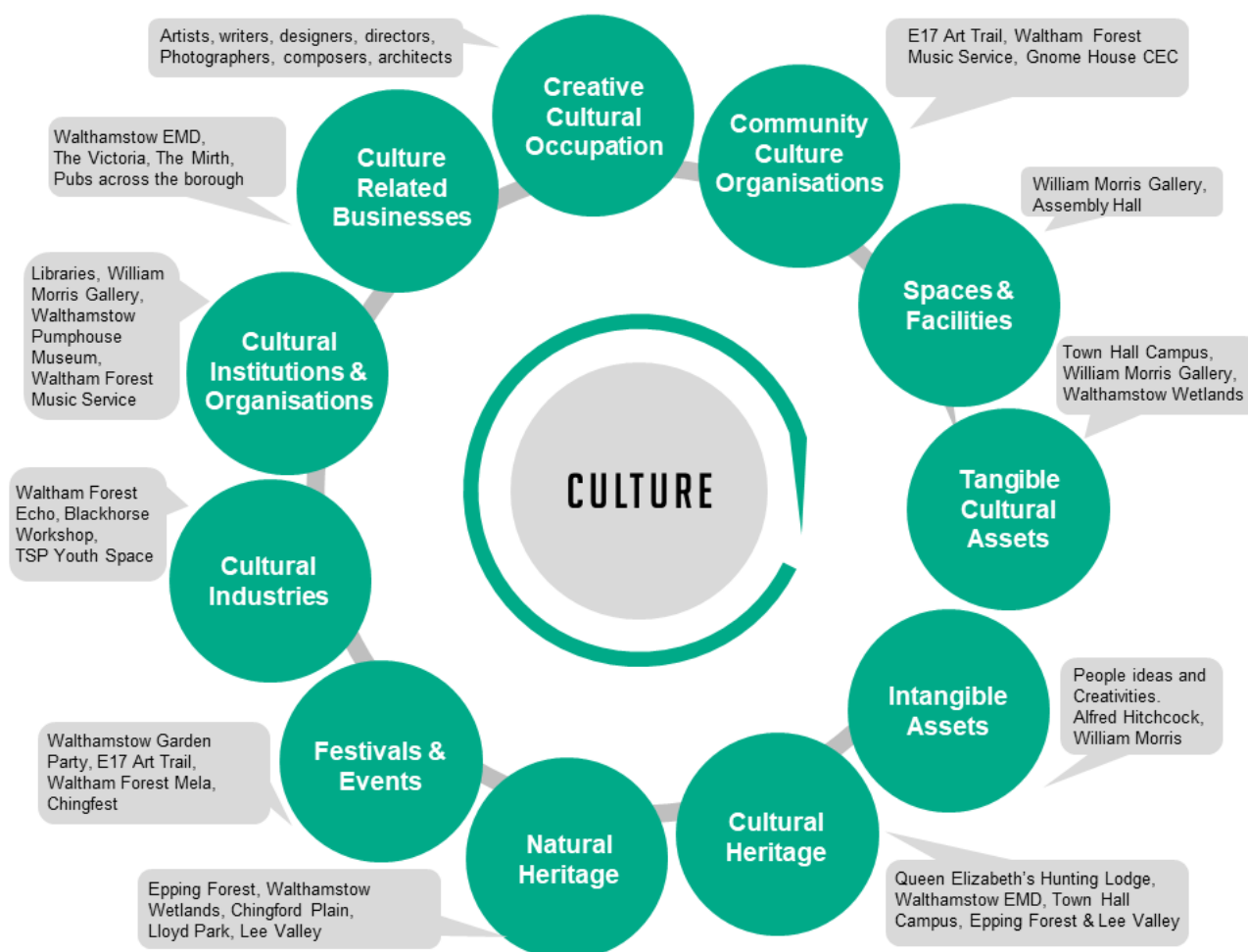


Figure 10.1

10.4 Creative Businesses have been growing faster in Waltham Forest compared with London, achieving 85% growth over the five-year period (2014-2019)⁽⁸⁾. This is equivalent to an additional 885 businesses and exceeds the growth rate across all industries in the Borough (52%). As the Figure 10.2 Business Activity by Creative Sub-Sector in Waltham Forest (2014-2019) shows, the largest creative subsector is IT, software and computer service with 38%; followed by Film, TV, video, radio and photography with 20%. In terms of employments, the borough has 2,500 creative sector jobs, which makes up 4% of total employment. This falls below the London average (10%) and is in line with the Outer London average (5%). Nevertheless, creative jobs have expanded by 64% in the borough and this is equivalent to an increase of circa. 1,000 jobs over a five-year period (2013-2018)⁽⁹⁾

8 ONS Business Count, 2019. Data captured at March 2019. Available at: www.ons.gov.uk

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

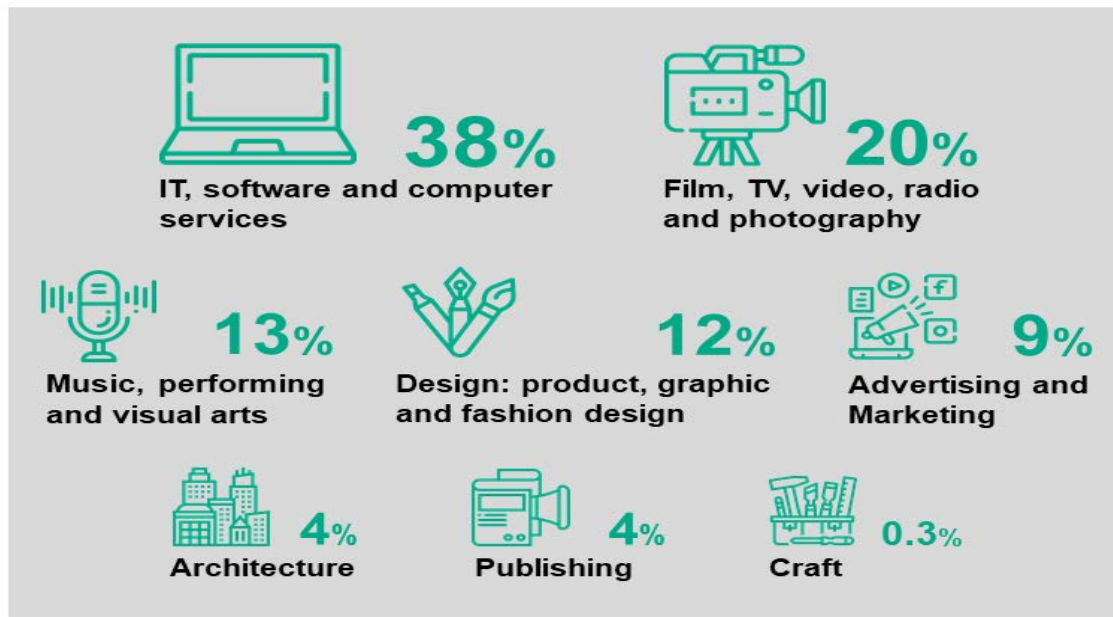


Figure 10.2

10.5 The Council's Culture Infrastructure Study has identified that there are a significant number of creatives living and working in the borough. These artists, designers and other creative professionals, and the creative industries contribute strongly to the local economy. It is a sector that is supported in the borough. Accordingly, this policy should be read in conjunction with policies in the previous chapter: Building a Resilient and Creative Economy.

10.6 Waltham Forest's cultural attractions are not only museums, such as the Vestry, William Morris, Queen Elizabeth's Hunting Lodge and Vestry House Museum but important outdoor space such as Epping Forest, Lea Valley Regional Park and the Walthamstow Wetlands. There is scope to use outdoor space and public realm for cultural purposes and events. Public art, exhibitions and events play an important role allowing everyone to have access to culture and these are supported and encouraged.

Policy 36 - Promoting Culture and Creativity

Arts, culture, creativity and entertainment will be supported by the Council, especially where this boosts the economy and enhances quality of life in the borough, by:

- A. Protecting and enhancing cultural venues. Development involving the loss of arts, culture and entertainment facilities will be resisted where a continuing demonstrable need exists, unless the facility is re-provided in accordance with other policy requirements in the Plan (see Policy 48 - Social and Community Infrastructure);
- B. Encouraging and directing new cultural venues in the following ways:
 - i. Major development of arts, culture, entertainment and visitor facilities will be directed to Walthamstow Town Centre and the designated centres and other locations accessible by public transport (See Policy 40 - New Retail, Office and Leisure Developments);
 - ii. Smaller scale proposals will be permitted in areas that are accessible by public transport, walking and cycling routes and by those that are likely to use the facility;
 - iii. Where appropriate (in accordance with other policies of the Plan), new and existing social and community infrastructure will be encouraged to include space for art and cultural events;
- C. Supporting temporary meanwhile cultural uses in vacant buildings, parks and open spaces in highly accessible areas and town centre locations, for community uses, including for performance and creative work;
- D. Encouraging the use of outdoor spaces and the public realm for art, culture, sports and entertainment uses in the designated centres;
- E. Mitigating impacts from noise and other nuisance-generating activities in line with the 'Agent of Change Principle';
- F. Requiring any scheme over 100 units or above 10,000 sqm involving mixed use/commercial space to contribute to cultural enhancement projects in local areas in accordance with the Cultural Strategy.
- G. Promoting the early integration of public art within development proposals particularly in the strategic locations; and
- H. Securing and seeking S106 contributions where appropriate, as set out in the S106 Planning Obligations Supplementary Planning Document (SPD), towards the provision of public art including:
 - i. The funding, management, development, implementation and maintenance of public art projects which are part of major development sites; and
 - ii. The provision of public art projects located outside of the development site.

10.7 This policy seeks to promote culture, creativity, public art and entertainment as part of the place making process and local identity. New major developments will need to follow the sequential test set out in Policy 40 and demonstrate why they are not located in a major

or district centres. Areas in the borough that are highly accessible by public transport but are outside of major or district centres will also be considered to be appropriate locations for major developments for arts, culture, entertainment and visitor facilities as well as smaller scale proposals. The Council's Culture Infrastructure Study identifies how cultural space can provide valuable facilities and play an important role in positioning London and the borough as a culture reference.



10.8 Ensuring that land and facilities are used efficiently is important for the borough and will require the dual use of sites for a wider range of uses, including cultural uses. Cultural uses also have the ability to activate vacant units in town centre locations and along high streets. It will also be expected that social and community infrastructure offer space for arts and culture. There is also an opportunity to use the public realm and outside space for cultural

activities especially in parks and town centres.

10.9 The Council intends to support opportunities to use vacant buildings, land and open spaces for flexible and temporary meanwhile uses or 'pop-ups' especially for alternative cultural day and night-time uses. This is an opportunity for community uses, particularly those that are transient or may have a short life. Cultural and creative uses can enliven town centres whilst also reducing anti-social behaviour.

10.10 The Council is preparing a Cultural Strategy which will set out the list of cultural enhancement projects to be delivered including:

- Subsidised spaces for cultural tenants and creative workspace including artist studios.
- Permanent arts commissions integrated within landscaping or building features.
- Early activation through temporary creative projects through the development's construction phase.
- Support for local festivals and related cultural activity.
- Creative ways for local communities to participate, co-create and share good practice.

10.11 In securing these projects, the Council intends to work proactively with developers and applicants for planning permission.

10.12 The Council defines public art as an artwork(s) designed by a professional artist or craftsman involving local communities for a particular building or site that is accessible to the public. Public art brings a wide range of social and cultural benefits and will be encouraged as part of new development, especially where it contributes to a sense of place and positively

contributes to the streetscape. It will be used to encourage footfall and support the visitor economy. To maximise the impacts of these benefits, public art should be located in key locations, within its associated public realm and publicly accessible open spaces, where significant numbers of people can enjoy and experience it.

Policy 37 - Protecting Public Houses (Pubs)

- A. Pubs will be protected as important local assets in the borough, especially when they:
- i. Have a heritage value to the local community, in line with relevant policies in 16 'Enhancing and Preserving our Heritage'
 - ii. Have a significant importance for a particular group of the community; and
 - iii. Are registered as an Asset of Community Value, and appropriate and proportionate public consultation has been undertaken by the developer/applicant with the local community; and
- B. The Council will only permit the change of use or redevelopment of a public house (A4) after consideration of relevant policies and if all of the following criteria are met;
- i. There would be no resulting shortfall of public house provision;
 - ii. Proposals meets the requirements of Policy 48 - Social and Community Infrastructure ; and
 - iii. There is evidence that the existing use or business operation is not financially viable and the site has been prominently marketed at a realistic freehold or leasehold price for the same use for a continuous period of at least 12 months.

10.13 Public houses play an important role at the heart of many local communities, and the National Planning Policy Framework (NPPF) (2012) identifies them as a community facility that contributes to enhancing the sustainability of communities and residential environments. They have historically provided social hubs for diverse communities, especially LGBTQ+ ⁽¹⁰⁾ and BAME ⁽¹¹⁾ communities; making a positive social contribution to townscape and local identity. Today they provide an important role in promoting community cohesion; offering opportunities for people from different walks of life to mix. More than just a place to relax and drink, they can provide social, recreational and cultural facilities and services, hosting events, clubs, and provide informal meeting spaces for local interest groups and visitors.

10 The acronym LGBTQ+ is an inclusive way of referring to all those who do not identify as heterosexual and/or cisgender

11 The acronym BAME stands for Black, Asian and Minority Ethnic and is defined as all ethnic groups except White ethnic groups. It does not relate to country origin or affiliation. GLA (2018).

10.14 Public houses also have a strong role to play in supporting the local economy. They can help bring activity and vibrancy to our high streets, and provide employment opportunities, both directly, and indirectly; by supporting food suppliers and brewing industries. Supporting such industries is particularly important given the importance of the food and drinks industry to Waltham Forest.



10.15 The Council identified 69 pubs in the borough 2020 ⁽¹²⁾ The 2019 Pubs Cultural Report, part of The Mayor of London's Cultural Infrastructure Plan, and the borough's Cultural Infrastructure Study (2020) registered that over recent years local pubs across London and the borough have been lost. This policy therefore seeks to protect those pubs that exist and also

allow for new ones in town centres and other accessible locations, particularly where they provide wider community facilities and employment.

10.16 Given the value public houses bring to local communities, evidence must be provided that all avenues for retaining them have been exhausted before alternative uses can be considered. Further detail on the applications of this policy is included in the Waltham Forest Pubs Supplementary Planning Document. With regard to marketing evidence, firstly, evidence should be provided that the existing business is no longer financially viable. Insufficient evidence of attempts to diversify the business may indicate that the public house use could be made viable. As a failing public house may be given a new lease of life under alternative ownership, the Council will require evidence that it has been sufficiently marketed for such use without genuine interest before any alternative uses can be considered.

Policy 38 - Blackhorse Lane Creative Enterprise Zone

Development in the Blackhorse Creative Enterprise Zone (as defined in the Map - Figure 10.3) is expected to:

- A. Delivery of affordable workspace in line with Policy 32 - Workspaces and Policy 33 - Affordable Workspace;
- B. Explore the opportunity for cultural uses within the Zone, where compliant with other related policies within the Plan;
- C. Explore the opportunity to use temporary vacant builds and sites for meanwhile affordable workspace or cultural uses;
- D. Ensure that new development adheres to the Agent of Change principle set out in [Intend to Publish London Plan \(2019\) Policy D13 'Agent of Change'](#);
- E. Maximise opportunities to improve digital infrastructure in the Zone in line with Policy 71 - Digital Infrastructure; and
- F. Support the delivery of creative jobs in the Zone in line with Policy 34 - Local Jobs, Skills, Training and Procurement.

10.17 Blackhorse is home to many of the boroughs creative and cultural industries. Examples of the spaces and uses located in the area include Blackhorse Workshop, Big Creative Academy, Switchboard Studios and Gnome House (see figure 10.3). It is not only the spaces and businesses located in Blackhorse that make it an important area but how this has turned into an ecosystem with important supply chains across the area. It is because of the ecosystem that the Council has select it to be a Creative Enterprise Zone in line with the Intend to Publish London Plan (2019) Policy HC5 'Supporting London's culture and creative industries', criteria B and C, and using the Mayor's self-accreditation scheme. Figure 10.3 also sets out the boundary of the Creative Enterprise Zone where the policy takes effect.

10 Promoting Culture and Creativity



Figure 10.3

10.18 Creative Enterprise Zones are focused around four pillars:

- Space: Permanent, affordable, creative workspace and live-work spaces at below market rents and ensuring no net loss of space;
- Skills and support: Building entrepreneurial skills and offering business support to artists, start-ups, sole traders, micro-sized and small businesses, developing career pathways and opportunities for progression into the creative industries and supporting sectors;
- Policy: Local Plans with pro-culture policies in planning, housing, business development, technology and infrastructure, and supportive business rates policies; and
- Community: Embedding creative production in communities, creating socially-inclusive places and strong links with education providers.

10.19 The policy seeks to meet the objectives of the four pillars by protecting and supporting the delivery of new space; securing Section 106 contributions towards jobs in creative industries, providing infrastructure to support creative economy and by having pro culture policies. This policy aims to do this and is supported by a range of policies across the rest of the Plan and the London Plan.

10.20 Affordable workspace will be secured via Section 106 agreement with further Section 106 SPD. Affordable workspace is defined here as workspace that provides rents maintained below the market rate in line with Policy 32 - Workspaces and in the Intend to Publish London Plan (2019) Policy E3 'Affordable Workspace'. In the Blackhorse CEZ the priority will be affordable workspace for cultural and creative sector, in line with Policy 33 - Affordable Workspace.



Picture 10.1

11 Distinctive Town Centres and High Streets

Strategic Objective

Revive (Post Covid-19) and support Waltham Forest's network of thriving, safe and attractive town centres, maintaining the distinctive role of each and making them accessible to all, making sure that residents are able to meet their shopping, work, recreational and cultural needs within a 20-minute walk or cycle.

11.1 This section sets out the policies for managing growth and change in town centre uses. The National Planning Policy Framework (NPPF) defines main town centre uses as including retail, leisure, entertainment facilities, recreation uses, offices and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). In planning for growth, it is necessary to ensure that there is a good choice and range of town centre uses at the most appropriate locations for existing and future residents.

11.2 Policies in this chapter of the plan have been prepared at a time of uncertainty associated with the Covid-19 pandemic. While the full effects of the pandemic in the short, medium or long term remain uncertain, it is expected that the trend towards changing consumer habits which started prior to Covid-19 will continue, also accelerated by the life style changes associated with greater homeworking and less travel to central locations such as the Central London and other places for work or other economic activity. Accordingly, the Council considers that there will be a larger day-time population working locally for the foreseeable future, presenting an opportunity for the borough's centres to re-imagine themselves in terms of workspaces (touchdown, meeting spaces), shopping facilities etc, capturing linked trips and local spend previously diverted elsewhere.

11.3 It is however acknowledged that there would be some challenges for some commercial occupiers that may be forced to close resulting from the adjustments to the spatial organisation of activities that may arise. Accordingly, a flexible policy approach has been set out in this chapter of the plan to guide and manage change going forward supported by other initiatives the Council is taking to restore confidence in the boroughs designated centres and deliver ambitious plans to re-shape them for the future. In this regard, the Council has published the strategy document - Waltham Forest's High Streets Action Plan, June 2020.

11.4 Prior to the Covid-19 pandemic, an assessment of the need for retail floorspace during the plan period (up to 2035) was undertaken as part of the Waltham Forest Retail & Town Centres Study 2019. Evidence from the study indicates a reduced requirement for net additional retail floorspace across the Borough in short to medium term. For convenience retail, the study indicates a projected need of only 1700 sqm by 2029 and 3600 sqm by 2035. Comparison retail floorspace need is also projected to be 3700 sqm by 2029 and 15,000 by 2035. The study notes the significant impact upon available net additional quantitative capacity arising from recent retail commitments and also a number of factors including the on-going challenges faced by the UK retail sector generally. Crucially, the study also notes that less reliance should be placed upon the 2035 forecast due to the time periods involved and the

NPPF advice that local authorities can focus upon at least 10 years into the future and not the whole of the development plan period. Accordingly, the plan places a reduced weight on 2035 forecasts.



Policy 39 - Hierarchy of Centres

The borough's network of centres as identified below will be protected and enhanced in order to provide a sustainable distribution of town centre facilities and services to support local communities. The borough's town centre hierarchy is as follows:

- A. **Major Centre - Walthamstow Town Centre** - This is the Borough's principal and economic hub. It will be the focus for investment in major comparison retailing activities, leisure, cultural and tourist and other main town centre uses including offices and complementary evening and night-time uses;
- B. **District Centres – North Chingford, South Chingford, Highams Park, Wood Street, Bakers Arms, Leyton, and Leytonstone.** District Centres will be the primary focus for development and investment in shops, services, leisure and community uses complementing Walthamstow Town Centre. A mix of uses will be supported in centres to ensure the development of vibrant centres which meet the needs of the local communities that they serve; and
- C. **Neighbourhood Centres – Sewardstone Road, Chingford Hatch, Chingford Mount Road, Forest Road, Blackhorse Lane, Markhouse Corner, Francis Road and Thatched House.** These centres will be the focus for smaller scale retail and town centre services and facilities appropriate to their role and function, which is to serve the everyday needs of local communities.

D. Local Retail Parades – These form the lowest tier in the hierarchy and consist of small clusters/parades of shops containing at least five units which serve their immediate catchment area for local convenience shopping needs. These are defined on the Policies Map. Their role in providing local neighbourhood shopping and supporting facilities will be protected.

11.5 Waltham Forest has a well-established network of town centres made up of Walthamstow (as Major Centre), District and Neighbourhood Centres. The borough's network of centres are not just focal points for shopping and services, but also hubs for people to work, live and socialise. In planning for growth, the borough's centres will need to evolve and adapt to meet new challenges and become successful and attractive destinations for shopping, employment, entertainment and leisure activities. The NPPF requires Local Plans to define a network and hierarchy of centres that is resilient to anticipated economic changes. This policy accords with the NPPF and the London Plan by defining the centres within Waltham Forest's town centres hierarchy and setting out the locational priorities for directing growth to individual centres in the hierarchy. It is also necessary to protect these centres and parades to safeguard the provision of the town centre services and facilities for local residents, businesses and visitors to the borough. These centres have developed over many years and will need to be improved to perform their respective roles in the provision of town centre services and facilities.

11.6 Walthamstow Town Centre is the primary retail centre and economic heart of the borough. District centres have a more localised role and are intended to complement Walthamstow by providing reasonably sized facilities for main and bulk convenience food shopping and a reasonable range of comparison shopping facilities. These centres have some small to medium or large food store anchors together with some comparison shopping. This plan seeks to reinforce their role by ensuring the provision of appropriate local shopping, leisure and community facilities to make them the hub of everyday life for the communities they serve.



11.7 Neighbourhood centres will provide local convenience shopping facilities for local residents within walking distance of their homes. They will be the hub for other facilities provided in and around them such as small office and service uses, schools, doctor's surgeries, community centres and open space. These centres will be expected to provide neighbourhood centre type facilities commensurate with their scale and function within the hierarchy.

11.8 Local Retail Parades comprise a small grouping of shops within one or two parades often including the newsagent, a general grocery store, a post office and occasionally a pharmacy, hairdresser or other small shops of local nature. These parades serve immediate local needs only and provide primarily convenience goods within residential, commercial or mixed-use areas. To create more sustainable development forms, careful management of local retail parades will be necessary to encourage the development of an appropriate grouping of local shops and facilities.

Policy 40 - New Retail, Office and Leisure Developments

The designated centres as listed under Policy 50 will be preferred locations for new retail, office, leisure and cultural/tourism, entertainment, hotel, community and other service uses. Development proposals will be supported by ensuring that:

- A. The scale of the development is appropriate to the role and function of the particular centre or parade and its catchment; and
- B. Where out-of-centre proposals are proposed,
 - i. All in-centre options (in Walthamstow Major Centre, the District and Neighbourhood Centres) have been thoroughly assessed for their availability and suitability in accommodating new development in whole or part in these locations;
 - ii. Where it has been demonstrated that there are no in-centre sites, preference has been given to edge-of-centre locations which are well connected to the centre by means of easy pedestrian access;
 - iii. Applicants would be expected to demonstrate the extent to which flexibility has been applied with regard to scale and format of proposed operations;
 - iv. An impact assessment has been undertaken (for proposals over 200 sqm) and there would be no adverse impact on the vitality and viability of nearby designated centres and parades as well as impact on town centre investment. In exceptional circumstances where it would be deemed unnecessary to undertake a full-scale impact, a broad brush statement of impact will be required;
 - v. The scale of such provision is justified (as above) and is required to support new residential communities in an area deficient in shopping provision and there are no shops or community services within a 10-minute walk.

11.9 Schemes that are poorly located can detract from quality of life, and compromise the achievement of social and environmental objectives, for example by drawing trade away from existing centres and leading to their decline. The London Plan designates Walthamstow Town Centre as a major centre. Accordingly, it is necessary to protect its dominant position and improve its trading performance for shopping activities, particularly higher order comparison goods. Accordingly, the majority of additional retail growth will be located in this centre. In addition, investment will be directed to other district and neighbourhood centres subject to available site specific capacity and impact considerations.

11.10 In line with national policy and the London Plan, this policy seeks to direct new investment in main town centres uses (as defined by the NPPF) and other supporting services and facilities to the designated centres.

11.11 Locating retail development and other main town centre uses within Walthamstow Town Centre, District and Neighbourhood Centres is the most sustainable way of meeting the needs of borough residents. It helps maximise the accessibility of facilities and promotes linked trips which reduces the need to travel and can increase footfall to the benefit of businesses. The scale and distribution of new retail, leisure or office development will need

to be carefully controlled in order to ensure that new facilities do not detract from the success of the borough's designated centres, or make it more difficult for residents, workers and visitors to meet their shopping and leisure needs in a sustainable way.



11.12 To retain and develop their vibrancy and vitality, the designated centres must also have an appropriate mix and balance of not only retail, but leisure, cultural and service provision which all contribute to a centre's success. In particular, in the backdrop of changes in retailing with the continued growth in online shopping, it is necessary to ensure that the borough's centres vary in scale, function and composition of uses. Accordingly when considering proposals, the individual situation of centres will be taken into account in the determination of proposals.

11.13 The sequential approach, as required by government policy (NPPF) indicates that town, district and local centres are the preferred locations for the main town centre uses. This approach indicates that first preference for new developments should be within centres followed by edge-of-centre locations. Out-of-centre locations should be the last in the order of preference.

Retail Impact Assessments

11.14 The submission of impact assessments for retail and leisure developments located outside town centres is in accordance with the NPPF. This is an important requirement as part of the validation process of a planning application.

11.15 Generally, a retail impact assessment is necessary when the proposed development is of a scale likely to have an appreciable impact on the trade of existing or committed retail, leisure and office developments in the surrounding area. The NPPF sets out the scope of impact assessments. It mentions that where an application fails to satisfy the sequential test or is likely to have significant adverse impacts it should be refused. Therefore it is expected that the scope of any such assessment would be agreed with the Council in advance before the impact assessment work commences. Impact assessments will need to take into account the wider cumulative impacts on town centre health and investment where there are commitments (i.e. planning permissions) and development plan allocations for similar types of retail and leisure use in the wider catchment.

11.16 This plan sets a local floorspace threshold of 200 sqm. The policy also applies to extensions and the amalgamation of existing retail units which result in the creation of a single unit exceeding 200 sqm. It also generally applies to s73 and s106a applications to vary conditions associated with planning permission. As justification, it is considered that many small out-of-centre developments could cumulatively impact on the vitality and viability of nearby designated centres and parades.

11.17 This threshold is also considered necessary to implement the Council's planning objective to consolidate town centre activities in the designated centres, support the vitality and viability of the designated centres and manage the proliferation of retail and other town centre uses throughout the borough. In applying this threshold, the Council will ensure that vulnerable centres/local parades do not experience further decline from trade diversion arising from the development of out-of-centre retail, leisure and office developments.

Policy 41 - Revitalisation, Adaptation and Regeneration in Designated Centres and Parades

Development proposals involving the revitalisation, adaptation and regeneration of the borough's designated centres/retail parades and other non-designated areas will be encouraged where they seek to achieve the following planning objectives:

- A. Consolidation of retail activities within compact retail core areas of the borough's designated centres;
- B. Safeguard the provision of town centre services and facilities in sustainable locations to ensure that residents can meet most of their needs within short walking distance (10 minutes or 800 metres) or a bicycle ride (up to 15 minutes) from homes;
- C. In locations where retail or commercial demand no longer exist (as evidenced by vacancies), the conversion of retail and other commercial premises to appropriate alternative uses such as housing, business, leisure, entertainment uses and community uses, subject to other policies of this plan;
- D. Conversion of vacant upper floors of ground floor commercial buildings for housing purposes, where a high quality living environment offering good levels of residential amenity, low noise levels, safe streets, personal security can be created without impeding the development of primary town centre uses such as retail, office and leisure uses;
- E. Conversion or subdivision of vacant commercial floor space to provide flexible adaptive units for occupation by smaller business units with adequate servicing;
- F. The development of meanwhile and temporary uses with space provision for small business, art, performance and exhibition as well as well for educational and vocational projects and activities;
- G. The establishment of Business Improvement Districts or similar initiatives to create an improved environment for business and to secure improvements in town centre performance;
- H. The preparation of town centre strategies to deliver positive change, improve business confidence and encourage investment from private and public sectors;
- I. Promoting local distinctiveness with regard to the 'offer' of individual centres, their place setting and the development of differentiated niche roles; and
- J. Ensuring that replacement uses are well integrated (in function and design) with the remaining frontage to manage the impact of change on townscape character and neighbouring amenity.

11.18 There are a number of retail and commercial premises outside the designated centres and parades particularly along the main road corridors of the borough including Forest Road, Chingford Mount Road, Lea Bridge Road, Hoe Street, Leyton High Road and Leytonstone High Road. The current challenges facing the retailing industry arising from the growth of online shopping, changing shopping patterns etc, could lead to significant vacancies in some frontages. This policy seeks to manage retail decline by consolidating retail activities within compact retail core areas of the designated centres and parades and also encourage alternative uses in declining areas that may occur through the process of change.

11.19 Residential development appropriately located in designated centres e.g. on the upper floors of shops and other commercial buildings in town centres have an important role to play in complementing new and existing retail and commercial uses. The provision of an appropriate mix of uses, both within areas and in individual buildings, has positive benefits for the borough's designated centres. A mix of uses on individual sites and across an area will support vitality and viability and promote the creation of successful places.

11.20 This policy also seeks to encourage the development of flexible and adaptable units and meanwhile uses. These uses will help manage vacancy levels in the designated centres. Temporary uses can range from pop-ups to short term lets. These can make the best use of vacant properties and land to stimulate vibrancy, vitality and enhance the character of the borough's designated centres.

Other Initiatives

11.21 The Council is also supporting the designation of Business Improvement Districts (BIDs) to help galvanise more individual business owners and managers to improve the environment of their areas. These business-led bodies have the potential to generate new revenue streams in addition to the business rate levy and to develop new locally delivered business growth services and projects which could provide additional services or improvements to the local area.

11.22 The development of distinctive centres, each with a unique 'offer' in terms of the range of activities offered and place setting is particularly necessary to support the vitality and viability of the Borough's centres. This policy seeks to encourage a greater degree of differentiation and specialisation between centres and avoid competition with regard to the types/nature of activities offered and to create a more diverse offer in different places.



11.23 Policy 39 (I) seeks to ensure that satisfactory standards are achieved in terms of how new uses are integrated in both function and design with adjoining uses along commercial and shopping frontages. This particularly relates to areas of change or

renewal, where shops are declining and being replaced by alternative uses. In such areas, it is necessary to ensure that proposals contribute to the general appearance and character of the area, in particular, at street level.

11.24 Accordingly, in determining planning applications, the nature of the proposed use and the implications on neighbouring amenity will be important considerations. In addition, the impact of the proposed use on the character and function of the parade or frontage in which it is located is equally important, that is, how well (in design and appearance) the proposed use can be integrated within the existing street block or frontage.

11.25 In some situations, responsive design solutions will be necessary to ensure satisfactory integration. For example, in predominantly commercial frontages businesses who find themselves next to newly converted residential units may face complaints from residential neighbours regarding noise, traffic or other issues. For this reason, the comprehensive redevelopment or conversion of a group of properties along a retail or commercial parade would be better. Accordingly, it will be important to ensure that conversions to residential uses are coordinated and well managed.

Managing Changes of Use in Designated Centres

11.26 This section sets the policies that will apply in managing changes of use within and outside the designated centres. Well managed, changes of use could bring positive regeneration benefits. National permitted development rights play an important role in helping high streets adapt to changes in how people shop and use the high street. The impact of online retailing on shopper behaviour and its consequences for town centres and high streets has been evident in recent years nationally and locally. Government policy (NPPF, 2019) acknowledges the need for greater flexibility for changes of use to occur in high streets and town centres by allowing existing premises to change to a wider range of uses.

11.27 The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The Business and Planning Act 2020 introduced a significant change to the Use Classes Order. New regulations (effective from 1 September 2020) introduced a broad category of 'commercial, business and service' uses, known as Class E, along with Class F 'community and learning'. The new Class E effectively amalgamates the existing Class A1 (retail), Class A2 (financial and professional services), A3 (restaurants/cafes), B1 (offices) along with health/medical uses, creches, nurseries (all formerly D1 uses) and indoor sports/recreation (formerly D2 use). Permission is not required to change between any of the uses within the new Class E. The policies in this section of the Plan apply where planning permission is required for a change of use.

11.28 Regulation 3(3) and 3(4) of Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (Statutory Instrument 757) provide that references to uses or use classes in Article 4 Directions which have already been made will continue to be construed as per the previous use classes specified in the Schedule to the Use Classes Order on 31st August 2020. The Council has Article 4 Directions in place as follows:

- Change of use: (i) from a use falling within Class A1 (shops) of the Order to a use falling within Class A2 (financial and professional services) of the Order; (ii) from a use falling within Class A1 of the Order to a use falling within Class A3 (restaurants and cafes) of the Order; (iii) from a use falling within Class A1 (shops) of the Order to a use falling within Class C3 (dwellinghouses) of the Order; and (iv) from a use falling within Class A1 (shops) of the Order to a use falling within Class D2 (assembly and leisure) of the Order.
- Change of use from a use falling within Class B1(a) (offices) of the Town and Country (Use Classes) Order 1987 (as amended) to a use falling within Class C3 (dwellinghouses) of that Order.

Policy 42 - Managing Changes of Use in Primary Shopping Areas

Proposals for town centre uses will be encouraged in the primary shopping areas of Walthamstow and the District Centres (See Policies Map). Other uses that maintain the continuity of active frontages on ground floors and can make a positive contribution to the vitality and viability of a centre by attracting a significant number of shoppers/visitors to the centre will be supported.

11.29 Primary Shopping Areas are shown on the Policies Map. This policy aims to ensure that Walthamstow Major Centre and the District Centres continue to fulfil their primary role of providing convenient and accessible shopping and town centre facilities within reasonably compact areas. In support of this policy, government policy as contained in the National Planning Policy Framework (NPPF) requires planning policies to define the extent of town centres and primary shopping areas and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre.

11.30 The Primary Shopping Area (PSA) is the heart of the designated centres. As such, the Council considers it necessary to prioritise investment in these areas to support their vitality and viability by consolidating and protecting existing uses in these areas. The policies map shows the extent of these areas reflecting the combined areas of primary and secondary frontages as included in the previous plan. These generally represent areas that are well connected, contiguous and in predominantly retail use.

11.31 The distinction between the PSA and the town centre boundary is particularly important in providing guidance on the appropriate location for different town centre uses. Accordingly, Class E uses ⁽¹³⁾ should first be directed to the PSA. Outside this area and within the town centre boundary generally, all other uses including those in Class F1 and F2 ⁽¹⁴⁾ will be encouraged. The policy approach taken seeks to allow individual applications to be assessed on their own merits. A good mix of uses is what is needed within the PSA to provide a vibrant centre. The Council considers that the contribution a proposed use makes to the vitality, viability and diversity of the PSA and the centre generally is important.

13 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

14 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

Policy 43 - Managing Changes of Use Outside Primary Shopping Areas of Designated Centres

Outside the Primary Shopping Areas of the designated boundaries of Walthamstow Town Centre and the District Centres, a diverse range and mix of town centre uses will be encouraged at ground floor level. Acceptable uses will be those that meet the following policy tests:

- A. Can contribute to the vitality and viability of the particular frontage and the centre generally;
- B. Provide a direct service to visiting members of the general public and have a shopfront style display maintaining the continuity of active frontages in the centre generally;
- C. Provide non-retail services and other town centre uses (such as cinemas, restaurants, bars and pubs, night-clubs, health and fitness centres, offices, banks, estate agents, arts/culture facilities, hotels, health/community uses, etc) of appropriate scale to the particular centre; and
- D. Extend the offer and range of services and activities available to enhance shoppers or visitors experience of the centre;

11.32 Outside the designated Primary Shopping Areas there should be greater opportunities for encouraging an even greater diversity of uses. These areas will still be important locations for some types of activities requiring a town centre location. Accordingly, a range of uses will be supported in these locations. This policy seeks to encourage complementary services and facilities in all designated centres. These uses will also be important in generating footfall and linked trips to all parts of a centre. Appropriate uses include those listed under the policy, but not confined to just these. Acceptable uses must be of a scale appropriate to serve the local catchment in accordance with Policy 47 (A). The acceptance of these uses will be subject to compliance with other policies of the plan, in particular that they should not give rise to unacceptable impacts on the living and working conditions of neighbours or occupiers of surrounding area in according with Policy 59 (Amenity).

Policy 44 - Managing Changes of Use in Neighbourhood Centres and Local Retail Parades

Within Neighbourhood Centres and Local Retail Parades a diverse range of uses will be encouraged to predominate on ground floors. The loss of existing retail units (where planning permission is required) will be only justified where all of the following criteria are met:

- A. Local residents would still have a reasonable range and choice of essential shops in the designated parade or a nearby parade within a reasonable walking distance;
- B. The replacement use could be considered beneficial to the local community or provide locally distinctive community services that serve local residents and nearby communities;

- C. The shop unit has been vacant for a continuous period of at least six months and there is marketing evidence demonstrating the advertisement of the unit on reasonable and realistic terms; and
- D. The proposed use would contribute to the vitality and viability of the particular frontage and centre generally.

11.33 Policy 39 sets out the hierarchy of centres. This includes Neighbourhood Centres and Local Retail Parades. Neighbourhood centres represent local activity hubs for retail and other town centre activities. It is necessary to protect these designated areas in order to provide accessible shopping facilities for all local residents. To minimise the need to travel, ideally all residential properties should be within a reasonable walking distance of a full range of essential shops. However, the Council accepts that it may not be possible to retain all shops in the borough as in some situations the viability of retail uses depends on many other economic factors. Where there is sufficient population to support these, the policy seeks to safeguard such units, particularly those that are reasonably sized with adequate servicing facilities. Retention of such units will help to attract new retailers and therefore contribute to the provision of a good range of essential shops.



11.34 Local Parades smaller activity hubs where retail activity is more dominant. They often have a key footfall-generating feature or retail 'anchor' and contain the minimum number or range of shops which the Council considers necessary to enable the centre to perform its local shopping role. The need to protect these parades is important particularly to meet day to day shopping needs. Where planning permission is required, this policy therefore seeks to generally resist proposals resulting in the loss of shops within

designated parades.

11.35 Essential shops include the sub post office, chemist, greengrocer, baker, newsagent, etc. The policy is intended to ensure that the character of local retail parades will be maintained such that as a minimum, there will be a continuous grouping of at least 4 standard sized retail units remaining in the relevant frontage, where possible. Whether the parade contains sufficient essential shop uses will depend on its size and function within the shopping hierarchy and the extent to which alternative retail provision exist within a convenient walking distance of the parade to serve the surrounding residential area.

11.36 In implementing the policy, it is accepted that there may be situations where the retention of a shop may be impossible for economic reasons or a lack of control arising from the Use classes Order. This policy will be applied flexibly - the overriding objective being to ensure that the surrounding area is not deficient in essential local shops such that residents'

accessibility to local parades is not seriously compromised if they need to walk more than a 10 minute distance by foot (800m) to the nearest facility. Accordingly, the number and range of uses within the nearby local area will be an important consideration.

Policy 45 - Managing Changes of Use in Non-Designated Areas

Outside the designated centres of Walthamstow Town Centre, the District and Neighbourhood Centres, and designated Local Retail Parades, the Council will support changes of use involving the loss of town centre uses. As a general approach (where planning permission is required), the Council will ensure that:

- A. Local residents would still have access to local shops within reasonable walking distance;
- B. The replacement use would be beneficial to the local community and contributes to the Council's aspirations and priorities, in particular, the regeneration objectives for the local area;
- C. Along commercial frontages (at ground floor/street level), planning permission will be granted for active uses (those that can operate with display windows and shop fronts and create activity and interest directly related to passing pedestrians);
- D. Where ground floor housing conversions may be justified as replacement alternative uses, they relate to frontages or locations where commercial activity has significantly declined and the proposal is part of a scheme involving a group of properties in the street block or parade.

11.37 In a changing economic climate, it is expected that some shops and other commercial activities in marginal trading locations will be converted to other uses. In seeking to consolidate retail and town centre activities in the designated centres and parades, it is necessary to manage decline elsewhere in the borough generally, particularly in non-designated frontages and parades. Many of these areas have been characterised by a proliferation of retail and commercial activities stretching in long lengths along the main road corridors such as Lea Bridge Road, Hoe Street, Leytonstone High Road and Leyton High Road.

11.38 The structural changes currently taking place in the retail industry as a result of the growing influence of internet shopping, is expected to reduce the demand for retail properties generally, particularly those in marginal trading locations. Accordingly, this policy seeks to support changes of use of such properties to other alternative uses. However, the policy also acknowledges the important role of corner shops.

11.39 The corner shop is the old faithful of any neighbourhood. It is important particularly for the elderly and people with disabilities who cannot easily travel far for top up convenience goods. They are also desirable from a sustainable point of view, in that people are not dependent on car use to visit these for their day to day top up convenience shopping need. Accordingly, they need to be protected. In managing changes of use, this policy seeks to ensure that resident's access to these facilities are not compromised to the extent that they

are completely lost. Accordingly, in considering changes of use, the Council will ensure that residents in the local catchment area of the proposal can conveniently walk to other nearby shops or parades.

11.40 Changes of use in such locations often entails the removal of former shopfronts and the construction of new ground floor frontages. This policy seeks to ensure that satisfactory standards are achieved in terms of how the proposed use is integrated with adjoining uses in both function and appearance.

Policy 46 - Evening and Night-time Economy Uses

Proposals for evening and night-time economy uses that contribute to the vitality and viability of the borough's designated town centres in particular, Walthamstow Town Centre will be encouraged where:

- A. They are part of a strategy to create cultural quarters e.g cultural/food & drink uses in a designated centre or support the creation of a balanced provision of evening/night-time uses;
- B. The design of the development particularly focuses on public safety, crime prevention and the reduction of anti-social behaviour;
- C. Where active day-time uses are also proposed, such uses do not detract from the character and amenity of the surrounding shops and services (i.e. providing a blank frontage due to closure during the day rather than maintaining an active street frontage);
- D. There will be no significant individual or cumulative adverse effect on the surrounding residential amenity due to noise, traffic, parking, general disturbance or problems of disorder and nuisance;
- E. Arrangements for mitigating pollution including ventilation equipment, refuse disposal, grease traps and noise insulation is provided in a way that minimises visual and environmental impact;
- F. Access requirements for people of all ages and abilities are provided; and
- G. Access to public transport facilities will be available during the hours of operation.

11.41 The night-time economy has been growing over many years. Well-managed, it will support vitality and viability of the borough's designated centres and become part of a centre's self-image and atmosphere, as well as creating jobs, increasing footfall, and providing opportunities to showcase a wide range of ever-changing arts and cultural events.

11.42 The need to plan positively for a range of complementary evening uses including Arts, Culture and Entertainment uses - cinemas, theatres, restaurants, bars and nightclubs that appeal to a wide variety of age groups will support the vitality and viability of the borough's centres. However, these uses may need to be managed in appropriate locations.

11.43 The emerging London Plan has designated Walthamstow Town Centre as an area of regional or sub-regional significance for evening and night-time economy uses. Accordingly, night-time and evening economy uses will be promoted and encouraged in this centre. Other centres and locations will also have a supporting role by providing smaller scale activities subject to site specific development opportunities. The designated centres are places more likely to benefit from the vitality that



restaurants, cafes and bars would bring, as long as the cumulative effects of these uses are well balanced and managed. Accordingly, the above policy tests will apply.

11.44 Careful coordination and management is key to the delivery of successful evening economy uses. In most cases, a strategy will be required to provide guidance on the scale of activities proposed and how activities would be managed. The creation of cultural quarters will provide the mechanism for both planning, transport, policing and licensing systems to support the management of the evening and late-night economy. Accordingly, an integrated policy approach as above to complement the Council's Statement of Licensing Policy will be required to manage these uses.

Policy 47 - Shopfronts and Signage

Permission will be granted for new shop fronts and signs which comply with all of the following:

- A. The design is related to the scale, proportion and appearance of the building and respects the character of the area or parade where the proposal is located;
- B. The design is in keeping with standards for the local area or parade as being promoted under existing shopfront improvement schemes;
- C. The design retains, and where practicable provides a separate entrance to upper floor accommodation where this is separate from the ground floor use and;
- D. Principal entrances to upper floor accommodation avoid the rear of buildings where practicable as this can give rise to personal safety and security issues;
- E. The design incorporates measures to improve or maintain access for all users;
- F. An appropriately designed shutter is provided.

Applicants should note that there are additional controls relating to advertisements and signs in Conservation Areas.



11.45 Design and environmental quality issues are important to town centre vitality and viability. Shopfronts play a key part in establishing and defining the visual character of high streets and shopping parades. There is continuing commercial pressure for new designs and modifications in relation to shop fronts. In managing such changes, important considerations will be the effect of alterations and changes of use on the street scene and the potential for

the residential use of upper floors.

11.46 A shop style window display is necessary to protect the townscape of commercial/shopping areas. Window displays help to maintain the attractiveness and continuity of the shopping frontage and can provide information for users and visitors. In support of this policy, further guidance will be provided through a Shopfront Design Guide Supplementary Planning Document.

11.47 Shop Front Improvement Schemes often provide the opportunity to improve the appearance of local areas as a means of supporting the growth of local businesses and raising the image of the town centres. To safeguard the protection of such shopfronts, the Council will take necessary enforcement action to ensure compliance with the design objectives for the scheme area. As required by the Disability Discrimination Act 1995, access to shops must be given special consideration in shopfront design. The Council expects proposals to include design measures to ensure that access to and circulation within shops is possible for all members of the public.

Implementation

11.48 The main tool the Council has in delivering the policies in this section of the plan is through the planning application process. This will be complemented by a range of implementation actions and initiatives including the following:

- Securing funds, where possible, for investment in town centre areas to improve the shopping environment;
- Through partnership working to ensure an integrated approach to the management and successful operation of the designated centres;
- Supporting businesses to invest and relocate within town centre areas;
- Use of the Site Allocations DPD to identify site specific opportunities for redevelopment of town centres uses as part of mixed used development;
- Where considered necessary and if feasible, the Council will consider further direct involvement in the development of retail opportunities in town centre areas;
- Seek developer contributions (where justified) to improve linkages to the Primary Shopping Areas and the designated centre as a whole;
- Preparation of town centre strategies as committed to under Policy 40(G);

- Establishment of Business Improvement Districts;
- Use of the Council's Statement of Licensing policy to complement the application of planning policies on changes of use; and
- Review of the Shopfront SPD where necessary to provide further guidance on shopfront improvements.

11.49 This plan makes provision for Neighbourhood Plans for local areas (as may come forward under the Localism Act 2011) to set their own requirements to revise the boundaries of Primary Shopping Areas and the mix and balance of uses within them, provided the effect of introducing new or additional requirements would not deter development but would support the vitality and viability of the designated centres.

11 Distinctive Town Centres and High Streets

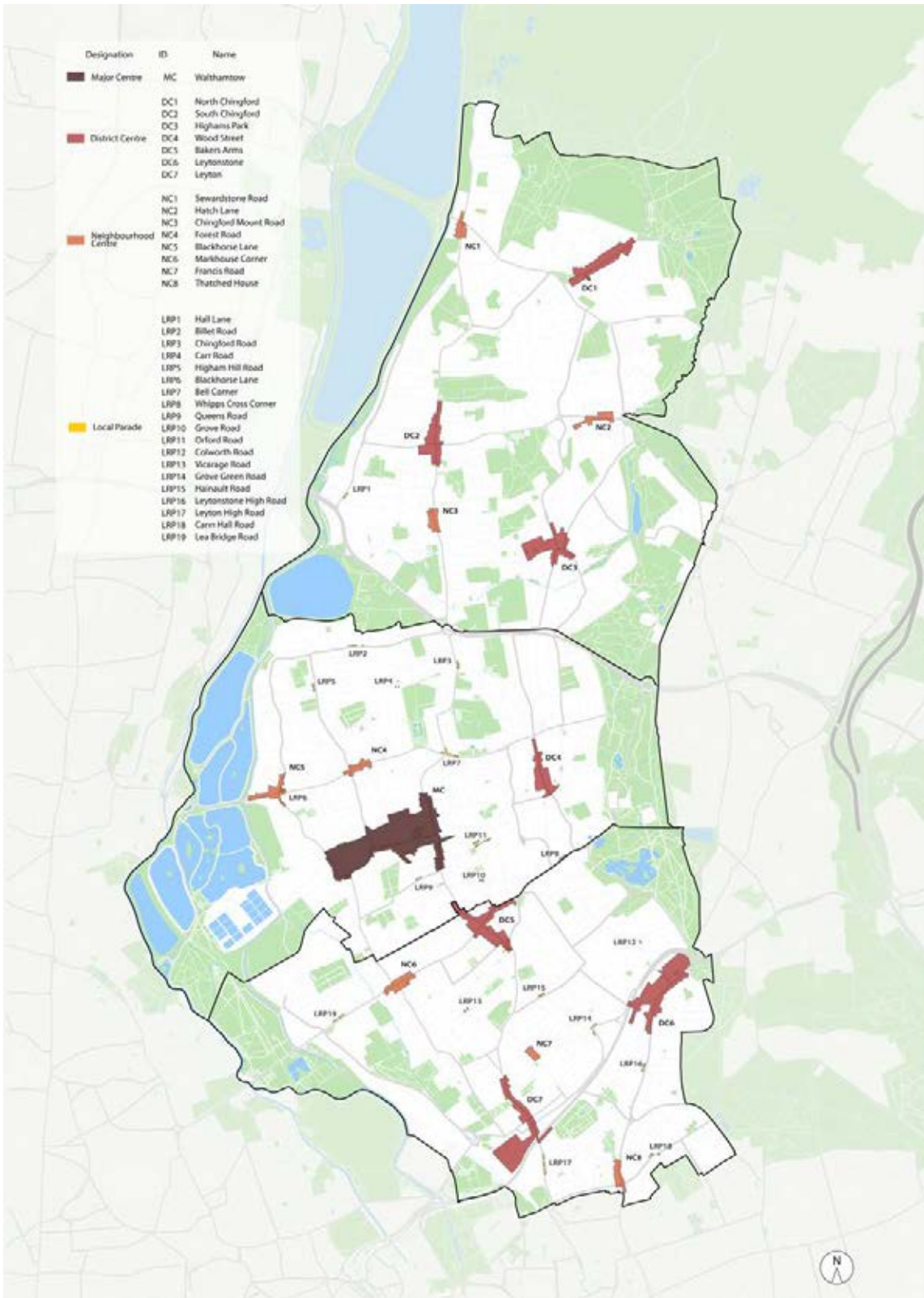


Figure 11.1

12 Social and Community Infrastructure

Strategic Objective

Ensure timely, strategic and local infrastructure investments and delivery to support good sustainable growth for communities both now and in the future, through working with partners, investors, developers and providers.

12.1 It is important that new development in Waltham Forest is supported by appropriate social and community infrastructure. Providing and improving access to such facilities greatly improves the quality of life for residents, builds strong communities and helps to address inequalities and social exclusion.

12.2 Social and Community infrastructure covers a broad range of facilities including schools and childcare facilities, health services, places of worship, libraries, youth and other community facilities, sport and leisure facilities, public houses, events and cultural facilities and policing amongst others, all of which contribute to the quality of life and well-being of the Borough and its residents. The protection, enhancement and provision of additional social and community infrastructure is supported by policies in the London Plan and the National Planning Policy Framework.

12.3 The Council, working in partnership with other local stakeholders, has a good track record of securing external and central government funding to help deliver infrastructure. The Council will continue to work proactively with its various partners, stakeholders and communities to seek to secure additional infrastructure funding where available to support the sustainable growth of the borough and London as a whole.

Policy 48 - Social and Community Infrastructure

A. Proposals for new or improved social and community infrastructure will be supported where they satisfy the following criteria:

- i. The proposal is required to meet current and projected identified need, also in accordance with Policy 49);
- ii. The location is easily accessible by sustainable modes of transport such as walking, cycling and public transport for staff and users;
- iii. The proposal is of a high quality and inclusive design, providing access for all in accordance of design policies of this plan (14 'Creating High Quality Places');
- iv. The proposal provides flexible and adaptable buildings permitting co-location of other forms of social infrastructure in the same building;
- v. The proposal maximises the availability of the facility to the community through evening and weekend opening.
- vi. The proposal will not result in an unacceptable environmental impact.

B. The incorporation of community facilities into mixed use residential schemes where it meets an identified need will be supported

C. New development will be expected to contribute towards the provision of additional social and community infrastructure to accommodate and mitigate the impact of new development upon existing provision

D. Proposals involving the loss of existing social or community infrastructure will not be permitted unless one or more of the following criteria are met:

- i. It can be demonstrated that adequate alternative facilities which meet the needs currently being met by the existing facility are within walking distance, without leading to a shortfall in provision for the specific type of social or community infrastructure in the area
- ii. It can be demonstrated that the facility is no longer required in its current use and cannot be viably accommodate other current forms of social or community infrastructure
- iii. If D (iii) applies, evidence must be submitted to demonstrate that the loss of the facility in question would not create, or add to, a shortfall in provision for this specific type of social or community infrastructure in the borough and demonstrate that there is no demand for any other suitable social infrastructure use on the site. The applicant must demonstrate that all reasonable efforts have been made to preserve the facility and site to meet identified local need. Evidence required includes but is not limited to 12-18 months marketing evidence.

12.4 With the population projected to grow in Waltham Forest and to accommodate the needs of future residents, there will be a need to protect, enhance and provide new social and community facilities.

12.5 The Council will seek to protect existing facilities and will support improvements and more intensive use of existing sites. Co-locating multiple facilities on a single site can be an efficient way to improve both quality and accessibility.

12.6 Where community facilities are provided, the Council will seek to secure community benefits through sharing schemes and joint user agreements.

12.7 The Councils Planning Department works closely with other internal departments, such as Public Health, Highways, Waste and Parks to develop, implement and monitor the delivery of new and improved infrastructure. As Local Planning Authority, works closely with partners including WEL Clinical Commissioning Group⁽¹⁵⁾ to plan for the future needs of the borough and will continue to work in partnership to ensure that new development is provided with sufficient healthcare services in the most suitable locations, at the right time. Over the lifetime of the plan it is very likely that there will be more changes in the ways that health and other public services are delivered and provided. Close partnership working will be essential to ensure that communities continue to have the best possible access to facilities.

12.8 Development proposals will be expected to mitigate any impact on local infrastructure by way of Section 106 and/or Section 278 Highways agreements, in accordance with Regulation 122 of the CIL Regulations. The majority of planning permissions in the borough will also be liable for a Community Infrastructure Levy (CIL) payment towards the funding of infrastructure. The Council will also continue to work with a range of partners and organisations to prioritise and allocate the financial contributions secured from development and, where possible, use such funds to leverage further capital and revenue investment, across both the public and private, by way of match funding.

12.9 As part of making sure this happens, the Council maintains an annually updated Infrastructure Delivery Plan (IDP) to assess the types quantities and locations of the existing provision of infrastructure and to match future provision to future needs.

12.10 The Council will work with all relevant stakeholders to encourage the design of flexible community facilities that can accommodate a range of needs, where appropriate to enable, for example community use for sports facilities in schools and colleges. Additional analysis will also be undertaken to identify infrastructure needs on a more localised basis to better understand the evolving needs arising for specific groups with protected characteristics.

Education and Childcare Facilities

12.11 Waltham Forest is experiencing rapid population growth which has a significant impact on local school place planning. The Council has a Statutory Duty to:

- Ensure sufficient school places - (Section 4 (1) Education Act 1996 as amended)⁽¹⁶⁾
- Increase opportunities for parental choice - (Section 2 of the Education and Inspectors Act 2006⁽¹⁷⁾, Education Act 1996 as amended)
- Comply with any preference expressed by parents provided compliance with the preference would not prejudice the provision of efficient education or the efficient use of resources - (Section 86 Schools Standards and Framework Act 1998⁽¹⁸⁾)
- Ensure fair access to educational opportunity - (Education Act 1996 as amended)

12.12 Paragraph 94 of the National Planning Policy Framework states that 'it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a. give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and,
- b. work with school's promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

16 <https://www.legislation.gov.uk/ukpga/2006/21/schedule/2/crossheading/education-act-1996-c-56>

17 <https://www.legislation.gov.uk/ukpga/2006/40/contents>

18 <https://www.legislation.gov.uk/ukpga/1998/31/contents>

12.13 The Draft London Plan states that in order ‘to ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer education choice, Boroughs should (1) identify and address local needs and any shortages in supply, both locally and sub-regionally, including cross-boundary issues (2) identify sites for future provision through the Local Plan process, particularly in areas with significant planned growth and/or need (3) ensure that development proposals for housing and commercial facilities incorporate suitable childcare provision and encourage nursery provision within primary schools, where there is a need.

12.14 The Local Authority has the General responsibility for education, as defined in the Education Act 1996⁽¹⁹⁾, which states that the local authority shall (so far as their powers enable them to do so) contribute towards the spiritual, moral, mental and physical development of the community by securing that efficient primary education and secondary education and further education are available to meet the needs of the population of their area (Section 13).

12.15 Section 14 (Functions in respect of provision of primary and secondary schools) goes on to state that the local authority shall secure that sufficient schools for providing primary and secondary education are available for their area; and that the schools available for an area shall not be regarded as sufficient unless they are sufficient in number, character and equipment to provide for all pupils the opportunity of appropriate education. “Appropriate education” means education which offers such variety of instruction and training as may be desirable in view of (a) the pupils’ different ages, abilities and aptitudes, and (b) the different periods for which they may be expected to remain at school, including practical instruction and training appropriate to their different needs.

12.16 The Council, as both Local Planning Authority and Local Education Authority, will ensure that the Local Plan supports the exercise of their statutory functions, as set out above, with a view to (a) securing diversity in the provision of schools, and (b) increasing opportunities for parental choice, (c) the need for securing that special educational provision is made for pupils who have special educational needs, (d) make alternative provision for pupils at risk of exclusion or unable to attend school due to illness, exclude from school for more than six days.

19 <https://www.legislation.gov.uk/ukpga/1996/56/contents>

Policy 49 - Education and Childcare Facilities

Development proposals for new education or childcare facilities in the borough will be supported where population growth and change require its provision;

- A. In areas of need as identified through annual reviews of the Infrastructure Delivery Plan;
- B. In accessible locations, with good public transport accessibility and access by walking and cycling
- C. Where entrances and playgrounds are situated away from busy roads
- D. Where proposals maximise the use of educational facilities for community, recreation or cultural use, through appropriate design measures
- E. Where encouragement is given to the shared use of services between schools, colleges, universities, sports providers, community and cultural facilities
- F. Where new development is designed to be accessible and inclusive to meet the needs of a range of users, including disabled people
- G. Ensure that facilities incorporate safe, suitable and accessible outdoor space
- H. Ensure that there is no net loss of facilities, unless it can be demonstrated that there is no ongoing or future demand.

Early Years

12.17 Local Authority responsibilities under the Childcare Act 2006⁽²⁰⁾ include a duty to undertake an assessment of the sufficiency of local childcare provision. From 1st September 2008, Section 7 of the Childcare Act 2006 placed a legal duty on local authorities in England to secure free early years provision for eligible two, three and four-year-olds (and five-year-olds who are not yet of compulsory school ages) in their area. All three and four-year-olds and 40% of two-year-olds (subject to meeting criteria) are entitled to 15 hours of free nursery education for 38 weeks of the year. This applies until they reach compulsory school age (the term following their fifth birthday). Free nursery education can be delivered by public or private sector providers and parents can pay for additional hours or services.

12.18 The statutory requirements imposed through the Apprenticeship, Skills, Childcare and Learning Act 2009⁽²¹⁾ mean that the London Borough of Waltham Forest must ensure that there is sufficient provision of not only early education places, but also children's centres.

12.19 From 1st September 2017, Section 1 of the Childcare Act 2016⁽²²⁾ placed a legal duty on the Secretary of State to secure additional free early years provision for eligible parents and carers of three and four-year-olds (and five-year-olds who are not yet of compulsory school age) in their area. Eligible families will be entitled to an additional 15

20 <https://www.legislation.gov.uk/ukpga/2006/21>

21 <https://www.legislation.gov.uk/ukpga/2009/22/contents>

22 <https://www.legislation.gov.uk/ukpga/2016/5/enacted>

hours of free nursery education for 38 weeks of the year in addition to the existing 15 hours universal entitlement. This duty may be discharged to local authorities under Section 2 of the Childcare Act 2016⁽²³⁾.

Primary Education

12.20 As of September 2020, Waltham Forest is home to 53 mainstream schools providing primary education, two of which also provide secondary education. Included in this total are two infant schools and two junior schools. For September 2019, 88% of pupils were offered their first preference school and 97% were offered one of their top three preferences.



12.21 The main method for calculating primary school requirements in Waltham Forest is the cohort survival method. The base information used for forecasting the number of children entering reception is the number of births within the borough and the number of children in reception classes (obtained from the January School Census for the previous year). The birth figures are provided by the Office for National Statistics (ONS). The birth data from ONS allows the historical uptake factor to be calculated and this represents the number of children born in the authority who then goes on to attend schools in the Borough.

12.22 Once the number for Reception has been projected, survival ratios are then applied to each age cohort as they move through the education system. Cross border movement, both in and out of the borough, is captured within existing transfer rates used to calculate the projections using historic census data and needs are planned for accordingly.

Secondary Education

12.23 As of September 2020, Waltham Forest is home to 17 mainstream schools providing secondary education, two of which also provide primary education. For September 2019, 68% of pupils were offered their first preference school and 88% were offered one of their top three preferences.



12.24 Secondary phase historical data is used to calculate the transfer rate from Year Six to Year Seven. A transfer rate of approximately 90% is applied to the Year Six projected rolls to calculate the projected Year Seven intake. This is based in part on a five-year average transfer. In addition, the Borough have historically been a net exporter of pupils at Year Seven, but this trend is slowing due to our neighbouring boroughs being less able to accommodate Waltham Forest resident applications than they have

received in the past. The Boroughs projections support the expected increase in retention rate going forward.

Further Education / Post 16 (FE)



12.25 Access to Further Education (FE) plays a key role in skills development and life-long learning and assists both residents and businesses progression into, and through, sustainable employment, including apprenticeships. London is predicting an increase in demand for FE provision, due to the growing number of 16-19-year-olds and the new requirement for all young people to remain in learning until they are 18. Meeting this growing demand will require strategic planning, cross

boundary working and a partnership approach. FE institutions also provide valuable community and cultural facilities. The Council will continue to support existing and new FE providers enhance their colleges and other training facilities through the Mayor of London's Skills for Londoners Capital Fund.

Special Education Needs & Disabilities (SEND)

12.26 The borough supports residents with special educational needs and/or learning disabilities aged 0 to 25 years old. The borough is expecting an increase in the number of residents requiring Special Education and Disability (SEND) provision and access to alternative educational provision. Some of this provision will continue to be located within mainstream schools and colleges and some within specialist schools. It is important that all schools are designed to be accessible and inclusive, meeting the highest standards of accessible and inclusive design.

Delivering New School Places

12.27 Since 2011, new providers of school places have been able to establish state-funded Free Schools, and now all new schools are deemed to be Free Schools. There are also a growing number of schools that have converted to become Academies, which are independent of Local Authority control.

12.28 School places are no longer, therefore, solely provided by the Council and the Council works in partnership with these and other providers to ensure that the need for school places is met. However, the Council has the overall responsibility to ensure there are enough school places available for local children.

School Design Charter

12.29 The Council's School Design Charter, adopted in July 2018, provides 10 key principles for achieving high quality design in school developments. It also seeks to highlight the Council's commitment to achieving well designed teaching and learning environments that offer out-of-hours facilities for the broader community. The Charter provides guidance for developers, planning applicants, planning officers and other interested parties involved in developing new and existing schools ⁽²⁴⁾

Funding New School Places

12.30 The system of 'developer contributions', introduced by the Town & Country Planning Act 1990⁽²⁵⁾ S106, ensures that developers meet their obligations to the whole local community. Waltham Forest Council does not have sufficient resources in isolation to construct buildings and other infrastructure to keep pace with the rate of new development. In keeping with the legislation, contributions towards providing additional educational infrastructure have been, and continue to be sought from developers, where they meet the requirements of the Community Infrastructure Levy (CIL) Regulations 2010 as amended.

24 https://walthamforest.gov.uk/sites/default/files/FINAL%20-%20LWF2827_Schools%20Design%20Charter%20Booklet%20v2.pdf

25 <https://www.legislation.gov.uk/ukpga/1990/8/contents>

13 Promoting Health and Well-being

Strategic Objective

Improve the health and well-being of all who live and work in the borough

13.1 The places we live, work and play have a direct impact on our health and well-being. It is therefore important for all Waltham Forest residents and businesses to have access to healthy, inclusive and safe environments.

13.2 The planning system plays a vital role in the health and wellbeing of the population. It has been estimated by Department of Health that 60% of health outcomes are determined by socio economic and physical environments. ⁽²⁶⁾ The built environment influences the wider determinants of health and wellbeing as set out in Figure 13.1.

13.3 To support the delivery of healthy environments, local planning authorities work with a range of partners inside and outside the Council via the Health and Well-being Board. The Waltham Forest Health and Well-being Strategy 2016-2020 sets out key priorities for the Council as:

- Working with the community
- Integrating health and social care
- Prevention and early intervention
- Reducing inequalities and tackling the wider determinants of health
- Accountability and scrutiny
- Parity of esteem between mental and physical health, and an increased focus on mental well-being ⁽²⁷⁾⁽²⁸⁾

13.4 The Joint Strategic Needs Assessment (JSNA) is a statutory document that local authorities have to produce, and it provides the evidence base for the Council's approach to the wider determinants of health and well-being.

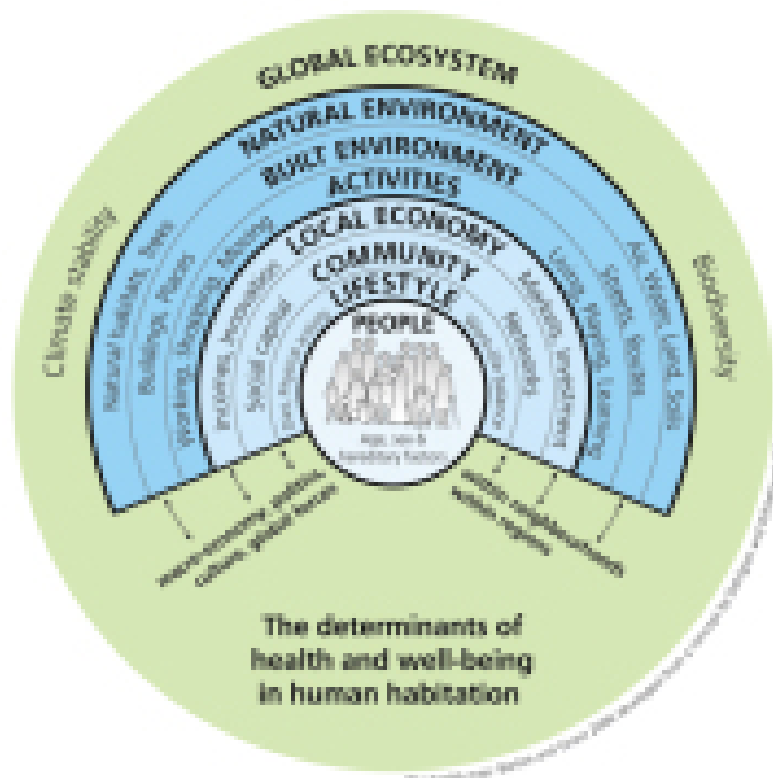


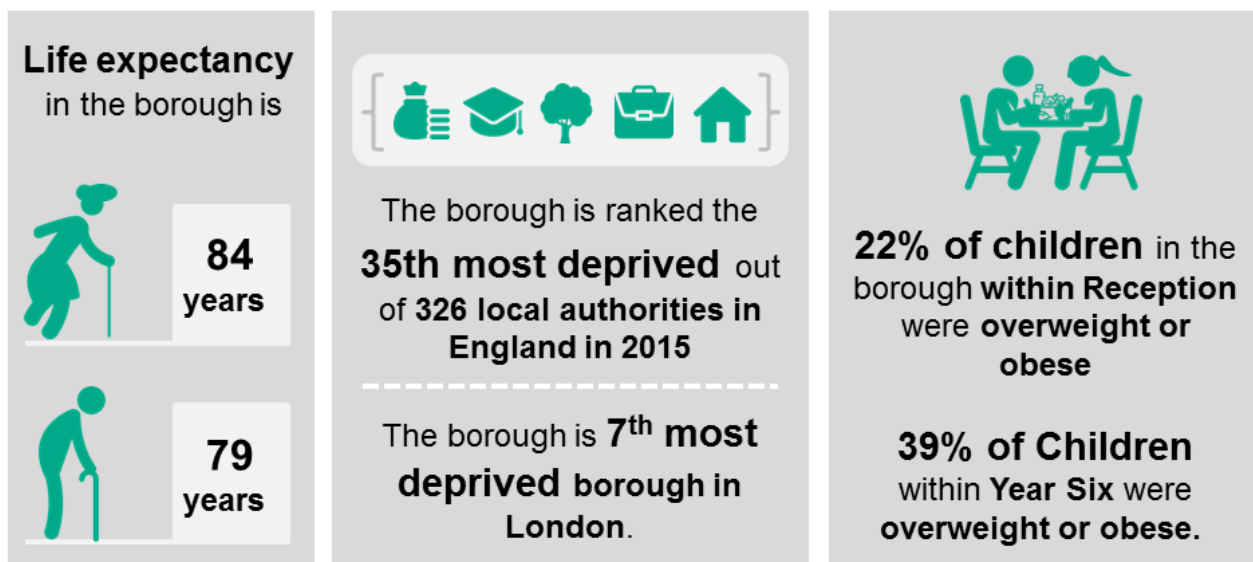
Figure 13.1

26 Department of Health and Social Care, (2019), Advancing our health: prevention in the 2020s.

27 <https://www.walthamforest.gov.uk/sites/default/files/Waltham%20Forest%20Health%20and%20Wellbeing%20Strategy%202016-20.pdf>

28 f

13.5 Being able to live active lifestyles significantly decreases the risk of coronary heart disease and obesity, hypertension, cancer, osteoporosis, depression and anxiety. Planning and development assist by promoting active transport such as walking and cycling and access to green Infrastructure. These measures can help improve the health and well-being of local communities, as well as providing economic benefits by providing access to a range of open green and blue spaces and improving the quality and accessibility of public realm.



Policy 50 - Promoting Healthy Communities

Proposals will be supported where they promote the creation of healthy and sustainable places and communities by:

- A. Encouraging the delivery of high-quality environments that enable healthier, active and sustainable life styles (See Policy 56 Delivering High Quality Design and see Sustainable Transport Chapter);
- B. Encouraging the mitigation of environmental impacts on the health and well-being of occupiers;
- C. Encouraging the use of Health Impact Assessments (see Policy 51 Health Impact Assessments) in all major applications;
- D. Supporting the delivery of social and community infrastructure as per the requirements of Policy 48 Social and Community infrastructure. The development contribution threshold for this infrastructure is set out in the Planning Obligations SPD
- E. Encourage social interaction through the delivery of safe, accessible and inclusive places (See Policy 56 Delivering High-Quality Design).
- F. Encouraging child friendly design of places;
- G. Encouraging new major commercial developments in Walthamstow Town Centre, designated District Centres and other highly accessible locations to incorporate social infrastructure such as; free drinking fountains and free publicly accessible toilets as part of the development;

- H. Supporting the enhancement and inclusive access to public green and open spaces, sports and recreation facilities (see Policy 80 Parks Open Space Sport and Recreation);
- I. Encouraging food growing within the borough and the protection of existing allotments to support the provision of new food growing spaces (see Policy 86 Food Growing and Allotments).

13.6 Enabling residents, workers and visitors to live active lifestyles in the borough will encourage them to make healthier choices and make the borough more sustainable. Policy 56 (Delivering High-Quality Design) sets out principles for achieving this in addition and with regard to the policies in the Sustainable Transport Chapter. Specifically, the Healthy Streets Approach introduced by Transport for London sets out how this can be achieved and should be considered along with the Council's policies on walking and cycling.

13.7 Mitigation of environmental impacts such as noise and air pollution are important to ensuring people can live healthy lives. Policy 90 (Air Pollution) sets out the approach the Council expects to ensure better air quality and complements Policy 53 which sets out the approach to ensuring noise does not adversely impact residents' well-being.



13.8 Health Impact Assessments are an important tool to ensuring that the health and well-being impacts of new developments are considered. Policy 51 (Health Impact Assessments) sets out when such assessments should be undertaken as these provide a comprehensive tool for ensuring how development can mitigate its adverse impacts in order to make the most of its positive and beneficial aspects.

13.9 Ensuring people have access to social and community infrastructure is important to enable people to participate in social activities to encourage interaction and prevent isolation. Social infrastructure also includes access to education as well as health facilities. Policies 48 and 49 set out the Council's approach.

13.10 -To ensure residents and visitors have access to necessary social infrastructure, large-scale developments that incorporate social infrastructure such as free drinking fountains, free public toilets, seating and shade as part of the development will be supported within the borough's Major and District Town Centres. Access to these forms of social infrastructure is a necessity for urban environments and should be freely available to meet the needs of all residents and visitors of the borough.



13.11 Improvements and enhancements to the borough's public green and open spaces will ensure all residents and visitors have safe access to well-maintained spaces and facilities.

13.12 Food growing will benefit the physical and mental well-being of residents through the provision of fresh and healthy food, as well as exposure and access to the natural environment and wildlife. Policy 86 ('Food Growing and Allotments) sets out the approach to how this will be secured.

Policy 51 - Health Impact Assessment

All development meeting the threshold set out below will be expected to submit a Health Impact Assessment:

- A. All developments of 100 new homes or more
- B. Non-residential developments of 10,000 sqm or more,
- C. Proposals for takeaways, betting shops and payday loan shops

13.13 Health Impact Assessments (HIA) are one of the tools that can be used to not only assess the health and well-being impacts of development but embed health and well-being into new developments. The Draft London Plan HIA as "a systematic framework to identify the potential impacts of a development proposal, policy or plan on the health and well-being of the population and highlight any health inequalities that may arise". There are many different tools that can be used to undertake a HIA including the HUDU HIA Tool ⁽²⁹⁾ or the Ben Cave Associates tool ⁽³⁰⁾ and the Public Health HIA Guidance. All of these and other methods and any future approaches will be acceptable as long as they set out clearly the health and well-being impacts of development and how they have or can be addressed in the design of the development.

13.14 The threshold of development has been chosen as 100 new homes is considered to be of strategic scale in the borough and that takeaways, betting shops and payday loan shops are all considered to have adverse effects on peoples' health and well being.

Policy 52 - Making Safer Places

The Council will aim to improve community safety and cohesion by working with partners to:

- A. Minimise opportunities for criminal behaviour by requiring all forms of new development to incorporate principles and practices of 'Designing out Crime' (Policy 60);
- B. Co-ordinate land uses to minimise the likelihood of an increase in crime and disorder;
- C. Promoting safer streets and public realm improvements throughout the borough (see Policy 60)

13.15 It is widely understood that a lot of crime is opportunistic. As such, the planning process can minimise opportunities for such behaviour through the design of new developments. By taking opportunities to maximise 'natural surveillance', and making clear distinctions between public and private space, the opportunities for criminal or anti-social behaviour can be reduced. The Council's approach to this is set out in Policy 60.

29 <https://www.healthyrbandevelopment.nhs.uk/our-services/delivering-healthy-urban-development/health-impact-assessment/>
 30 <https://www.scams.gov.uk/media/5749/hia-review-package-ben-cave-assoc.pdf>

Policy 53 - Noise, Vibration and Light Pollution

Noise, vibration and light pollution will be minimised by:

- A. Developers will be required to demonstrate the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.
- B. Noise assessments will have regard to the Agent of Change Principle as set out in Intend to Publish London Plan Policy D13 and any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.
- C. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.
- D. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.
- E. Ensuring that appropriate design measures are taken to ensure that external lighting schemes should only illuminate intended areas.
- F. Resisting developments where floodlighting or external lighting cause unacceptable levels of light pollution, by applying the standards and guidelines set out in the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light.

13.16 The impact of noise and vibration can be a material consideration in determining a planning application. Applicants will be expected have regard for the Government's Noise Policy Statement for England, Intend to Publish London Plan Policy D13 and the Mayor's Environmental Strategy on ambient noise.

13.17 Appropriate lighting can play a vital role in enhancing community safety at night by enhancing opportunities for natural surveillance. It can also be beneficial in terms of highlighting and enhancing landmark structures. However, such benefits need to be balanced against the detrimental effects on wildlife and excessive energy consumption, and as such national planning policy seeks to minimise light pollution from new development. In areas particularly sensitive to wildlife such as Sites of Special Scientific Interest (SSSI) or Special Protection Area (SPA), it may be necessary for developers to employ a suitably qualified and accredited lighting engineer.

Policy 54 - Hot Food Takeaways

Proposals for new hot food takeaways will only be permitted where:

- A. It is located within designated centres or parades and would not result in more than two hot food takeaway units being located opposite or adjacent to an existing hot food takeaway use;
- B. It is not located within 400 metres of the boundary of a nursery, a primary school, a secondary school, a community college or youth facilities; and
- C. A commitment is made to operate in compliance with the Council's Healthier Catering Commitment within 6 months of opening.

13.18 There are a significantly high number of hot food takeaways across the borough. The overconcentration of hot food takeaways and poor availability of healthier fast food options reduces the opportunities for residents and visitors to make healthy food choices.

13.19 The overconcentration of hot food takeaways within the borough's designated town centres, and retail parades has a detrimental impact on the character, vitality and function of the shopping area. In effort to reduce further proliferation of these uses and encourage healthier lifestyles, restrictions to new hot food takeaways will prevent the clustering of hot food takeaways in highly accessible areas.

13.20 Childhood obesity is a cause for concern in the borough. Public Health England Data shows that the prevalence of obesity amongst year 6 school students in the borough exceeds the England average.⁽³¹⁾

13.21 Restricting hot food takeaways within 400 metres walking distance of nurseries, primary schools, secondary schools, community colleges and youth facilities is a positive measure to manage the health implications related to rising levels of childhood obesity and help promote healthier communities.



13.22 The borough's Healthier Catering Commitment is a voluntary scheme that seeks to help food businesses and outlets and caterers to make healthy improvements to their food options. This includes various small actions around reducing the consumption of fat, salt and sugar and increase access to fruit and vegetables.

Policy 55 - Betting Shops and Payday Loan Shops

Proposals for new betting shops or payday loan shops will be carefully controlled in the Borough. New proposals will be assessed with regard to the following factors:

- A. The location of the proposed development, its catchment area and proximity to areas of deprivation;
- B. The presence of other similar operators and extent of clustering of such uses in the local area;
- C. The health impacts of the proposed use or activity; and
- D. The implications for community safety, crime and anti-social behaviour (see Policy 60 -Designing out Crime).

13.23 This policy considers the health implications raised by Betting Offices and Pay Day Loan Shops. These have been part of the Waltham Forest economy for a number of years. However, there have been public concerns arising from their operation and location in some areas of the borough. Accordingly, they need to be carefully managed. With regard to betting shops, this relates to gambling and its effects on the wider determinants of health and well-being. Research in some local areas of the UK indicates that gambling could adversely affect the determinants of health and influence criminal activity, for example to pay off debt or continue gambling. Therefore, while such uses may be appropriate in supporting retail diversity, it is necessary to control their location in local areas.

13.24 The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England and is part of a suite of outputs that form the Indices of Deprivation (IoD). The Borough was ranked as 35th most deprived local authority in England (out of 326) in 2015 and the 7th most deprived borough in London. In applying this policy reference will be made to areas of deprivation as identified.⁽³²⁾ The impact of clusters of betting shops and payday loan shops is recognised by national publications, other research studies and the London Plan. Such uses have been associated with wide ranging public health consequences that disproportionately affect vulnerable groups in ways that contribute to and exacerbate existing social inequalities.

13.25 Research evidence undertaken by the Royal Society of Public Health⁽³³⁾ assessed a range of businesses for their impacts on health. It found that an increase in presence of payday loan shops on high streets is problematic when an increasing number of individuals and families are finding themselves in financial difficulty. It also found that there was a link between severe debt and poor mental health and that half of those with debt also have a mental health problem. Severe debt has also implications for increased domestic violence, food poverty, fuel poverty, increased suicide risks and strains on family relationships. Furthermore, people most likely to use payday loans are those who struggle on low incomes, low levels of savings and a lack of financial education. A report from the Office of Fair Trading identified that 60% of people taking out payday loans as 'vulnerable', with the most vulnerable

32 LSOA - indices of deprivation measure relative deprivation in small areas in England called lower-layer super output areas. See <http://dclgapps.communities.gov.uk/imd/idmap.html>

33 Health on the High Street 2015 - <https://www.rsph.org.uk/our-work/campaigns/health-on-the-high-street.html>

groups including unemployed, single parents and older people. Other evidence from the Royal Society of Public Health ⁽³⁴⁾ also note that the impact of debt on lives is not just financial and that payday lenders have the most negative impact on mental wellbeing.

13.26 Implementation

13.27 The main tools that the Council has in delivering the policies in this section of the plan are through:

- work with partners such as GLA, HUDU, NHS, Waltham Forest PCT to provide advice on the health impacts of new development.
- work with partners such as the Lee Valley Regional Park and the Olympic Delivery Authority to improve access to the recreational areas such as Epping Forest, Lee Valley Regional Park and the Olympic Park.
- The Council's Public Realm and Transport Strategy section and partners such as TFL will be vital in improving the existing cycle and pedestrian routes to ensure they are safe and attractive in order to deliver the maximum health benefits from active travel.

14 Creating High Quality Places

Strategic Objective

Promote exemplary standards of design and place-making, and deliver the highest quality of development.

14.1 All new development in the borough should be of the highest quality and prioritise good design. Well-designed places function well, are pleasing to the eye and endure through time. As such, they enhance residents' quality of life. Delivering high quality places is essential for sustainable development and is critical to achieving the necessary growth across the plan period.

14.2 Proposals for new development will be expected to demonstrate an understanding of their context and respond to local distinctiveness with innovation and design excellence. They will be expected to enhance the overall quality of their settings and deliver well designed, high-quality places that are inclusive, well connected and attractive for local people and visitors.

Policy 56 - Delivering High-Quality Design

Development proposals will be supported where they:

- A. Achieve appropriate intensification in line with Policy 8 Character - Led Intensification;
- B. Explore the benefits of land assembly and/ or co-ordinated development where appropriate;
- C. Are supported by a clear and robust design rationale based on a sound understanding and analysis of local context and character;
- D. Reinforce and/or enhance local character and distinctiveness, taking into account existing patterns of development, townscape, skyline, urban form and grain, building typologies, architecture, materials, trees and landscaping and other features of local and historical significance;
- E. Respond appropriately to their context in terms of scale, height, and massing;
- F. Are visually attractive, with architecture and landscaping that respects its context whilst encouraging innovation and not unduly restricting style;
- G. Use high quality materials and detailing which are attractive, durable and sustainable;
- H. Provide appropriate safe and legible physical and visual connections that knit well into surrounding streets, routes and public realm, including, where appropriate, neighbouring development proposals;
- I. Incorporate high quality landscaping, tree planting and urban greening measures to maximise biodiversity and ecological value in accordance with Policies 80-82;
- J. Provide a coherent layout and block structure with active street frontages onto the public realm;
- K. Establish a clear distinction between public and private spaces;

- L. Provide an appropriate amount of well-designed, suitably located and usable private and communal amenity space;
- M. Provide multi-functional green spaces at ground, podium, and roof level (as appropriate), through a well-integrated soft landscaping scheme that has been fully considered from the initial stages of design and makes satisfactory provision for future growth and aftercare;
- N. Facilitate inclusive, safe and accessible environments for all;
- O. Incorporate design measures that increase climate change resilience, including energy use, surface water management, microclimate control, waste management, air and noise pollution;
- P. Maximise the versatility, adaptability and sustainability of both buildings and open spaces in order to accommodate present and future requirements;
- Q. Are fit for purpose and demonstrate careful consideration of the needs of all building users;
- R. For residential schemes, address the Design Council “Building for Life 12” Criteria, and for all schemes, address the ten principles of “Active Design”, as published by Sport England and supported by Public Health England; and
- S. Maintain approved design quality from the granting of planning permission through to completion of the scheme.

14.3 High-quality, sustainable and inclusive design is supported in line with the London Plan. Development should build upon the character and context of the local area, ensure safe and easy access for all, be resilient to climate conditions and emergencies (such as fire) and incorporate measures to reduce crime.

14.4 Waltham Forest has a well-established, independent, expert design review process. This supports the delivery of high quality places by providing tailored design advice for individual development proposals, with the aim of improving and enhancing them for the benefit of the borough and local people. Applicants will be expected to use this service at an appropriate stage in the planning process to ensure robust design scrutiny that embeds the borough’s aspirations for high quality development.

14.5 It is important that approved design quality is retained from the granting of planning permission through to completion of built schemes. This will be achieved by ensuring that sufficient design information is submitted in support of planning applications and using clearly worded planning conditions to secure quality once permission is granted. Where appropriate, the continued use of the design review panel may be necessary to review amendments to an approved scheme



or details submitted to discharge planning conditions. The use of legal agreements to retain the planning architect, or require a design champion or design certifier will also be considered where appropriate.

14.6 "Building for Life 12" is a government-endorsed industry standard for well-designed homes and neighbourhoods. It consists of a series of questions designed to help structure discussions between local communities, local planning authorities, developers and other stakeholders, and to help local planning authorities assess the quality of proposed and completed developments. Residential development proposals will be expected to show evidence of how their development performs against the Building for Life 12 criteria. There is no obligation on applicants to use an external or independent consultant to complete an assessment, but they are free to do so if they so wish.

14.7 Good design and place-making create environments that make active choices easy and attractive. "Active Design", published by Sport England with support from Public Health England, is a guidance document intended to help unify health, design and planning by promoting the right conditions and environments for individuals and communities to lead active and healthy lifestyles.

Policy 57 - Taller and Tall Buildings

In some locations, such as growth areas and public transport interchanges identified, subject to contextual analysis, and when included as part of a robust place making strategy, Taller and Tall buildings may be supported, subject to all of the following policy tests.

For the purposes of these policy tests, "Taller" buildings are those that are taller than their prevailing context and the typical shoulder heights proposed in a development. "Tall" buildings are substantially taller, making a significant impact on the skyline of the borough.

- A. Subject to their impact on local character and context, Taller and Tall buildings will generally only be supported in identified Strategic Locations and Opportunity Sites (see Policy 4, Location of Growth). In addition, for a site to be considered appropriate for a Taller or Tall Building(s), the following further locational criteria will also be considered:
- i. proximity to public transport interchanges;
 - ii. public transport accessibility;
 - iii. walking and cycling networks; and
 - iv. nearby facilities such as shops, community facilities and social infrastructure.
- B. Taller and Tall buildings are unlikely to be supported outside Strategic Locations and Opportunity Sites. In some limited circumstances however, subject to local character and context, and where an opportunity for Transition or Transformation is justified and agreed (normally at pre-application stage) in accordance with the approach to intensification set out in Policy 8, (Character-Led Intensification) , Taller and/or Tall buildings may be considered appropriate. Such sites could include:
- i. "Gateway" sites or key entrance points into the Borough;

- ii. “Landmark” locations at key junctions along principal routes;
 - iii. Central areas or key junctions within designated centres; or
 - iv. Sites fronting large areas of open space, subject to there being no harmful impact on openness and visual or physical amenity.
- C. Where Taller and Tall buildings are proposed, they should come forward as positive design intentions, such as marking a location of civic, cultural or landmark importance, rather than solely to increase density. They should contribute positively to their context and be part of a successful composition of building heights.
- D. Where a location is deemed suitable for Taller or Tall buildings, the following ranges of height are recommended, in accordance with the policy approach set out in Policy 8 (Character-Led Intensification). This guidance remains subject to thorough assessments of context and character.

Agreed response to surrounding character	Typical shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
Transformation	4-9 storeys	Depending on the context and character of the site and its surroundings, either; a. 10 – 13 storeys; or b. 14 - 17 storeys	18+ storeys
Transition	3-5 storeys	6-9 storeys	Depending on the context and character of the site and its surroundings, either; a. 10 – 13 storeys; or b. 14 - 17 storeys
Reinforcement	2-5 storeys	Not appropriate, other than in exceptional circumstances where the site context and proposed land uses would be enhanced by taller buildings. In such circumstances, 6-9 storeys may be considered	Not appropriate

Table 14.1 Building Heights

- E. All development proposals will be expected to address issues of height and scale with regard to the impact on the local and historic context, as set out in Historic England Advice note 4 (or equivalent) and other relevant guidance.

F. Where justified in accordance with Criteria (A) to (E), the following additional design considerations will apply to Taller and Tall buildings:

Visual Impacts

- i. Impact on the existing character and townscape of their surroundings considered in long-range, mid-range and immediate views;
- ii. Impact on the existing streetscape, including the provision of active frontages and sufficient, high quality public realm at ground level;
- iii. Impact on the existing, and where relevant emerging, skyline;
- iv. Contribution to existing and proposed spatial networks and hierarchies, wayfinding, and legibility;
- v. Impact on local heritage assets, their settings, and views into and from them. Heritage assets include conservation areas, listed or locally listed buildings and parks and gardens;
- vi. High quality design with careful attention paid to form and proportionality, materials, finishes, and details;

Environmental Impacts

- vii. Avoidance of harmful overshadowing or other impacts that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces, private amenity of neighbouring properties, watercourses and canals;
- viii. Avoidance of harmful environmental impacts in relation to wind movement, solar glare, microclimatic conditions, air, noise and light pollution and bird and bat strikes;
- ix. Use of sustainable design and construction methods;

Functional Impacts

- x. Demonstration of the safety of all occupants, including considerations such as internal and external design, construction detailing, materiality, and emergency exit routes;
- xi. The impacts of servicing, maintenance, and building management on safety, quality, and enjoyment of the surrounding public realm;
- xii. The avoidance of interference to aviation, navigation and/or telecommunications; and

Cumulative Impacts

- xiii. The cumulative visual, functional and environmental impacts of proposed, consented and planned tall buildings in the surrounding area.

14.8 In the right places, and with exemplary architectural quality, Taller and Tall buildings can make a positive contribution to the character and skyline of the borough. They can help to optimise the use of land and assist in accommodating the borough's anticipated growth over the coming years, providing new homes and economic opportunities. They can help

people navigate through the borough by providing reference points on the skyline and drawing attention to key destinations. They can also become beacons for regeneration and stimulate further investment.

14.9 It is important to note however, that Taller and Tall buildings are not always necessary to achieve intensification and good growth. For sites or areas that are sensitive to height, lower approaches to intensification are likely to be more suitable. It is also recognised that they can present a number of challenges which must be addressed and managed sensitively in the context of their immediate and wider surroundings.

14.10 The London Plan suggests that local authorities should define what is considered to be a tall building, as this may vary in different parts of the capital and should take into account local character and context. This is an important consideration in Waltham Forest, where there are significant variations in character, townscape and sensitivity to growth and intensification.

14.11 In line with the Characterisation and Intensification Study (2019), Policy 8 (Character-Led Intensification) of this Plan sets out an approach to intensification based on the categories of Reinforcement, Transition and Transformation. Table 14.1 in Policy 58 (Taller and Tall buildings) sets out recommended ranges of heights for each of these categories, based on the evidence provided in that study.

14.12 The recommended ranges of height for taller buildings begin at 6 storeys to reflect the impact that such a height could have on the generally low-rise nature of some of the borough's built environment. Above that, the ranges reflect the distinction in architecture found between existing examples in the Borough.

14.13 Development proposals will be expected to determine which approach to intensification is most appropriate given the character and context of the site under consideration. This will be subject to agreement with the Local Planning Authority, likely at pre-application stage, and will require clear and compelling justification. Sites identified in the Site Allocations DPD will provide guidance as to whether they are appropriate for Reinforcement, Transition or Transformation.

14.14 Further site specific detail on the approach to intensification and building heights for strategic and key sites across the borough is set out in the Site Allocations DPD, and further guidance on the location, quality and composition of Taller and Tall buildings will be found in Supplementary Planning Documents including an updated Urban Design SPD, area specific masterplans and planning/development briefs and frameworks.

Policy 58 - Residential Space Standards

- A. Proposals for new homes are required to meet the prescribed minimum internal space standards, as set out in Table 14.2.
- B. Housing developments should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. Single-aspect dwellings that are north facing, contain three or more bedrooms, or are exposed to noise levels with significant adverse effects on health and quality of life should be avoided. Where single aspect homes are proposed, it should be demonstrated that they will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- C. Proposals for new homes are required to meet the following external space standards:
- i. Houses should provide a minimum of 50 sq.m of private external amenity space per dwelling;
 - ii. One and two bed flats and maisonettes should provide a minimum of 10 sq.m of external amenity space per dwelling. Homes containing three bedrooms or more should provide a minimum of 10 sq.m of external amenity space plus an additional 1 sq.m for each additional occupant. These external amenity space requirements should include an element of private amenity space for each dwelling, in the form of balconies, terraces and/or private gardens (including roof gardens). Balconies, terraces and private gardens must be a minimum of 3 sqm to count towards external amenity space requirements. External amenity space requirements could also include communal, landscaped amenity space in accordance with guidelines set out in the London Plan. Communal amenity spaces must be a minimum of 50sq.m;
 - iii. The most important design factors to consider with both private and communal external amenity spaces are; ease of accessibility, allowing for the provision of good levels of sunlight penetration, security, shelter from wind and other environmental factors, and access to good levels of passive surveillance;
 - iv. The role and function of each external amenity space should be clear and the boundaries between different spaces should be clearly defined;
 - v. All external amenity spaces should be well-designed, appropriately located and usable. External amenity space should not be steeply sloping, awkwardly shaped or very narrow;
 - vi. Communal external amenity spaces should be easily accessible for all residents of the development, regardless of tenure. Communal external amenity space can be provided in the form of roof gardens;
 - vii. Wherever possible, family homes in apartment blocks should be located with good access to communal external amenity space and should allow oversight of children playing outside;
 - viii. Where external amenity space standards cannot be provided on-site the Council may require financial contributions towards enhancing or upgrading the provision of local open space(s) in the vicinity of the development; and

ix. The calculation of external amenity space should exclude footpaths, driveways, and areas for vehicle circulation and parking.

D. Children's play areas should be provided in all developments containing 10 or more child bed spaces. A minimum of 10 sq.m of playspace should be provided as per child (as per the London Plan and the Mayor's Providing for Children and Young People's Play and Informal Recreation SPD). Where children's play space requirements cannot be provided on-site, the Council may require financial contributions towards enhancing or upgrading the provision of local play space(s) in the vicinity of the development.

		Minimum gross internal floor areas and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons, (p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	

Table 14.2 Minimum internal space standards for new dwellings

14.15 External amenity space is an integral part of successful housing design. It is important to ensure that all new residential development provides an appropriate amount of external amenity space to meet the needs of residents. It should be of a suitable qualitative standard and allows for a variety of amenity space functions. The provision of external amenity space and play areas can have a significant positive impact on people's physical and mental health and well-being. Well landscaped outdoor amenity spaces, particularly gardens, can also help reduce the urban heat island effect. For flats and maisonettes, private external amenity spaces provided in the form of balconies, terraces or gardens are often of greater value in terms of privacy and usability than communal external areas. It is therefore expected that private external amenity spaces will contribute to external amenity space requirements wherever possible.

Policy 59 - Amenity

New development should respect the amenity of existing and future occupiers, neighbours and the surrounding area by:

- A. Avoiding harmful impacts from overlooking, enclosure and/or the loss of privacy, outlook and daylight/sunlight to adjacent residential properties;
- B. Avoiding harmful impacts from poor microclimate conditions, air pollution, odour, noise and vibration and/or light pollution;
- C. Providing sufficient facilities for the storage, collection and disposal of refuse, considering the level and type of provision, its location, and any negative impacts it may have on visual amenity, access, health and security.

14.16 In this context, the term “amenity” describes the features of an area, place, open space, building or habitable room that contribute to its attractiveness and comfort.

14.17 Protecting the amenity of both existing neighbours and future occupiers is critical to delivering sustainable growth across the borough. Any impacts on amenity likely to result from development proposals will be carefully assessed in relation to their associated environmental, health and social impacts, both for the immediate surroundings and the wider environment. Specific attention will be paid to potentially harmful impacts such as perceived sense of enclosure, loss of daylight and sunlight, loss of privacy, loss of outlook, overcrowding, isolation, exposure to odours, noise and vibration, and poor air quality and poorly controlled waste storage and removal. Further guidance can be found in the updated Urban Design SPD (or subsequent equivalent). The degree of harm to amenity will always be considered on a case by case basis.

Policy 60 - Designing Out Crime

To improve community safety and cohesion Waltham Forest will work with partners to:

- A. Minimise opportunities for criminal behaviour by requiring all forms of new development to incorporate 'Designing out Crime' and Secured by Design, and require all major developments to apply for Secured By Design accreditation via the Secured by Design scheme;
- B. Co-ordinate land uses to minimise the likelihood of an increase in crime and disorder;
- C. Promote safer streets and public realm improvements throughout the Borough, where necessary in liaison with the Metropolitan Police Counter Terrorism Security Advisors (CTSAs), Traffic Management Unity (TMU) and with the British Transport Police (BTP).

14.18 A primary objective in all new development is to promote high quality places that are inclusive, connected and attractive for all users. However, good urban design also has an important role to play in promoting safe, active places and the Council recognises the important and complementary role that “designing out crime” can have in contributing to good place making.

14.19 Ensuring that the borough is safe is a priority for Waltham Forest. Anti-social behaviour does not just make life unpleasant; it prevents a peaceful community life and degrades the environment, and can have a big impact on resident’s mental health and wellbeing. The planning process can minimise opportunities for such behaviour through the careful design of new developments, without compromising the principles of good place making. By taking opportunities to maximise ‘natural surveillance’, and making clear distinctions between public and private space, the opportunities for criminal or anti-social behaviour can be reduced.

14.20 The design and layout of the physical environment is key to creating safe environments and reducing crime and disorder. “Designing out crime” and designing in community safety should be core principles in planning any new development, town centres, public spaces, transport hubs and streets. Development will be expected to reflect guidance on “Designing out crime”.

Policy 61 - Advertisements, Hoardings and Signage

Proposals for advertisements, hoardings and signage should:

- A. Be well- integrated into the public realm, allowing for ease of pedestrian access, highway safety and avoiding creating street clutter;
- B. Complement the character, context and visual amenity of the surrounding area and not result in harm to the significance of heritage assets and their settings;
- C. Avoid negatively impacting any host building and surrounding local area through visual dominance and overbearing impact;
- D. Avoid creating a proliferation of advertisements;
- E. Avoid interference to existing views from adjacent properties; and
- F. Avoid flashing illumination both internally and externally, and minimise the impact of light pollution on adjacent properties.

14.21 Advertisements, hoarding and signage are often essential to the successful functioning of the local economy and can provide necessary and important information or safety functions. They can however also affect the visual appearance of an area and reduce townscape quality and public safety. Careful management of advertisements hoardings and signage is therefore necessary, taking into consideration quantity, size, design, siting and illumination in relation to the surrounding environment.

15 Active Travel, Transport & Digital Infrastructure

Strategic Objective

Improve active and sustainable transport choices across the Borough and beyond building on the success of the 'Enjoy Waltham Forest programme', encouraging wider integrated walking and cycling routes.

Ensure timely, strategic and local infrastructure investment and delivery to support good sustainable growth for communities both now and in the future, through working with residents, partners, investors, developers and providers.

15.1 Technological and behavioural changes in the last decade have brought exciting opportunities to re-evaluate how people and goods move; and their interaction with the urban environment. This chapter covers Sustainable Transport and Digital Infrastructure, where both play a fundamental role in the development of Waltham Forest and its residents' quality of lives and health. In many cases, transport involves choices - whether to walk, cycle, take public transport or a private car. However, choice in many situations could be limited by personal preferences, travel conditions, environmental concerns or other local circumstances. Transport is also a driver as well as a marker of economic development. It connects individuals and communities, facilitates access to job opportunities and for businesses to connect goods to markets, linking to the global marketplace.

15.2 The Council's Digital and Technology Strategy 2018 sets out the importance of connectivity to growth in Waltham Forest. The services enabled by digital technology will benefit residents through the potential for economic growth drivers and jobs in addition to delivering Council services such as libraries and social care. The internet has created entirely new fields of commerce which did not exist some years ago, and its impact extends to all sectors enabling new capabilities, products and services. With the advent of 5G, the quality, speed and extent of connectivity are important factors not just for local residential communities but also for future business and economic decisions, including where companies decide to expand or locate new facilities.

Sustainable Transport

15.3 Waltham Forest's Transport Infrastructure Investment Strategy, Vision 2020 for Cycling, and Local Implementation Plan 3 (LIP3) (2019), set out the borough's vision for a transport network that improves the quality of life of all residents, and unlocks significant opportunities for growth.

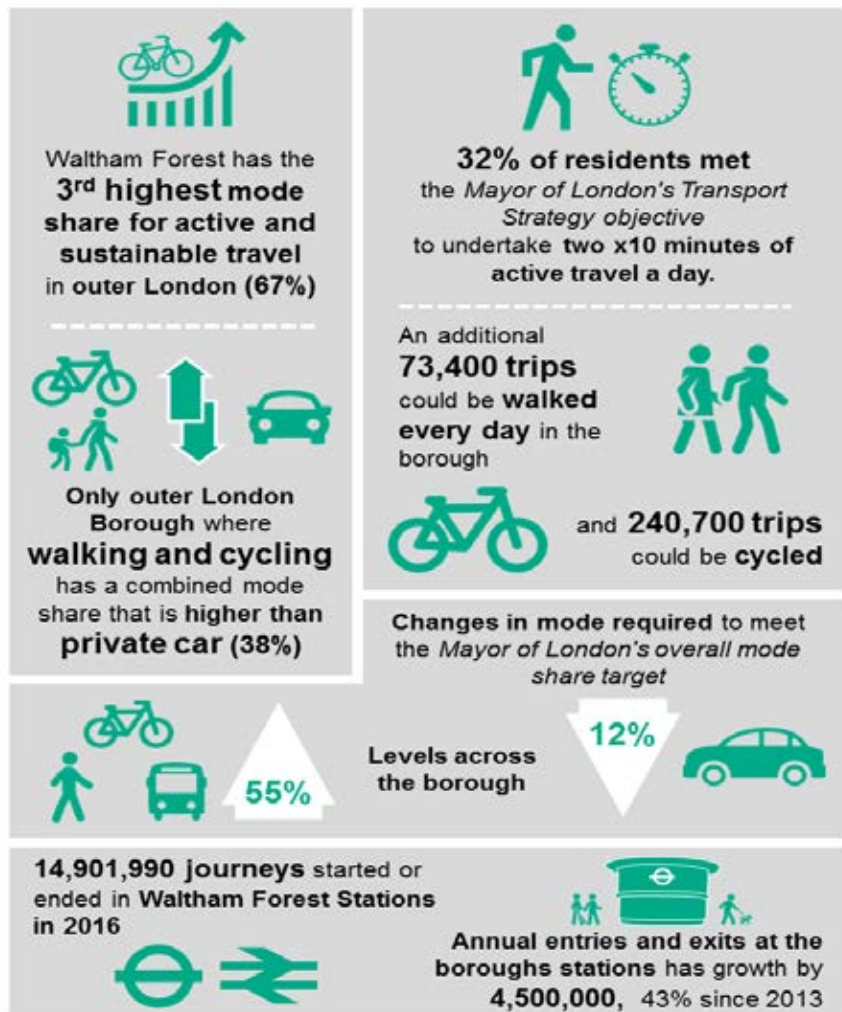
15.4 The Council's main objective is to deliver an affordable, accessible, and future-proofed public transport network that allows residents and business to access opportunities, while creating attractive, healthy and safe neighbourhoods that share the benefits of active travel across all people that live in, or visit the borough.

15.5 In order to achieve this, the Council will continue to work closely with the Essex County Council (ECC), Epping Forest District Council (EPDC), neighbouring boroughs, Transport for London (TfL) and other relevant public sector bodies.

15.6 Waltham Forest is committed to meeting the Mayor of London's Transport Strategy objectives to deliver a transport network that improves the health and wellbeing of all Londoners, and to achieve an 80% mode share for active and sustainable travel by 2041.

15.7 To achieve this target, a significant shift towards walking, cycling and public transport use is needed over the next 20 years. In order to achieve this, the Council has been working to deliver '15-minute neighbourhoods' ⁽³⁵⁾ as an effective way of creating healthier, active communities, and people-friendly places.

15.8 This is about living locally, giving people the ability to meet most of their daily needs within a 15-minute walk or cycle from home, with safe cycling and local transport infrastructure. Development will be expected to contribute to these aims by enhancing active and public local transport networks, and minimising need to travel through good design and location.



35 In line with the Council's Public Service Strategy (2020) and the GLA High Streets – '15-minute cities'. Available at: <https://www.london.gov.uk/coronavirus/londons-recovery-coronavirus-crisis/recovery-context/high-streets-15-minute-cities#acc-i-61474>

Policy 62 - Promoting Sustainable Transport

All new development will be supported where it contributes to the Council's objective to deliver more attractive, accessible, healthy and safe streets, places and neighbourhoods for all residents in Waltham Forest. Planning permission will be granted for new development that:

- A. Create an environment where residents and visitors actively feel welcomed and choose to walk, cycle or use public transport as part of their everyday life;
- B. Contribute towards enhancing streets to meet 'Healthy Streets' indicators across the public realm in the borough;
- C. Increase the number of trips made by walking, cycling and public transport, and improve local connections and facilities for these modes, in line with Policy 63 - Active Travel and Policy 64 - Public Transport ;
- D. Improve the quality and resilience of the public realm, ensuring accessible and adaptable public space for people and activities from all walks of life;
- E. Create safe neighbourhood environments, including reducing road danger, improving personal security and meeting the Mayor of London's Transport Strategy objective for 'Vision Zero';
- F. Provide legible, prominent and coherent wayfinding for walking and cycling to strategic and local active travel networks, public transport hubs, amenities, schools and green spaces;
- G. Support permeability for active modes of travel, and prioritise road space for cycling, walking and public transport;
- H. Ensure neighbourhoods have good connections to public transport, in line with Policy 64 - Public Transport;
- I. Support car club development, cycle hires facilities and other sustainable transport initiatives, such as electric vehicle, charging infrastructure and pocket parks, in line with Policy 68 - Managing Vehicle Traffic and Policy 69 - Electric Vehicles (EV);
- J. Reduce car dominance in terms of congestion and excessive parking on the street;
- K. Improve air quality and noise pollution by promoting sustainable transport initiatives; and reducing Nitrogen Oxide (NOx) emissions and exposure of vulnerable people to air pollution, in line with supporting paragraph 18.9 (Policy 90 - Air Pollution).

15.9 The delivery of vibrant, healthy, liveable and safe neighbourhoods, meeting the Mayor of London's Transport Strategy aims, will increase the active use of streets which is essential for the physical and mental well-being. The promotion of '20-minute neighbourhoods' will increase well-being benefits and physical activity amongst people who travel within Waltham Forest, especially the proportion of physically inactive adults in the Borough (26.6%), which is higher the London average (22%) ⁽³⁶⁾.

36 Office for National Statistics (ONS), 2016. Population Estimates by Output Areas, Electoral, Health and Other Geographies, England And Wales Statistical Bulletins. Available at: <http://ons.gov.uk/ons/rel/sape/small-area-population-estimates/index>.

15.10 Promoting Sustainable Transport, along with the TfL's Liveable Neighbourhoods programme approach, has been at the forefront of the borough's 'Enjoy Waltham Forest' programme, which has delivered significant change in how people use their streets. Indicatively, where street changes have been delivered to reallocate street space for people who travel by foot or by bicycle, residents spend an extra 32 minutes per week walking, or 9 minutes a cycling (Enjoy Waltham Forest, 2018). It is estimated that this has the potential to increase life expectancy of residents of these areas by 7 to 9 months by reducing health risks caused by inactivity.

15.11 As set out in the Waltham Forest LIP3 (2019) and the Council's Public Service Strategy (2020), the delivery of safe, active, and low traffic neighbourhoods is a proven approach to improving the health and wellbeing of communities. Drawing on the TfL's 'Healthy Streets' principles, 'Vision Zero' and 'London Streetspace Plan' (LSP), the Council aims to realise these benefits through creation of self-sufficient, attractive and safe '15-minute neighbourhoods' for everyone. This will reduce the impact of motor traffic on air quality, climate change, congestion and road safety, and rebalance street space towards people who walk, cycle, and spend time in their local streets, whilst improving people's mental well-being and reducing their risk of chronic illnesses and cardiovascular disease.



15.12 The Council is committed that wayfinding through the 'Enjoy Waltham Forest' programme is a key tool for enabling a modal shift towards walking, cycling, using active travel to access public transport; and providing real time information on services. New Development contributions should improve the experience of walking and cycling, and the improvement of wayfinding to link key infrastructure, transport nodes, green spaces and canal towpaths where appropriate.

15.13 Air pollution is associated with health issues including respiratory conditions, heart disease and cancer affecting the most vulnerable in society, such as children and older people⁽³⁷⁾. It must be noted that in the Borough nearly 65% of Nitrogen Oxide (NOx) emissions come from road traffic⁽³⁸⁾. Consistent with the Council's Climate Emergency Strategy, this plan seeks to satisfy the target of a 30% further reduction in road transport and achieve the National Air Quality objective of reducing NOx emissions. The air quality in terms of NOx emissions is expected to improve between 2013 – 2020 based on forecasts for 2020 (GLA, 2016)⁽³⁹⁾; and new developments are expected to contribute to and enhance sustainable

37 DEFRA (2006) Air Quality and Social Deprivation in the UK: an environmental inequalities analysis.

38 GLA (2013), Air Quality Data. London Atmospheric Emissions Inventory (LAEI). Available at: <https://data.london.gov.uk/dataset/london-atmospheric-emissions-inventory-2013>

39 GLA (2016), London Atmospheric Emissions Inventory (LAEI). Available at: <https://data.london.gov.uk/air-quality/>

transport initiatives (e.g. Car Club, Electric Vehicles and Bikes), safe road crossings where needed; and high quality placemaking with seating, signage and increased tree and vegetation coverage.

Policy 63 - Active Travel

All new development will be expected to support a shift to active transport modes and encourage an increase in walking and cycling. Proposals will be expected to:

Walking

- A. Improve the pedestrian environment by supporting high quality and safe public realms with facilities and amenities;
- B. Contribute towards the delivery of TfL's 'Liveable Neighbourhoods for all' programme, through enhancements to walking connections to local destinations, transport hubs and amenities;
- C. Maximise opportunities to increase permeability of the public realm in and around the development for people travelling by foot, bike or public transport;
- D. Provide wide enough footpath for the number of people expected to use them and designed for vulnerable road users;
- E. Ensure that any improvements to access routes or green corridors would not result in adverse effects on the integrity of the Epping Forest Special Area of Conservation;

Cycling

- F. Contribute and support the delivery of high quality and safe strategic or local cycle networks in the borough, linked to public transport nodes, as well as public spaces, facilities and amenities;
- G. Ensure the provision of secure public and on-site cycle parking facilities for occupiers and visitors, that are compliant with Waltham Forest Parking Standards, London Plan requirements and London Cycling Design Standards (LCDS), at prominent locations;
- H. Deliver accessible cycle parking and appropriate off-street storage for people using cargo bikes or adapted cycles, hand carts and for people who may not be able to lift bikes (when include ground floor retail and take-away food outlets).
- I. Provide well-designed, accessible facilities including prominent and well-located showers, changing rooms and lockers. The provision should be proportionate to the scale of development and cycle parking provided; and
- J. Promote and contribute towards the introduction and expansion of cycle hire facilities or any other sustainable transport initiatives and;
- K. Ensure that any improvements to access routes or green corridors would not result in adverse effects on the integrity of the Epping Forest Special Area of Conservation.

15.14 As stated in the Mayor of London's 'Healthy Streets for London' report, increasing physical exercise presents an important tool to tackling many of the borough's health challenges, including mental health disorders (affecting 22.5% of the population aged 16+) ⁽⁴⁰⁾, cardiovascular disease (common cause of death in the borough), hypertension (11% of the patients in NHS Waltham Forest Clinical Commission Group), obesity (10.5% of children in Reception, 23.4% of children in Year 6 and 52.9% of residents 18+), and diabetes (10.1% of the borough population) ⁽⁴¹⁾. While Waltham Forest enjoys a higher than average mode share for active travel across outer London, there is significant potential to increase this number, and it is estimated by TfL that 240,700 more trips could be cycled every day in the borough, and 73,400 could be walked.

15.15 Consistent with the aims of the TfL Walking and Cycling Action Plans, the borough is committed to delivering continued street improvements that enable people build active travel into their everyday lives and achieve the Mayor of London's aim of 20 minutes of active travel each day by 2041. Central to achieving this aim is the removal of barriers that deter people from walking and cycling, including concerns around road danger, high traffic volumes and speeds, lack of dedicated infrastructure, and poor legibility to support journeys.

15.16 As an example of this, in recent years, the Council through the 'Enjoy Waltham Forest' programme has evidenced the importance of prioritising in new developments the need of maintaining road users away from the car, where appropriate. Figure 15.1 ⁽⁴²⁾ shows the benefits the Waltham Forest has achieved by delivering high quality infrastructure, interventions and trainings, which has certainly increased residents' levels of cycling and walking. The Council seek to continue these achievements by promoting active travel when assessing planning applications.

40 Waltham Forest. Joint Strategic Needs Assessment (JSNA). Mental Health and Wellbeing. Available at: <https://lbwf.maps.arcgis.com/apps/MapSeries/index.html?appid=9204d47eb24d4f288a7fc4c442c9f24d>

41 Public Health England. Local Authority Health Profiles, Cardiovascular disease, Child and Maternal Health, and Diabetes. Available at: <https://fingertips.phe.org.uk/>

42 Walking and Cycling Account 2019. Available at: <https://enjoywalthamforest.co.uk/wp-content/uploads/2020/05/Walking-and-Cycling-Account-2019.pdf>. Impacts of an active travel intervention with a cycling focus in a suburban context: One-year findings from an evaluation of London's in-progress mini-Hollands programme, Rachel Aldred, Joseph Croft and Anna Goodman, Transportation Research Part A: Policy and Practice, June 2018

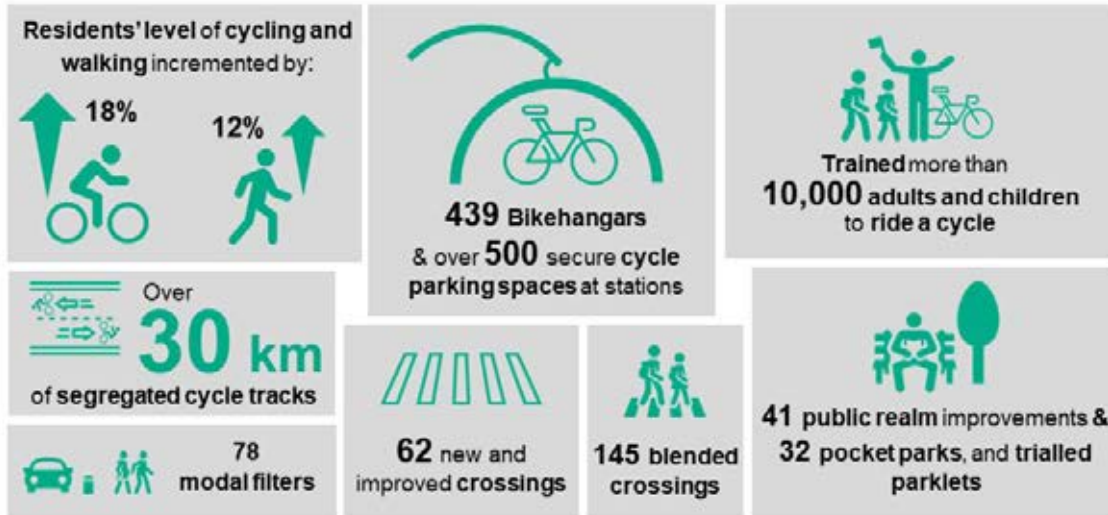


Figure 15.1

15.17 Figure 15.2 shows the Council's existing and future strategic cycle network as set out in the 2020 Vision for Cycling in Waltham Forest. The network will provide safe, attractive cycle network that meets the Mayor of London's aim for 70% of residents to live within 400 metres of the London-wide cycle network. Alongside the strategic network, the Council aims to deliver a permeable, low-traffic cycling network within residential areas, offering ultimate route choice for users. When combined, the network will provide comprehensive connections between homes, town centres, growth areas and employment areas, schools and the wider cycle network.

Policy 64 - Public Transport

The Council will ensure that development is properly integrated with the public transport network by:

- A. Working with TfL, Network Rail and other partners to facilitate improvements to public transport infrastructure (Bus, National Rail, Underground, or Overground network) with regard to capacity, provision of interchanges and step-free access;
- B. Ensuring connectivity and integration of the public transport network with other transport modes including walking, cycling within and outside the borough;
- C. Supporting public transport schemes that seek to improve connectivity to local areas with lower Public Transport Accessibility Level (PTAL); in line with Policy 96 - Infrastructure and Developer Contributions;
- D. Seeking development contributions towards enhancing public transport provision and infrastructure in order to mitigate likely adverse impact of development;

15.18 Complementing the transformation of neighbourhoods, provision of a public transport network that is fit for purpose, accessible, and future-proofed is vital to unlocking future growth and improving the life chances of people who live and work in Waltham Forest.



15.19 While the borough has strong connections to Underground, Overground, National Rail, bus and active travel networks, significant improvements are needed to ensure infrastructure is able to support changing demands of residents, businesses and visitors. To support the Council's ambitious plans for regeneration and growth, the Council's Transport Infrastructure: Growth & Investment Strategy (2018) and LIP3 (2019) has identified a number of major rail and bus projects to improve the local and London-wide connectivity. In addition the borough is set to benefit from its proximity to the Elizabeth Line and, in future, Crossrail 2 which will unlock development potential in the south and the west of the borough.

15.20 The Council has long term aspirations to reinstate the rail service referred to as the Hall Farm Curve and has previously campaigned for this project. This is a short stretch of track linking the Chingford to Liverpool Street route to the Coppermill Junction to Stratford line. This will meet the increasing need to connect the Borough to Stratford City, the Olympic Park and other major regeneration areas in the Lower Lea Valley. The Council will continue work with partners to develop a business case for this project.

15.21 Priority measures include increasing capacity and comfort of existing public transport infrastructure, as well as enhancing the current transport network through delivery of new interchanges and connections. It is also essential that the public transport network meets the needs of a changing population, placing emphasis on delivering a fully accessible transport network by expanding the step-free network, and accessible links to and within public transport hubs across Waltham Forest.

15.22 In accordance with Policy 64, new development will be expected to mitigate the impact on local public transport services, as well as improving connectivity to areas that are under-served by public transport, in line the 'Planning a Smarter, Greener Bus Network' in the Council's Transport Infrastructure: Growth & Investment Strategy (2018) and with Regulation 122.



15.23 This requirement will apply for example, where there are no bus network routes or an area is underserved by public transport. The objective in this case should be to improve connectivity and operation of the bus network (including bus priority works, provision of new or extended bus routes, or increasing frequency of existing services). The borough is committed to working closely with TfL and developers to unlock funding for bus services. All contributions towards new transport infrastructure will be further guided by requirements specified in the 20 'Delivering the Plan' and the S106 Planning Obligations Supplementary Planning Document.

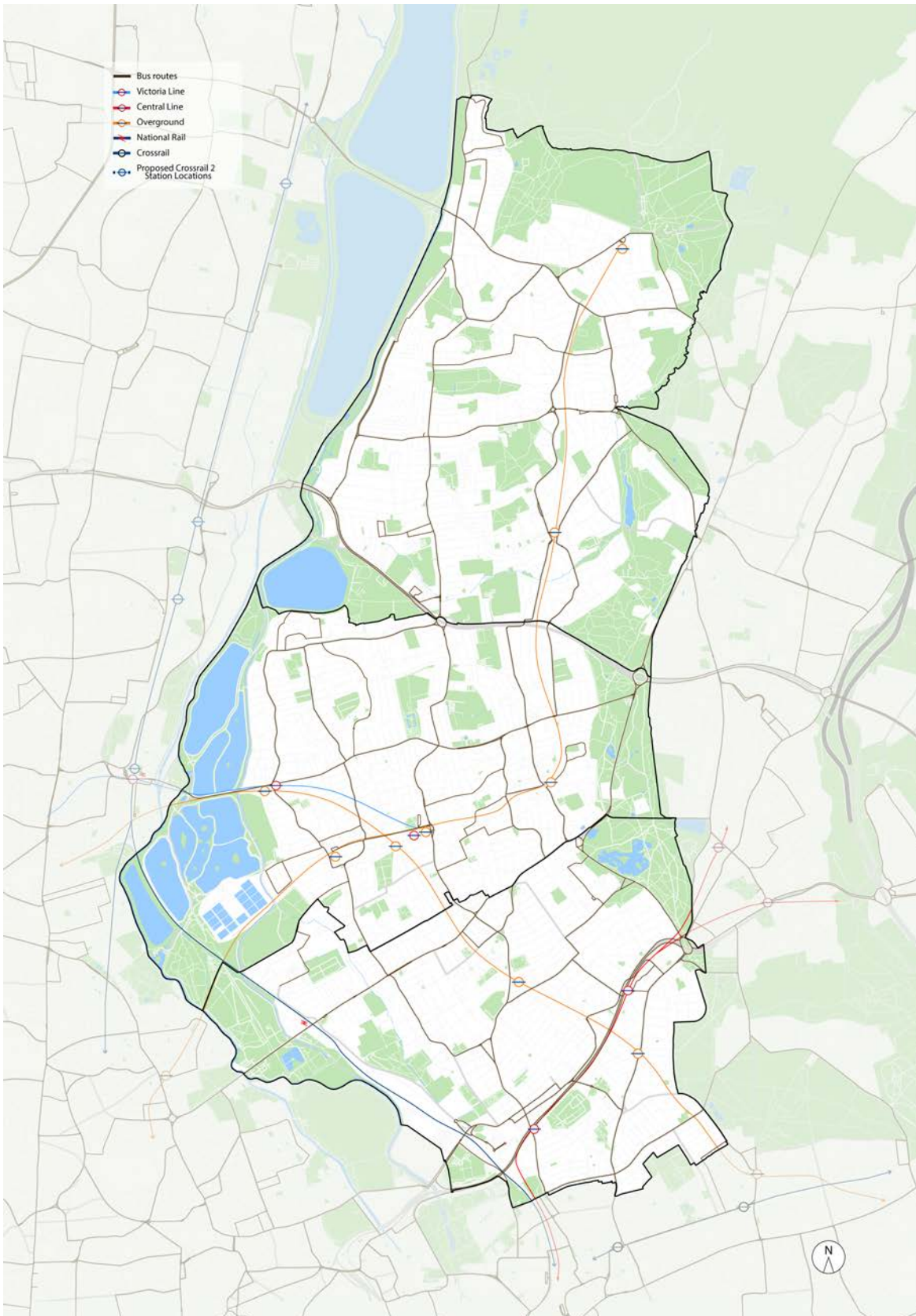


Figure 15.3

Policy 65 - Development and Transport Impacts

To effectively assess the impacts of development, agree suitable mitigations and monitoring, where appropriate development proposals should be submitted with the following documentation:

- A. A Transport Assessment (TA) showing how the development will contribute towards meeting local and London-wide transport objectives, and detail measures to achieve this (including street improvements, on-site facilities, and engagement);
- B. A site Travel Plan detailing how development will enable walking, cycling and public transport use amongst users, including agreed targets, implementation and funding, and monitoring regime;
- C. Construction Logistics Plan (CLP) setting out the potential impacts of construction traffic, and how this will be reduced. An Outline CLP should be submitted at application stage, followed by a Detailed CLP at the pre-construction phase, in line with Policy 67 - Construction Logistic Plans (CLPs).

15.24 In order to fully assess the impacts of new developments on the transport network and to ensure development contributes to encourage walking, cycling and public transport use, Transport Assessments, Travel Plans and Construction Logistics Plans will be required in support of planning applications. These should be prepared in accordance with current best practice guidance, including the TfL's 'Healthy Streets Transport Assessment' (2019) along with the new Streetspace for London plan (2020), Travel Plan Guidance (2020), and Construction Logistics Plan Guidance (2020).

Policy 66 - Deliveries, Freight and Servicing

All development within the borough should seek to minimise the adverse impacts of deliveries, freight and servicing by:

- A. Using sustainable transport initiatives and zero emission vehicles, such as cargo bikes and electric vehicles, for servicing trips and last mile deliveries;
- B. Reducing the number of freight, servicing and delivery trips to and from developments at the operational and construction phases;
- C. Managing freight and servicing by utilising local and area wide facilities to consolidate and time deliveries;
- D. Operating facilities and measures to reduce waste collection trips, such as consolidated waste collection for businesses, and underground waste storage;
- E. Arranging deliveries outside of peak hours and in the evening or night-time;
- F. Managing road danger resulting from freight and servicing vehicles by using suppliers that meet Fleet Operator Recognition Scheme (FORS) Silver standard;
- G. Where appropriate, promoting facilities to enable efficient online retailing and minimise additional freight trips arising from missed deliveries, including storage lockers or concierge services.

15.25 When unmanaged, the movement of goods and servicing vehicles to and from developments can create significant impacts on local environments; including high levels of Heavy Goods Vehicles (HGVs), Light Commercial Vehicles (LCVs) and white van traffic, increased levels of air pollution, a reduction in road safety for vulnerable users, and experience of streets for those travelling actively. Also, developments should incorporate Delivery and Servicing Plans as part of scheme design, and submit these as part of planning applications process.



15.26 In Waltham Forest, while vehicle kilometres driven has reduced, the Department for Transport estimate that between 2013 and 2016 there has been an increase of 23% in LCVs and HGVs, which make up 20% on traffic on these roads. The borough is committed to working with developers and TfL to reduce the levels and impact of construction, servicing and delivery freight, utilising best practice guidance, such as in the TfL Freight and Servicing Action Plan.

15.27 New development is expected to apply innovation to change construction and operational practices around freight and deliveries, by reducing the need for large vehicles and multiple vans to travel into and around the borough. Examples of this already applied in Waltham Forest include reducing, consolidating and re-timing deliveries, installation of delivery lockers on sites, and waste consolidation to reduce the number of collection trips made to site; and promotion of Zero Emission Deliveries (ZED). To date these initiatives have resulted in an estimated saving of 9.5 tonnes CO² emissions⁽⁴³⁾.

Policy 67 - Construction Logistic Plans (CLPs)

To minimise the impact of construction logistics on the road network all new residential and commercial development in the borough should enable efficient and sustainable servicing and delivery of goods, waste and servicing activity to and from sites. Proposals should be supported by an Outline CLP where appropriate to satisfy the following requirements:

- A. Reduce the potential impact on the local community through a comprehensive and thorough risk assessment;
- B. Minimise construction traffic and manoeuvres that place other road users at risk by providing or ensuring safe routes to the site for construction traffic, and avoid areas with levels of vulnerable road users, including schools, town centres and areas with high density of pedestrians and cyclists;
- C. Reduce construction traffic and manoeuvres in the main roads in order to minimise potential traffic congestion in town centres.

43 Walking and Cycling Account 2019. Available at: <https://enjoywalthamforest.co.uk/wp-content/uploads/2020/05/Walking-and-Cycling-Account-2019.pdf>

- D. Consolidate freight deliveries with other local and regional development sites or using consolidation facilities by the incorporation of Delivery and Servicing Plans;
- E. Minimise road danger resulting from construction vehicles by using suppliers that meet Fleet Operator Recognition Scheme (FORS) Silver standard;
- F. Promote the use of safest vehicles, including those that meet direct vision standards, and use features such as pedestrian and cyclist autonomous emergency braking, intelligent speed assistance and alcohol interlock systems;
- G. Identify the suitability of the site and its ground conditions to enable the adoption of vehicles that are fitted with enhanced vulnerable road user safety features;
- H. Minimise impact on local transport network by recognising site delivery, collection management and locating all vehicle loading and unloading facilities within the boundary of major development;
- I. Be used as a monitoring tool to ensure developments are adhered, reviewed and updated inline with the CLP prior to the start of each new phase of construction;
- J. Be required prior to commencement of the development. This will be required at sites that will or have the potential to that have the potential to impact on the highway network public transport services, sustainable transport, have difficult access, may affect nearby developments or surrounding residents; and
- K. Adhere to the CLP guidances and templates.

15.28 This policy applies to all development. However, the Council accepts that judgement on a case by case is also required to whether a development proposal will generate a significant impact on the road network. Where appropriate, detailed CLPs will be required prior to commencement of the development. This will be required at sites that will or have the potential to impact on the highway network public transport services, sustainable transport, have difficult access, may affect nearby developments or surrounding residents. All applications should apply and adhere to the CLP guidance at [Construction Logistics](#) and template provided by the Council and TfL websites.

15.29 CLPs are a key tool in managing the environmental and safety impact of freight and deliveries to construction sites. When applied, this will enable reduction of the volume and risk of construction movements, consolidation of vehicle movements, retiming of deliveries out of peak hours, avoid areas and times with high levels of vulnerable road users shift road based deliveries towards other modes such as rail and water based modes and coordinate activities between nearby sites.

15.30 In addition to reducing the environmental impacts of construction, effective application of CLPs delivers wider benefits to applicants by enabling reduced costs through efficient, well-planned working practices and the reduction in the frequency and volume of deliveries. The use of logistics and consolidation centres provide wider benefits, including reduced risk of theft of materials on-site, consolidation of vehicle movements, a more secure supply chain, and shared waste management.

15.31 A CLP will be expected for most development sites where new building work is taking place. The CLP requirements depend on the potential impact of the site on the highway, as viewed by Highways, which will determine the level of impact. The impacts are considered in terms of location, size, number of construction vehicle trips, temporary highways arrangements, access, and other factors (see table below). Detailed CLPs will be required from sites that are deemed to have the potential to detrimentally impact the highway network road safety, congestion, or the environment through construction access. This includes sites that:

- Will generate high levels of construction traffic to the site;
- Will impact local and regional road capacity and congestion throughout the construction stages; and
- Increase the cumulative impact of construction traffic or movements within the local area.

Planning Stage	Level of Impact		
	Lower	Medium	Higher
Planning approval	Outline CLP	Outline CLP	Outline CLP
Pre-construction	No CLP required	Detailed CLP	Detailed CLP

Table 15.1

15.32 In locations with high levels of development, area-wide CLPs will be developed by the Council. Development within areas covered by Area-wide CLPs will be expected to adhere to these plans by developing site specific CLPs that conform the Area CLP, and where appropriate, contribute to their development. S106 requests will be made to enable monitoring of approved CLP’s during the construction period, to ensure that development sites are using the agreed vehicle routes and Planned Measures.

Policy 68 - Managing Vehicle Traffic

In order to encourage and promote active and sustainable transport as the main means of travel in Waltham Forest to improve air quality, improve personal health and well-being and respond to the Climate Emergency, all new residential developments (major and minor) in the borough should be car-free. Where car parking is required, the following considerations will apply:

- In the case of proposed developments in less well-connected areas, a robust Transport Assessment must be provided to justify the need for any deviation from car-free development, in line with London Plan policies and paragraph 15.30;
- Proposals must not exceed maximum parking standards set out in the London Plan and the Parking Standards included in Appendix 1 'Parking Standards'.
- DDA Parking spaces should be provided for all developments, including car-free proposals in accordance with best practice standards, as set out in the London Plan and the Council parking standards;

- D. Parking or loading provision for essential operational or servicing needs must be justified through a Transport Assessment, in line with Policy 65 - Development and Transport Impacts;
- E. Where other car parking (including motorcycle parking) is exceptionally provided it must not exceed London Plan and the Council's parking standards;
- F. New development must incorporate designated spaces for deliveries within the boundaries of the development and provide Delivery and Servicing Plans which encourage provision for low-emission, consolidation and last mile delivery modes; in line with Policy 65;
- G. Car Parking in new developments for GPs, health and educational facilities will be supported by following the Council's Parking Standards and London Plan policies;
- H. Operational parking for business and industry uses will be permitted when need is clearly demonstrated within the Transport Assessment, and measures have been applied to minimise the number of vehicles, frequency and impact of trips. All operational vehicles should be electric;

Parking Management

- J. Where parking is provided as part of a development, proposals must be supported with a Car Parking Management Plan detailing the mechanism for leasing spaces, the provision of disabled parking to meet future demand, and activation of passive electric charge points;
- K. Proposals must ensure that disabled parking spaces in residential developments are only used by Blue Badge holders who are occupiers of wheelchair accessible units in the development. Disabled spaces must not be sold off or leased to other residents;
- L. A car-free agreement within legal agreements will be required, restricting new residents from accessing parking permits within existing CPZs or ensuring future CPZs are in place before a development is occupied;
- M. Where roads in close proximity to the site are not managed, or adequately managed by parking controls, appropriate financial contributions will be sought to secure the delivery of CPZs;

Estate Regeneration

- N. Where car parking is re-provided as part of Council housing estate regeneration schemes, car parking should be reduced to meet the minimum need of returning residents. Where car parking exceeds Council parking standards, evidence of parking need should be provided;
- O. Re-provided car parking spaces for existing residents should at no point be offered to new residents.

Car Clubs

New development will be required to contribute to the borough's public car club network by:

- O. Providing accessible spaces on site or contributions to deliver bays on-highway;

- P. Encouraging car owner to use the network with a free membership and active promotion;
- Q. Contributing to the monitoring of the schemes throughout Section 106 agreements, in line with Policy 96 - Infrastructure and Developer Contributions.

15.33 As outlined in the TfL's 'Healthy Streets for London' Report, car ownership is a key determinant of transport choice and car use across London. Effective management is essential to reducing private car travel, and realising the health and wellbeing benefits of improved air quality, decreased noise disturbance and local congestion, and increased physical activity. The car parking standards (included in Appendix 1) are intended to assist in achieving by 2041 the Mayor's aim target of 80% trips made by sustainable transport modes, reduce the level of car use and ownership by 12% and increase the level of sustainable transport modes by 55%; and reduce the CO2 emissions.



15.34 In line with the Mayor's target above, which are also part of Council's Transport Infrastructure: Growth & Investment Strategy (2018) and LIP3 (2019); and taking into consideration the Ultra-Low Emission Zone (ULEZ) expected to be extended by 2021, Waltham Forest is committed to accelerating the London-wide trends towards car-free and low-car development, and have set maximum car parking standards to reflect this.

15.35 The Council has been promoting sustainable transport and active travel modes across the borough and especially where development are well connected to public transport, active travel networks, and local amenities. Between 2016 and 2018, 48 car-free developments in Waltham Forest were secured through Section 106 agreements, delivering an average parking ratio of 0.1 spaces per unit across 3,043 new homes. This follows an upwards shift in people travelling by foot, bicycle and public transport in Waltham Forest, and a five per cent reduction in the number of car kilometres driven on borough roads since 2016 (the third highest decrease across all boroughs).

15.36 The Council recognises that less-well connected areas may require some levels of car parking within new developments, and this will be reflected within robust assessments of relevant local factors including potential public transport provision. The TfL's PTALs⁽⁴⁴⁾ and existing borough's CPZs show that the North of the Borough have a lower accessibility

44 TfL's PTALs combine walk times from a chosen point to the network (stations and bus stops, for example) together with service frequency data at these locations. This provides an overall access index which can be allocated to nine accessibility levels between 0 and 6b Available at: <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat>

level to public transport, and a higher car dependence, where between 0%-37.5%⁽⁴⁵⁾ of the population do not have access to a car, compared with the South and Central Area with a 50%-75%.

15.37 Car clubs also provide an important role in supporting people to transition away from car ownership, especially when paired wider incentives, such as management of residential parking, improvements in public transport, and new cycling and walking facilities. It is shown by CarPlus, which car club members are more likely to walk, cycle or take public transport, and that 28% of car club members based in London have reduced the number of vehicles owned by their household since joining a car club.

Policy 69 - Electric Vehicles (EV)

Where development provides car parking or increased vehicles on borough roads, it should accelerate uptake of electric vehicles by:

- A. Providing infrastructure for electric vehicle charging, including a minimum of 20 per cent of spaces to have active charging facilities, with passive provision for all remaining spaces;
- B. Demonstrating within car parking management plans how occupants using electric vehicle charge points will be charged fairly and consistently, and how the number of EV charge points will be increased to meet demand;
- C. Incentivising ownership and use of electric vehicles, including permitting only electric vehicles at new residential development, reduced rate parking charges or leases for spaces, or subsidised electricity;
- D. Contributing the boroughs publicly accessible rapid charging and on-street charging network, especially where development is served by electric vehicles for taxis and deliveries and servicing.

15.38 Despite a reduction in kilometres driven, vehicle emissions continue to be the primary pollution source in Waltham Forest. The highest pollution concentrations are seen on the two TfL's Strategic Road Network roads, the A12 and A406 North Circular Road, however pollution remains high on many local roads, impacting residential streets, town centres and services such as schools and leisure centres, which surround them. It is estimated that 50 Waltham Forest residents a year are admitted to hospital as a result of exacerbation of asthma due to air pollution from vehicle emissions (including 13 children and 27 people aged over 65).

15.39 Accelerated uptake of electric and ultra-low emission vehicles is essential to delivering improvements to air quality and a zero-emission transport network in Waltham Forest. Electric Vehicle (EV) ownership in Waltham Forest is expected to rise by 700% by 2025, (177 to 2,457), and the Council aims to deliver full coverage of charging infrastructure by 2022. Although new development is expected to minimise vehicle travel, when it increases resident and servicing vehicles on the road network, development will be expected to contribute to

45 Office for National Statistics (ONS). Census, 2011. Percentage of all households at MSOA level without access to a car or van.

the uptake of EVs, and delivery of charging infrastructure. Research has also found that children living in the borough will live an average of six weeks longer because of improved air quality and lower traffic volumes⁽⁴⁶⁾.

Utilities and Digital Connectivity

15.40 Utilities have a vital role to play in facilitating sustainable growth in the borough as quality of life and social well-being rely on the supply of high quality, reliable and affordable utilities, including digital connectivity.

15.41 High speed digital connection is now widely seen as an everyday essential alongside traditional utilities such as water, gas and electricity. There has also been a strong shift away from traditional models of working, retail and service delivery; with many residents in the borough operating businesses, working remotely and ordering goods and services from home. This highlights the importance of fast, reliable and affordable digital connection to the local economy. Creative businesses, in particular, are especially reliant on fast and reliable digital connectivity.

15.42 The benefits of digital technology extend further. Employing a Smart Cities approach, enhanced digital infrastructure can deliver many further benefits and solutions to residents and businesses in the borough; such as reducing the need to travel - thereby reducing demand on public transport and improving air quality whilst at the same promoting productivity and the overall economy.

15.43 This policy seeks to ensure that all new developments incorporate next generation mobile technology (such as 5G) and to ensure that full fibre broadband connections are incorporated into new developments.

15.44 The Council has strong links with the various infrastructure providers that service the borough, including Thames Water, UK Power Networks, Cadent (Gas), National Grid and various digital connectivity providers. The continuation of this cooperative working relationship is key to ensuring delivery of this policy. Developers, landowners and building occupants also have a role to play in demand management, early engagement with utility providers and co-operative working to avoid disruption.

15.45 Further information on necessary and planned utility infrastructure improvements will be set out and updated annually in the Councils Infrastructure Delivery Plan (IDP).

Policy 70 - Utilities Infrastructure

All major development development proposals will be expected to:

- A. Carry out early pre-application engagement with infrastructure providers to demonstrate that there is sufficient infrastructure capacity to support the proposed development from commencement. Where there will be a deficit, the developer will be expected to

46 Air quality: concentrations, exposure and attitudes in Waltham Forest. David Dajnak, Heather Walton, Gregor Stewart, James David Smith and Sean Beevers, King's College London, 2018

be ensure that relevant infrastructure will be provided as part of the proposals and secured through a s.106 planning obligation;

- B. Utility infrastructure and connections must be designed into the development from the outset wherever possible. As a minimum, developers should identify and plan for:
- i. Electricity supply should be identified with providers as part of development proposals
 - ii. Gas and water supply /wastewater discharge considering the need to conserve natural resources; and
 - iii. Heating and cooling demand and the viability of its provision via decentralised energy (DE) networks.
 - iv. Have entry and connection points within them from utility providers

15.46 Early engagement with infrastructure providers is essential to ensure that sufficient capacity is available in the wider infrastructure network to service the development in both the construction and operational phases, and that suitable connection layouts and future-proofing are considered early in the design stage. In some circumstances it may be necessary for developers to carry out studies to see if the proposed development will lead to overloading of existing infrastructure. Adequate time should be allowed to consider supply options concerning the construction and operational phases to allow utility providers to provide an informed response. Realistic projections of electricity demand should be provided in order to promote efficient delivery of necessary infrastructure. The cumulative impact of proposed developments in the proposals' vicinity must be taken into account through discussions with utility providers and at pre-application meetings with the Local Planning Authority. Co-ordination of infrastructure works is essential to minimise the level of disruption and impact on existing services associated with provision.

15.47 The Sustainability/Energy Statement which accompanies the application may be used to demonstrate engagement with utility infrastructure providers and set out the servicing and demand management measures that are to be incorporated. The Sustainability/Energy Statement may include a joint statement of intent endorsed by the relevant utility providers. Section 106 agreements may be used to ensure continued engagement regarding route planning and confirmation of load demands.

15.48 Digital Infrastructure comprises physical telecommunications components such as fixed broadband and mobile connectivity, which improves the lives of residents and local economic productivity. The NPPF, Future Telecoms Infrastructure Review (FTIR), and other policy documents issued by Building Digital UK (BDUK), all refer to the importance of high-quality digital infrastructure to the UK economy.

15.49 The Council will seek to ensure that all new development, and wherever possible all residents and businesses, have access to full-fibre speeds of internet connectivity.

Policy 71 - Digital Infrastructure

Planning permission will be granted for all new major developments where:

- A. They are served by full-fibre broadband capable of gigabit download speeds;
- B. The full-fibre broadband connections are available at the point of releasing for sale where relevant, and that the cost of the services are at market rates, preferably offering broadband services from more than one service provider; and
- C. Developers work with a recognised network carrier to design appropriate duct infrastructure for the installation of fibre broadband by a range of operators; and
- D. Other forms of digital infrastructure, such as facilities supporting mobile phone broadband, are included wherever possible.
- E. The siting and appearance of utilities infrastructure is designed to minimise impacts on amenity and to be as unobtrusive as possible.

Planning permission will be granted for new electronic communications infrastructure where:

- F. It is supported by the necessary evidence to justify the proposed development in accordance with the requirements of national policy; and
- G. Proposed equipment is sympathetically designed to minimise impacts on amenity and secluded or camouflaged where appropriate; and
- H. It can be demonstrated that electronic communications infrastructure is not expected to cause significant and irreversible interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- I. Adverse impacts on the successful functioning of existing digital infrastructure are avoided. Where this is not practicable, appropriate mitigation shall be provided; and
- J. It does not result in the International Commission guidelines on non-ionising radiation protection being exceeded; and
- K. Appropriate pre-application consultation in accordance with national policy has been undertaken.

15.50 The Councils Digital Strategy, 2018⁽⁴⁷⁾ seeks to enable delivery of fibre gigabit broadband connections at affordable prices to every resident and business in the Borough. A number of other policies throughout this plan also note the importance of high quality future digital connectivity to achieve their long term objectives.

15.51 As set out in the Draft New London Plan to achieve greater digital connectivity than set out in part R1 of the building regulations⁽⁴⁸⁾ new development should seek to: a) safeguard existing communications infrastructure, or where a significant adverse impact has been identified, prepare an impact statement and implement a mitigation plan as necessary through a Section 106 agreement prior to occupation of the proposed development, especially in relation to mobile connectivity b) co-locate services where possible on existing structures,

47 <https://democracy.walthamforest.gov.uk/documents/63159/Digital%20and%20Technology%20Strategy%20Appendix%20A%20-%20Digital%20and%20Technology%20Strategy.pdf>

48 https://www.planningportal.co.uk/info/200135/approved_documents/124/part_r_-_electronic_communications

such as masts, or within appropriate street furniture, such as street lighting, to ensure the effective use of public realm to accommodate well-designed and located mobile digital infrastructure that mitigates the impact of new infrastructure on the existing built environment c) ensure that sufficient ducting space is provided for future digital connectivity infrastructure.

15.52 Delivery of full fibre broadband infrastructure, as well as mobile infrastructure including 5G, is a priority to achieve the government's targets set out in the FTIR⁽⁴⁹⁾. The council recognises the importance of this and is implementing a range of complementary initiatives aimed at achieving government targets for full-fibre and 5G coverage. These are set out in the Infrastructure Delivery Plan (IDP).

15.53 The volume of planned development in the borough and the congestion of cables and pipes under the borough's streets create a challenge for new infrastructure to be installed without causing disruption to the borough's public realm and street network. Pipe subways and ducting provide a means of reducing the level of disruption during installation and when undertaking maintenance of infrastructure. Existing subways and ducting must be used wherever possible for the installation of utility infrastructure. Expansion and integration of pipe subway, ducting infrastructure and decentralised energy networks is a long-term aspiration of the Council in order to both improve coverage and to minimise any disruption due to utility works. Extensions to existing pipe subway or ducting networks will be sought where there is adequate evidence that services to developments would be better integrated within an established network in the vicinity.

Risk Management

15.54 Fluctuations in the economic cycle may reduce the level of funding available for infrastructure upgrades but will also impact on the need to expand infrastructure. The borough will consider the demand for, and funding of, infrastructure improvements through the Infrastructure Delivery Plan (IDP), prioritising the allocation of funds where necessary.

15.55 Climate change could alter future infrastructure demand patterns. For example, greater need for air conditioning in summer months could create demand more demand for electricity. The Local Plan addresses this by requiring sustainable building designs.

15.56 Changing business practices, e.g the reducing prominence of traditional industries, or changes in the boroughs business mix, may impact on the level of utilities required and the spatial distribution of demand. Continued monitoring of trends will highlight any issues in this respect, identifying any need to review this policy or the Infrastructure Delivery Plan (IDP).

15.57 Rapidly changing technology and infrastructure needs may impact on the visual amenity, character and appearance of the borough. The Council will work with utility providers to ensure that new infrastructure proposals are designed and sited to minimise any such adverse impacts.

49 <https://www.gov.uk/government/publications/future-telecoms-infrastructure-review>

Implementation

15.58 The main tools the Council has in delivering the policies in this section of the Plan are through:

- Infrastructure Delivery Plan (IDP)
- Masterplans;
- Planning Obligations SPD and Section 106 contributions.
- Community Infrastructure Levy
- Planning application process.
- Council's role as Local Highway Authority
- Council's role as Lead Local Flood Authority

16 Enhancing and Preserving our Heritage

Strategic Objective

To ensure Waltham Forest's network of cultural, inclusive and sustainable neighbourhoods. Protect, enhance and celebrate their locally distinctive character and heritage.

16.1 Waltham Forest has a rich multi-layered historic environment that contributes significantly to the distinctive and unique identity of the borough. This adds to the quality of life and well-being to all who study, live, work or visit the borough.

16.2 Whether in the form of individual listed buildings, conservation areas or other heritage assets such as parks, gardens and landscapes, or below-ground archaeology; protecting and enhancing this heritage is an important aspect of the role the Council plays on behalf of the community in fulfilling the government's key planning principles, as set out in the National Planning Policy Framework (NPPF).



16.3 The Council has a positive strategy for the conservation and enjoyment of the historic environment that includes;

- Guidance and advice for owners and developers in relation to the historic environment and how its assets should be conserved.
- Identifying and managing heritage assets at risk through neglect, decay or other threats, and seeking their return to appropriate and sustainable use.
- A continuing programme producing and reviewing Conservation Area appraisals, management plans and updating the Archaeological Priority Zones.
- Continuing to work closely with heritage organisations such as Historic England, national and local amenity societies and other relevant stakeholders in considering proposals affecting heritage assets within the borough, and in promoting and raising awareness of local heritage matters generally.
- Support for local communities in promoting, valuing and identifying other locally significant historic buildings and heritage assets within the borough, including producing a Local Heritage List.

16.4 The protection of heritage assets is a key consideration in assessing development proposals, and all development will be required to protect the significance, character, appearance and setting of heritage assets, whether nationally designated or non-designated, so that they are sustained for the benefit of existing and future generations. This is particularly important when considering non-nationally designated heritage assets.

Policy 72 - Designated Heritage Assets

- A. The Council will ensure designated heritage assets are preserved and enhanced within the planning process, with a strong presumption in favour of retention and enhancement, to ensure the borough's history, identity and sense of place is protected and maintained for existing and future generations;
- B. A heritage statement should accompany all applications that affect designated heritage assets, clearly explaining the significance of the asset, how it will be impacted by the proposal, and providing clear and convincing justification for any change;
- C. Any harm to designated heritage assets and their settings, irrespective of whether this would amount to substantial harm, total loss or less than substantial harm, will be given great weight in the planning process, and will require clear and convincing justification;
- D. Development proposals that lead to either substantial harm to, or total loss of designated heritage assets and their settings will not be permitted, unless it can be demonstrated that such harm is necessary to achieve substantial benefits which could not be delivered otherwise, or all of the following apply:
 - i. the nature of the heritage asset prevents all reasonable uses of the site;
 - ii. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - iii. conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
 - iv. the harm or loss is outweighed by the benefit of bringing the site back into use;
- E. Development that leads to less than substantial harm to the significance of a designated heritage asset and its setting will not be permitted, unless the public benefit of the proposal, including securing the optimum viable use of the site, outweigh the harm caused;
- F. Proposals that sensitively and creatively bring designated heritage assets and their settings back into use whilst still maintaining their significance will be supported;

- G. Where a Heritage assets that is Non-Designated, but of archaeological interest holds or potentially holds evidence of past human activity worthy of expert investigation at some point, and is demonstrated to be of equal significance to scheduled monuments in the borough the asset will be subject to the conditions of this policy; and
- H. Where a developer obligation is sought toward Heritage Assets, reference should be made to the Planning Obligations SPD.

- Designated Heritage Assets: Conservation Areas; Statutorily Listed Buildings; and Non-Designated Assets that are of archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point whether inside or outside of Archaeological Priority Zones.
- Non-designated Heritage assets: Locally Listed buildings; Parks and Gardens of Local Historic Interest; and the Highams Area of Special Character.

16.5 National planning policy places a strong emphasis on the conservation of heritage assets appropriate to their significance. Designated Historic Assets with more significance have a greater presumption in favour of its conservation. This is irrespective of the degree of any potential harm that may be caused by a development proposal.

16.6 The Council will look favourably on proposals that creatively and sensitively reuse and adapt heritage assets, especially those currently not in use or which are on the Heritage At Risk Register.

16.7 Not all of Waltham Forest's heritage is designated, and it is therefore important to recognise the value of our undesignated historic environment in planning for the future. Many buildings are of significance to the local environment, even though they may not be protected by law.



The Setting of Heritage Assets

16.8 In addition to the need to identify and assess the particular significance of any heritage asset that may be affected by a proposal, it is also essential to consider the impact of proposed development on the setting of such assets. The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced.

16.9 Historic England's [Setting of Heritage Assets](#) provides clear guidance on settings which the Council will take into account in the consideration of development proposals, and which applicants are strongly advised to refer to in bringing forward relevant schemes.

16 Enhancing and Preserving our Heritage

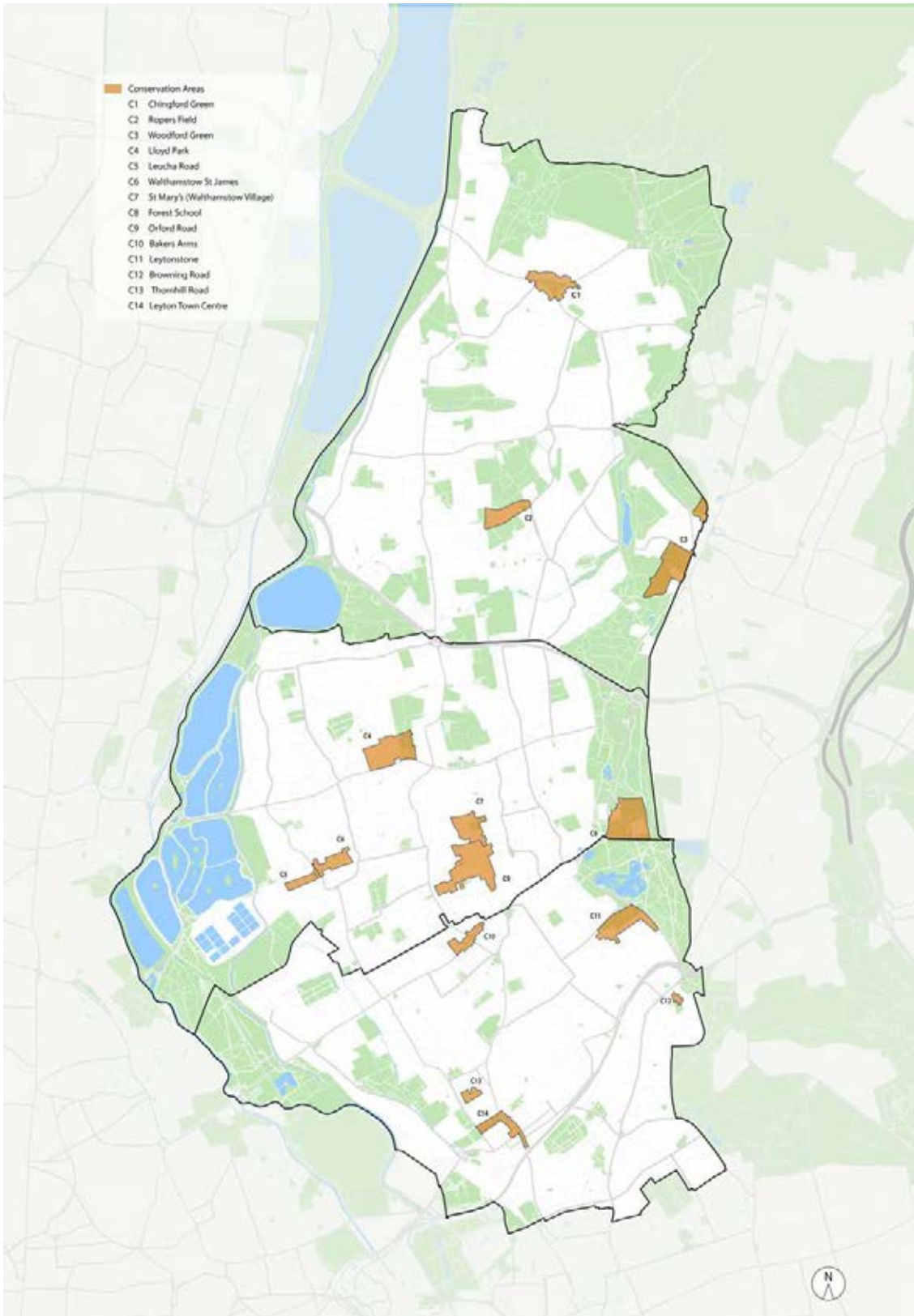


Figure 16.1

Policy 73 - Listed Buildings

- A. All proposals for listed buildings and their settings will be expected to conserve and enhance their appearance and significance;
- B. Reinstatement of historic building elements (e.g. roof coverings, rainwater and soil goods, windows and doors) should be carried out using traditional, historic or original material, employing specialist advice and craftsmanship;
- C. Extensions to listed buildings and new development within the curtilage of listed buildings should:
 - i. Be subservient to the host historic building in terms of location, floor area, height, massing and scale;
 - ii. Respect the host historic building in terms of design, materials and detailing;
 - iii. Respect the unity of groups of buildings (e.g. terraces) and the setting of nearby buildings; and
 - iv. Respect the historic character and extent of the curtilage in relation to the amount of garden or other open space.
- D. Proposals for the change of use of a listed building will only be permitted where it can be demonstrated that the proposed use is the optimum viable use, which causes the least harm to the significance of the building and its setting and secures its long term viability. Proposals that sensitively reuse listed buildings where original use has ceased and is no longer viable will be looked on favourably;
- E. Proposals for the demolition of listed buildings will only be permitted in exceptional circumstances. The fact a building has become derelict will not in itself be sufficient reason to permit its demolition or any substantial harm to its special interest; and
- F. The Council will continue to work with Historic England in identifying listed buildings and structures that merit inclusion on the Heritage at Risk Register. Where such buildings are identified, the Council will work proactively with owners and other bodies to facilitate their successful restoration and reuse, consistent with their heritage value and special interest.

16.10 The Secretary of State compiles lists for all local authorities of buildings in their areas considered to merit statutory protection because of their special architectural/historic interest. All statutory listed buildings are of national significance and the statutory list for Waltham Forest is published on Historic England's website. (Section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990).

16.11 The borough has a diverse range of listed buildings, from the late medieval Walnut Tree House in Leyton, or the civic grandeur of Walthamstow Town Hall, to the distinctive Moorish design of the former Granada Cinema. However, in numerical terms, they represent a finite asset and for that reason their loss/substantial demolition will not be permitted unless the Council is satisfied that every possible alternative approach for restoration, conversion or re-use has been thoroughly explored and found to be impracticable.

16.12 Section 7 of the Act states that prior consent must be obtained from the local authority before any demolition (in whole or in part), alteration or extension works go ahead which would affect the character of a building of special architectural or historic interest. It is a criminal offence to carry out any such works without consent.



16.13 Together with Historic England the Council maintains a Heritage at Risk Register, highlighting statutorily listed buildings that are assessed to be at risk for a variety of reasons, be that vacancy, deterioration of fabric, or poor structural condition. The Heritage at Risk Register is a fluid document which changes each year, but at present there are 15 sites on the register, including several churches, a cinema, a water pumping station, and residential Georgian properties.

16.14 The purpose of the register is to monitor and provide the basis for solutions to the issues these buildings face, and the Council will therefore work with owners to facilitate the successful refurbishment and repair of these assets, with the long-term objective of putting them back into viable and sustainable uses.

16.15 Appropriate temporary uses will also be considered that could prevent further decay of the asset, provide improved security and allow an increased prospect of sustainable re-use. The Council may also be able to offer assistance and advice on external grant giving bodies.

16.16 The most viable use for a heritage asset may not be the use for which it was originally intended, and proposals that bring 'At Risk' buildings back into sustainable uses that maintain and enhance the buildings significance will be looked on favourably.

Policy 74 - Conservation Areas

In order to preserve or enhance the borough's conservation areas, including their respective significance, character, appearances and settings, the Council will:

- A. Permit development which preserves or enhances the character or appearance of the area;
- B. Only permit the demolition of any building in a conservation area where it is clear that this would not have an adverse effect on the character or appearance of the area. In cases where demolition may be justified in accordance with national policy, consent to demolish will be given only when acceptable plans for redevelopment have been agreed;
- C. Use Article 4 directions to raise awareness of good conservation practice and encourage property owners to implement appropriate improvements to properties and other heritage assets which preserve or enhance the character of conservation areas;
- D. Preserve any tree which contributes to the character of the conservation area;
- E. Identify and designate, where appropriate and with public consultation, new conservation areas in the borough;
- F. Appraise and reassess the borough's existing conservation areas, periodically reviewing character appraisals and management plan documents; and
- G. Where a developer obligation is sought toward Conservation, reference should be made to the Planning Obligations SPD.

16.17 Complementary to its aim of improving the environment of the borough as a whole, the Council seeks to conserve, and, wherever possible, enhance those buildings and areas which are of special value. This can be achieved by designating Conservation Areas, recognising special character and historic significance of wider areas beyond that of individual buildings or structures. To date 14 such areas have been designated.

16.18 The borough's Conservation Areas vary in character, and include the well-preserved medieval heart of Walthamstow Village, the cohesiveness of the Warner housing developments in Lloyd Park and Leucha Road, and the town centres of Leyton and Chingford, amongst others.

16.19 Proposed developments will be expected to pay close attention to the character of each conservation area, taking into account typical features and styles of existing development, maintaining features of interest, and better revealing features that may have been hidden over time or which require reinstating.

16.20 Proposals that affect individual properties within conservation areas will be assessed on their impact on the individual building, and on their impact on the character of the conservation area as a whole.

16.21 The Council currently has Article 4 Directions in place for nine of its fourteen Conservation Areas. The use of Article 4 Directions is in recognition of the harm that can often be caused to character and appearance by inappropriate changes such as the

replacement of traditional timber windows and doors with modern plastic alternatives, natural roofing materials such as clay and slate tiles with concrete and plastic tiles, poorly located satellite dishes, removal of original chimney stacks and changes to front gardens with hardstanding for vehicles.

16.22 The Council will therefore use this mechanism to ensure good management of Conservation Areas by encouraging appropriate changes to residential properties so as to preserve or enhance the character of the Conservation Area. When considering changes to properties within a Conservation Area, applicants are advised to contact the Council's Conservation Officer for further specialist advice.

Policy 75 - Archaeological Assets and Archaeological Priority Areas

Proposals which affect Archaeological Assets and Archaeological Priority Zones will be supported where they provide:

- A. Details of measures that will protect and, where appropriate better reveal, remains of archaeological importance by ensuring acceptable methods are used, proportionate to the significance of the asset. This will include preserving the asset and its setting, including physical preservation in situ where appropriate;
- B. Desk-based assessments will be required for proposals within designated Archaeological Priority Zones to evaluate impacts on any below ground archaeology. Further investigation works, including trial pits, may also be required;
- C. In cases where loss of the asset is justified in accordance with national policy, the remains should be appropriately recorded, assessed, analysed, disseminated and the archive deposited;
- D. Investigations of non-designated heritage assets of archaeological interest that fall either inside or outside of the identified and reviewed Archaeological Priority Zones, that hold or potentially hold evidence of past human activity, will be assessed by archaeological experts; and
- E. Where a developer obligation is sought toward Heritage Assets, reference should be made to the Planning Obligations SPD.

16.23 The history of Waltham Forest dates from the time of the earliest Bronze Age settlements in the Forest. Archaeology is an important way in which greater knowledge about the history of the borough can be discovered. The evaluation and assessment of archaeological remains should take place before the point of application. However, it is recognised that the opportunity to carry out archaeological investigations often only arises when construction work begins.

16.24 The Greater London Archaeology Advisory Service (GLAAS), part of Historic England, provides archaeological advice to local authorities, developers and their agents, and local people. They maintain the Greater London Historic Environment Record (formerly the Greater London Sites and Monuments Record) and have defined 21 Archaeological Priority Zones (APZs) in the borough for their particular archaeological interest. The Council is committed

to consulting GLAAS on all relevant applications and schemes that will impact non-designated assets of archaeological interest and sites that fall within Archaeological Priority Zones under the criteria set out in paragraph 16.25.

16.25 Enlisting the expert advice of GLAAS in line with the guidelines below and providing information as set out below for desk based assessments will potentially facilitate open trench investigations prior to development taking place;

- All major planning applications over 0.5 hectares whether in an APZ or not;
- All Environmental Impact Assessment Scoping requests and Environmental Statements;
- Any application supported by an archaeological desk-based assessment;
- Minor planning applications in any APA (tiers 1 to 3);
- Any domestic basement applications in APA tiers 1 and 2 only;
- Householder and equivalent-scale very minor applications in APA tier 1 only;
- Proposed substantial demolition or major alterations to historic buildings;
- Submission of details in relation to archaeological conditions;
- Appeals on applications for which an archaeological issue has previously been identified.

Policy 76 - Non-Designated Heritage Assets

- A. Non-Designated heritage assets will be protected and conserved appropriate to their significance, with a strong presumption in favour of their retention and sympathetic maintenance and enhancement; and
- B. Substantial harm and complete loss of Non-Designated heritage assets will not be supported.

16.26 Non-designated heritage assets may be buildings, other structures, designed landscapes of parks and gardens, assets of archaeological interest or features and historic areas not designated in legislation. As the borough has fewer designated heritage assets than other local authorities, protection of non-designated assets will be given significant consideration when assessing proposed development.

Policy 77 - Locally Listed Buildings

- A. The Council will seek to protect and retain locally listed buildings, recognising their architectural and historic interest that makes them significant to the borough;
- B. Total loss of locally listed buildings will be strongly resisted, with clear and robust justification required for demolition;
- C. Alterations or extensions to locally listed buildings will be expected to achieve a high standard of design, paying close attention to the special interest of the locally listed building and its setting; and
- D. All parks and landscaped public gardens will be retained, and development proposals will only be acceptable where they are ancillary to the open space use and inherent character. Development proposals should demonstrate that there will be no adverse impacts to the setting or visual appearance of historic parks and gardens.

16.27 The Council maintains a list of buildings, gardens and landscapes of local architectural and historic interest separate to those on the Secretary of State's statutory list for the borough. The list will be reviewed and updated periodically. These are not subject to additional statutory controls, but the Council will encourage their preservation through its normal town planning controls, with a firm preference for their retention as part of development.

16.28 Due to the limited number of statutory listed buildings within the borough, locally listed buildings, gardens and landscapes are considered to take on a greater significance than might be found elsewhere. As a result, the council will be preparing an SPD document to provide greater clarity on preserving, enhancing and managing locally listed buildings gardens and landscapes.

Policy 78 - Highams Area of Special Character

- A. The Council recognises that the Highams Area of Special Character has local architectural and historic significance that merits protection in the planning process; and
- B. Development proposals will be expected to pay close attention to the area's defined character, making use of appropriate materials.

16.29 The Highams Area of Special Character was designated by the Council in 1988 in recognition of the area's cohesive architectural and landscape quality. Although not deemed to be of sufficient interest to be merited with conservation area designation, and not therefore a statutory consideration within the planning process, the Council seeks to ensure the area's special interest is protected. The Council has made an Article 4 Direction to ensure elements of the character of the estate are preserved and enhanced through the planning process.

17 Protecting and Enhancing the Environment

Strategic Objectives

Develop a multi-functional network of green and blue infrastructure to deliver benefits for all, including, where appropriate, increased public access.

Protect, restore and enhance the Borough's natural environment to sustain biodiversity, habitats and species of conservation importance.

Work with partners to protect and enhance the adjoining areas of regional, national and international natural importance in Epping Forest and the Lee Valley Regional Park.

17.1 The borough has an extensive resource of accessible green and blue infrastructure which includes ponds, parks, wetlands, reservoirs, rivers, ditches and streams; forest, lakes and open spaces. Waltham Forest is host to 6 areas of Metropolitan Open Land, 3 Sites of Metropolitan Importance to Nature Conservation, 10 Sites of Borough Importance to Nature Conservation, 14 Sites of Local Importance to Nature Conservation, 4 Sites of Special Scientific Interest, 1 Local Nature Reserve, Epping Forest and the Lee Valley Regional Park. The Lee Valley Special Protection Area (SPA) and RAMSAR site (21) lies along the western edge of the Borough and the Epping Forest Special Area of Conservation (SAC) lies to the east.

17.2 From Epping Forest at the north and eastern sides of the Borough and the Walthamstow Wetlands and Lee Valley Regional Park to the south and the west, Waltham Forest is one of the greenest London Boroughs. This plan seeks to maximize the valuable benefits of the borough's parks and open spaces as places which:

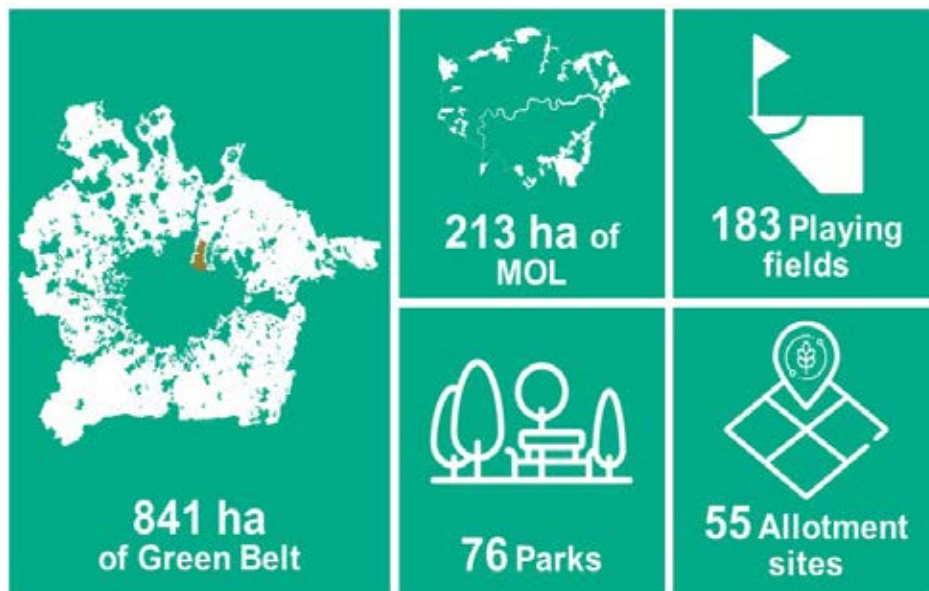
- provide opportunities for healthy recreation
- are richly biodiverse environments and places to visit and experience nature
- create the setting for highly quality cultural neighbourhoods, linking development and greenspace
- increase the resilience of the borough's built environment to climate change and flooding

17.3 The borough's natural green spaces in Epping Forest and the Lee Valley Regional Park are augmented by parks. The Council's Open Space Needs Assessment (2018) identifies seven Premier Parks in the borough:

- Abbots Park
- Coronation gardens
- Langthorne Park
- Lloyd & Aveling Park
- Memorial Park
- Ridgeway Park
- Leyton Jubilee Park (which has recently been expanded by the new sports facilities and parkland at Ive Farm)

17.4 The premier parks are supplemented by a network of smaller less formally - managed parks throughout the borough such as Sidmouth Park in Leyton which provide opportunities for activities such as dog walking and play for children. Further details of these parks can be found on the Policies Map.

17.5 The borough includes blue spaces and water bodies in the form of main rivers (including the Ching, Dagenham Brook, the Lee, the Lee Navigation and the Lee Flood Relief Channel) in addition to reservoirs in Chingford and Walthamstow, the Waterworks attraction on Lea Bridge Road. These are connected to leisure and boating activities in the wider Lee Valley Regional Park on the River Lea and its Navigation.



17.6 The land area of Waltham Forest covers approximately 3,881 hectares. Cumulatively Green Belt and MOL account for approximately 27% of the borough’s land area. The NPPF (Para 134) sets out the important functions that the Green Belt has in assisting urban regeneration by encouraging the recycling of derelict and other urban land by preventing encroachment and urban sprawl through inappropriate development. Whilst Metropolitan Open Land (MOL) has a similar degree of protection as strategic open land, its protection derives from the London Plan and its purpose is to provide open breaks in the urban area in order to maintain the structure of London.

17.7 Overall, the borough's green and blue spaces are vital assets within the urban fabric which further the physical and mental health and wellbeing of the borough’s residents and which makes up so much of the character of the borough. As such it is to be protected and enhanced by the policies in this plan.

Policy 79 - Green Infrastructure and the Natural Environment

Proposals will be supported where they contribute to :

- A. The preservation and enhancement of green and blue infrastructure and access to open spaces by:
 - i. Protecting Green Belt and Metropolitan Open Land (MOL) from inappropriate development and improving active access for pedestrians and cyclists where appropriate;
 - ii. Delivering development and regeneration activity principally through the use of brownfield land and buildings.

- B. In the event that development proposals are allowed in exceptional circumstances in Green Belt or MOL within the meaning of national policy and the London Plan, they should:
 - i. Implement a high standard of design in accordance with the principles set out in chapter 7 (Creating High Quality Places)
 - ii. Complement and improve the quality of existing open space uses and landscaping
 - iii. Enhance the green infrastructure network through better connectivity and the creation of new open spaces whilst also conserving their natural and historic value;
 - iv. Establish and/or extend the Borough's Greenways, Green Corridors and provide landscaping along transport routes where possible; and
 - v. New development adjacent to existing Green Chains and Green Corridors must be designed in a way that contributes towards the green infrastructure network.
 - vi. New development must be designed to maximise opportunities for urban greening through appropriate landscaping schemes and planting of trees.

- C. Development proposals should enhance the value of existing open spaces by:
 - i. Responding to the character and significance of the space;
 - ii. Optimising physical and visual access between development and open space;
 - iii. Increasing biodiversity value.

- D. New high quality and usable open spaces and/or landscape infrastructure must be provided in major new developments. Where new development cannot contribute to usable open space provision or landscaping on-site, or provision is deemed insufficient to the scale and nature of the development, financial contributions will be sought for the ongoing maintenance of public open space;
- E. Proposals for new areas of open space and landscape provision must be accompanied by a maintenance plan for adopted and non-adopted areas as a requirement of planning permission to ensure their long-term successful establishment; and
- F. Any improvements to access routes or green corridors should not result in any adverse effects on the integrity of the Epping Forest Special Area of Conservation.

17.8 Green infrastructure is defined in the NPPF as: "A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities". Green infrastructure is complemented by blue infrastructure which comprises the borough's large scale waterbodies such as the reservoirs and the Walthamstow Wetlands.

17.9 The delivery of green and blue infrastructure is a key component of sustainable development, and it is a thread which connects the policies contained in this chapter underpinned by the vision set out in the Council's Green and Blue Infrastructure Strategy (2020): *"The network of open spaces, green corridors, habitats, rivers corridors, water and urban greening features (The Green and Blue Infrastructure Network) will be well connected, conserved and resilient to the pressures of a changing climate and growing population. Green and blue infrastructure within Waltham Forest will be considered equally alongside other forms of 'grey' or 'hard' infrastructure as integral to ensuring sustainable growth and a good quality of life for local communities."*

17.10 Delivery of green infrastructure may involve measures such as the planned retention and provision of high quality trees and the use of natural and green landscaping in new development through to the delivery of park and open space improvements to maximise the potential for residents to meet and interact. As such, this approach will deliver benefits in the form of accessibility and connectivity across the borough.

17.11 Integral in this is Green Belt and Metropolitan Open Land (MOL). Chapter 13 of the NPPF sets out the fundamental aims of Green Belt policy and the framework for its protection from urban sprawl. In a London context, these apply equally to MOL which provides strategic open land within the urban area. Together, Green Belt and MOL provide some of Waltham Forest's most important natural resources, making a valuable contribution to the London-wide green infrastructure network. Accordingly the Council seeks to accord such land the highest level of protection in line with national and regional policy. Improvements to its quality and accessibility are therefore encouraged.

17.12 The projected growth in population and housing demand increases the importance of improving the provision of accessible open spaces, especially in areas of deficiency. Accordingly all developments that create five or more units will need to submit an ecology report which will use the Mayor's Urban Greening Factor (UGF) to demonstrate that the development aims to exceed the Mayor of London's minimum UGF score of four. Full justification will be required where open space or landscape infrastructure cannot be provided on-site .

17.13 In these circumstances, the Council may require financial contributions in order to enhance or upgrade the provision of local open space(s) in the vicinity of the development in accordance with the Council's Planning Obligations SPD. Effective maintenance is essential where open spaces and landscape infrastructure is provided and development which benefits from its proximity to public open space should contribute to its ongoing maintenance. Where new open space is provided on-site as part of new developments, its design, integration with existing development and ongoing maintenance should be carefully considered at an early stage to ensure maximum benefits and unnecessary delays to provision are avoided.

17.14 It is vital to protect and strengthen the network of Green Corridors in the Borough and to support measures to improve the links to Green Corridors in neighbouring Boroughs and Districts. This can be done through landscaping and the careful siting and design of buildings. Green corridors and a network of green islands deliver benefits in supporting biodiversity and mitigating against the impacts of climate change and pollution. Richness and diversity in bird and bat populations in urban areas is strongly affected by tree numbers and distribution. Establishing corridors and links with suitable native trees would improve the environment for local people significantly and help to "buffer" and support Epping Forest's biodiversity and adding to the natural capital assets of London.

17 Protecting and Enhancing the Environment

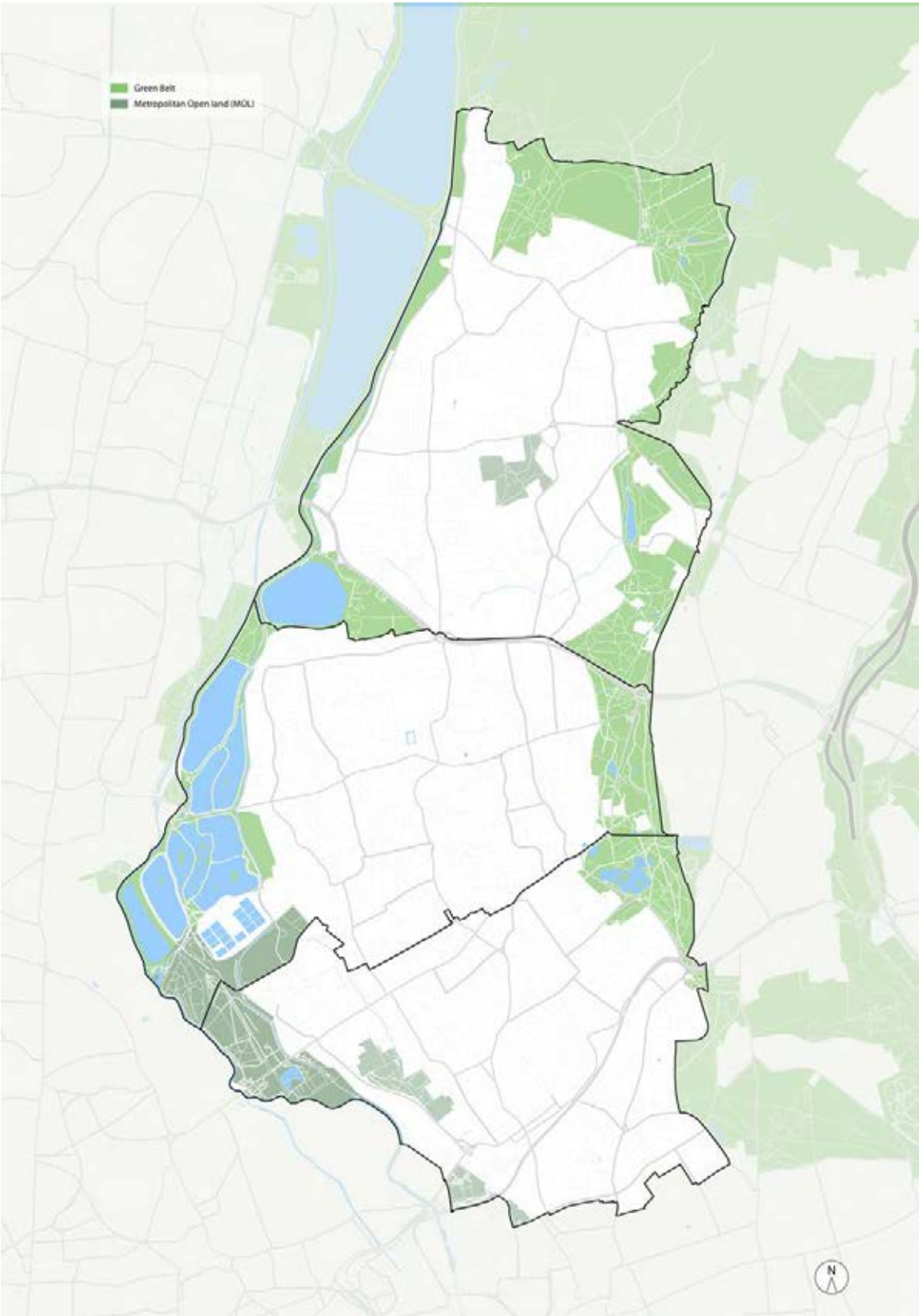


Figure 17.1

Policy 80 - Parks Open Spaces and Recreation

Existing parks and open spaces will be preserved and enhanced and access for leisure, sporting activity and recreation across the borough improved by:

- A. Ensuring adequate provision, protection, enhancement and quality of play and recreational spaces, indoor and outdoor sports facilities and parks for all sections and age groups of the community;
- B. Preserving the existing level of provision of playing pitches in line with any future review in accordance with the Playing Pitch Strategy;
- C. Ensuring that all parks within the Borough will be enhanced and retained in accordance with the Councils ' Parks and Open Spaces Strategy. Development proposals will only be acceptable where they are ancillary to the open space use and its inherent character. In addition and where relevant, proposals must demonstrate that there are no adverse impacts to the setting or visual appearance of the historic parks and gardens, and the ecological value of open spaces;
- D. Expecting residential and mixed use proposals to contribute to the provision of high quality and accessible exercise, play and recreational facilities either on or off site, based on child yields in accordance with the Mayor of London's current standards;
- E. Expecting proposals for new development to provide or contribute to enhancing the quality of open spaces, indoor/outdoor sports facilities, playing pitches and/or their associated ancillary facilities and access, taking account of priorities set out in the Council's Playing Pitch Strategy where appropriate;
- F. Requiring the submission of management and maintenance plans as a requirement of planning permission for all new sports and recreation facilities provided;
- G. Encouraging opportunities to provide ancillary facilities to enhance the attractiveness and experience of using open spaces such as cafes, toilets and baby changing facilities; and
- H. Where sports facilities or multi-functional spaces are provided in school facilities, the Council will seek to secure community benefits through sharing schemes and joint user agreements in alignment with Paragraph 12.40.

17.15 To promote healthy communities, open space provision must be high quality and usable in order to provide space for leisure and relaxation. This is really important in areas where there are identified deficiencies in access to open spaces. Research has shown that parks are valuable for social interaction and people with access to quality open space are often physically and psychologically healthier. In addition to the inherent benefits of open space, development can contribute to the provision of a variety of sports, leisure and physical activity facilities for residents to address health and wellbeing priorities and deficiencies in the borough.

Open Space Typology	Sites	Total Hectares
Parks and Gardens	33	83.8 ha
Natural and Semi-natural Green Spaces (Includes 19 sites which are part of the Lee Valley Regional Park and 6 which are part of Epping Forest)	40	800.8ha
Green Corridors	5	2.9 ha
Outdoor Sports Facilities	50	234.7ha
Amenity Green Spaces	22	5.9 ha
Provision for Children and Young People	21	2.1 ha
Allotments, Community Gardens & Urban Farms (Brookfield Allotments is shown as 2 sites where it crosses a ward boundary)	38	51.4 ha
Cemeteries, disused Churchyards & other Burial Grounds	10	36.5 ha
Civic and Market Squares and other hard surfaced areas designed for pedestrians	1	0.46 ha
Total	220	1218.56ha

Table 17.1

17.16 Open spaces are also important in addressing climate change and contributing to air quality improvements in heavily urbanised areas, and the numerous benefits that open spaces provide to communities must be protected from increased urbanisation. Waltham Forest is a green borough which includes parks and gardens of Local Historic Interest. Proposals within such spaces will be expected to be ancillary to the open space use, respect its setting and visual appearance through sensitive design and to contribute to the future maintenance of such spaces.

17.17 Access to high quality sports facilities, both outdoor playing fields and pitches, and indoor sports halls and swimming pools are important in developing and maintaining healthy communities. The Playing Pitch Strategy ⁽⁵⁰⁾ acknowledging the projected rise in the borough’s population over the plan period, recommends improvements to outdoor sports facilities such as improvements to pitch quality, security, floodlighting and better changing facilities. However, the borough faces a shortfall in built facilities such as swimming pools and sports halls as acknowledged by Sport England studies in the borough. ⁽⁵¹⁾



50 Playing Pitch Strategy, 4 Global, 2020

51 (Strategic Assessment of Need for Swimming Pools provision in Waltham Forest Facilities Planning Model. Sport England. July 2019; Strategic Assessment of Need for Sports Halls provision in Waltham Forest Facility Planning Model Sport England. July 2019)

17.18 In line with London Plan Policy S5 the co-location of sports facilities particularly within new and existing schools, colleges, commercial schemes and community centres should be considered positively in planning applications for mixed use development . This will help ensure the right mix of facilities in the right places to stimulate and to meet sporting demand and increase participation.

17 Protecting and Enhancing the Environment

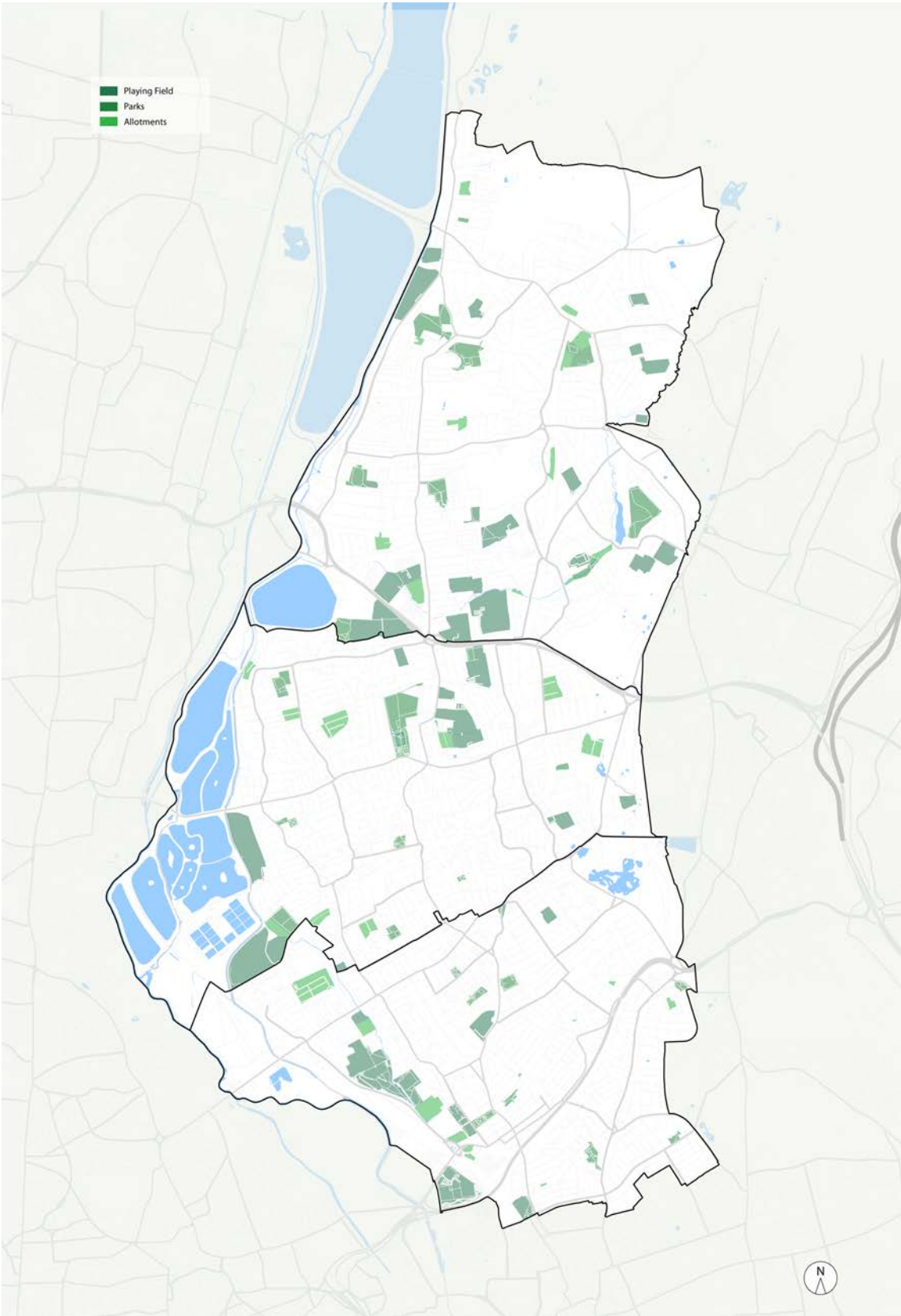


Figure 17.2

Policy 81 - Biodiversity and Geodiversity

Proposals should seek to protect and enhance biodiversity and geodiversity resources in the borough and will ensure that:

- A. All development should maximise opportunities to create new or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and link into the wider green infrastructure network;
- B. All major development proposals are required to include a biodiversity survey of the site;
- C. Where there are existing biodiversity resources either on-site or in the vicinity of a development site, the developer must provide measures for their retention, the integration of existing wildlife habitats and features, and their restoration and enhancement where appropriate. Where retention, restoration or enhancement measures are not considered possible, mitigation and compensation measures which promote the principle of net gain in line with NPPF para 174 should be clearly set out with supporting evidence for their effectiveness and relevance in relation to supporting the specific biodiversity value of the borough and its key international sites;
- D. Where opportunities arise, development proposals should seek to provide measures to support species and habitats through the use of landscaping on or adjacent to buildings. This may involve the inclusion of living roofs and walls or other measures which provide space for species to nest, roost or hibernate;
- E. Where vacant or derelict land is awaiting redevelopment and has some value for nature conservation, the Council will expect it to be protected on a temporary basis;
- F. Development proposals will be expected to improve sensitive public access to areas of nature conservation, especially in areas of deficiency;
- G. An arboricultural report must be submitted at the planning application stage where a development proposal will impact on trees (See Policy 82);
- H. Development proposals should protect and enhance the nature conservation or geological interest of nationally important wildlife sites as shown on the Policies Map. Development proposals will not normally be granted planning permission where they pose adverse direct or indirect effects on any land or area within the identified Sites of Special Scientific Interest (SSSI), Sites of Importance to Nature Conservation (SINC), Special Areas of Conservation (SAC), Ramsar sites, or Special Protection Areas (SPA);
- I. Development on or nearby to Walthamstow Reservoirs Special Protection Area, Walthamstow Wetlands and Walthamstow Marshes Sites of Special Scientific Interest must not have a detrimental impact on the biodiversity or nature conservation value of the site. Development may only be permitted where appropriate mitigation or compensatory measures are put in place;
- J. Development proposals which would cause harm to a designated site with geodiversity value will not be permitted unless any damaging impacts can be prevented by appropriate mitigation measures;
- K. Development proposals which would affect a designated site with geodiversity value should seek to retain, restore and enhance the geological interest where possible.

17.19 Waltham Forest has many spaces of biodiversity significance. These require a high level of protection, enhancement and management, and the Council works closely with bodies such as neighbouring authorities, Natural England and the Conservators of Epping Forest in this regard. Because of their overall importance, potential impacts from development proposals have to be rigorously assessed. Ecological assessments must be developed from the earliest stages of the pre-application process and should demonstrate as a minimum how the resource will be retained, enhanced and if necessary restored. This is particularly relevant in order to establish and improve links between areas of nature conservation importance, for instance, between Epping Forest and other wooded areas (e.g. Larks Wood) in the Borough. Accordingly development is expected to provide biodiversity benefits in accordance with the principle of net gain set out in the Draft London Plan and as set out in the Planning Obligations SPD;



17.20 Protected species and priority species of plants and animals are defined in the Waltham Forest, London and UK Biodiversity Action Plans (BAPS). Sites of importance for their biodiversity value are mainly in Epping Forest and the Lea Valley and these important biodiversity and green infrastructure assets are the foundation for future enhancements to the borough's green infrastructure.

17.21 The highest level of protection is accorded to Ramsar sites, Special Protection Areas (SPA), Special Areas for Conservation (SAC) and Sites of Special Scientific Interest (SSSIs) in the borough. There is a statutory requirement to consult Natural England in cases where development may affect these sites. Sites of Metropolitan, Borough or Local Importance for Nature Conservation and Green Corridors are also priorities for protection, enhancement and management. Consequently, proposals which either alone or in combination are likely to have an adverse impact on any internationally designated wildlife site, have to be assessed to make sure they satisfy the requirements of the Conservation of Habitats and Species Regulations. These are the Regulations which determine site specific impacts to avoid or mitigate against impacts identified.

17.22 Where planning permission is granted, planning conditions will ensure that appropriate measures are taken to protect and enhance biodiversity where it may be impacted by development. Measures to recover or relocate habitats should only be a last resort with a preference for the protection, enhancement of existing habitats wherever possible and must accommodate the mitigation hierarchy set out in London Plan Policy G6 and demonstrate biodiversity net gain using the Natural England Biodiversity metric (or agreed equivalent) in order to promote wider environmental net gain. The principle of biodiversity net gain requires developers to ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. The start of the process is a robust assessment of the existing habitat typology and its condition before submitting plans. Employing the Natural England Biodiversity metric, improvements to biodiversity have to be demonstrated. These improvements may include for example the creation of green corridors, increased tree planting, or enhancing existing habitat in open spaces as set out in the Planning Obligations SPD;

17.23 The Draft London Plan (Policy G5) promotes the importance of sustainable urban greening as a fundamental element of site and building design proposals. This may include the incorporation of living roofs and walls or spaces for species to nest, roost or hibernate. This is especially important in order to protect species or mitigate against any unavoidable loss, such as at brownfield sites. As well as providing a valuable habitat, landscaping serves to reduce the urban heat island effect created by climate change. In accordance with the Climate Change Strategy, climate change tolerant species and/or native species are preferable in landscaping schemes. For developments of 10 units and above, developers will be encouraged to exceed the Urban Greening Factor targets scores set out in Policy G6 of the Draft London Plan. As the Local Plan progresses, updated UGF targets specific to the borough may be developed into a Supplementary Planning Document which provide further details on the soft landscaping approach that the Council is promoting in new development. (policies 79 - 80)

17.24 Geodiversity is concerned with both the natural and human aspects of landscape, but is primarily focused on the rocks, sediments, soils, the landscape topography and the processes that act on the landscape. It is a fundamental natural resource. All raw materials that cannot be grown and all energy that cannot be generated by renewables have to be won from the Earth's crust.

17.25 Geodiversity is also a key factor in the borough's cultural identity. The geodiversity of any area is an equally important part of its natural heritage as its biodiversity. Conservation, sustainable management, educational use and interpretation of geodiversity are thus as important as that of biodiversity or archaeology.

17.26 National policy requires sites with geological conservation interests to be protected. The draft London Plan stipulates that development proposals should give locally important geological sites the level of protection commensurate with their importance. The protection provided in this Plan includes a presumption against hydraulic fracturing, otherwise known as fracking on the basis that the British Geological Survey concluded in a 2014 report for the Department of Energy and Climate Change that "there is no significant Jurassic shale gas potential in the Weald Basin". From this the draft London Plan concludes that it is highly unlikely that there is any site that is geologically suitable for a fracking development in London.

17.27 Planning for aggregates at the strategic level is provided by the London Plan. Waltham Forest has no requirement for a landbank apportionment in the ITP London Plan 2019. However, the London Plan notes that there could be some potential for aggregate extraction beyond the boroughs identified. There is no history of gravel extraction in Waltham Forest in the recent past. As far as is known, the only materials present are gravels laid in shallow deposits across much of Leyton and South Walthamstow. They are mainly built over and their extraction is unlikely to be practical either in environmental or economic terms. Other deeper deposits are understood to be located in the Lee Valley, mainly on protected land owned by the Lee Valley Regional Park Authority and Thames Water Plc

17.28 The Local Plan makes no provision for mineral extraction or handling as there is currently no such activity in the primary sector of the economy. For the provision and supply of minerals generally, Waltham Forest relies on alternative handling facilities elsewhere in London and from other regions, including the South East and East.

Policy 82 - Trees

- A. Development proposals must retain and protect significant existing trees, including:
- i. Those designated with Tree Preservation Orders (TPOs)
 - ii. Those which contribute to the heritage significance of Conservation Areas
 - iii. Those with high amenity value and those which have scope for screening other properties/features
 - iv. Veteran, ancient and notable trees
- B. Development proposals will only be supported where they:
- i. Take particular account of existing trees on the site and on adjoining land
 - ii. Retain trees of significant amenity, historic or ecological/habitat conservation value
 - iii. Would not give rise to any threat, immediate or long term, to the continued well-being of trees of significant amenity, historic or ecological/habitat conservation value
 - iv. Demonstrate that retained trees can be satisfactorily protected from construction impacts and site works
 - v. Positively integrate retained trees as part of a well-considered, sustainable soft landscaping scheme
- C. In exceptional circumstances, and only where sufficient evidence is provided to justify their loss, significant existing trees may be removed. In these instances, development proposals will only be supported where they:
- i. Re-provide the amenity, canopy, habitat and biomass of the existing trees through the planting of significant mature trees within the proposed scheme
 - ii. Calculate the full CAVAT value of any trees lost and make appropriate mitigating financial contributions, which will be redirected towards local green infrastructure provision as set out in the Planning Obligations SPD.

17.29 Through the use of Tree Preservation Orders (TPO), the Council will continue to protect trees that contribute to the amenity of an area or that are under threat from inappropriate pruning works or removal.

17.30 The trees of Waltham Forest are an important asset that provide numerous benefits to residents and visitors. These benefits include their contribution to character and place making, the provision of habitats and biodiversity, the provision of shade and reductions to the urban heat island effect. Trees also play an important role in enhancing air quality and reducing surface water flooding. As such, it is important that existing trees are retained and complemented with new tree planting.

17.31 Tree planting should form an integral part of any development scheme and should be considered essential features for establishing well designed, high quality places. It is therefore important to plan for the planting of new trees part of a successful development. When identifying locations for new trees, it is vital that eventual root and branch growth of a tree are taken into account when determining how much space will be needed in the future to ensure the tree survives and thrives

17.32 Existing trees should be integrated positively into new development. At the earliest stage of design, the relationship between the built form and retained trees shall be fully considered. The appropriate arboricultural information should be obtained and applied to demonstrate that layouts have been informed by appropriate surveys and tree constraints mapping information.



17.33

Tree planting schemes should include a diverse range of appropriate species, ages and size in order to contribute to a feeling of place, providing instant impact and a biodiverse mature habitat, whilst complementing the architecture.

17.34 Tree planting should seek to enhance public areas within developments whilst ensuring clear sightlines and open outlook are maintained so as not to affect community safety. This should be achieved through appropriate species selection and well-designed planting schemes.

17.35 Trees should be planted to form an integral part of

multi-functional green corridors and, wherever possible, linked planting pits should be used to connect with other green infrastructure features.

17.36 In exceptional circumstances, trees may be removed where the wider public planning benefit would outweigh their retention. The amenity value of existing trees should be evaluated through Capital Asset Valuation of Amenity Trees (CAVAT) and re-provided by the planting of mature trees of appropriate species across the scheme and financial reimbursements to mitigate the loss of amenity, biodiversity and other benefits. CAVAT is a tool for measuring the amenity value of trees. It expresses the value of a tree in monetary terms in a way that is directly related to the quantum of public benefits that each tree provides.

Policy 83 - The Epping Forest and the Epping Forest Special Area of Conservation

The Council will protect and enhance the natural environment of the Epping Forest and its Special Area of Conservation (SAC) and seek to ensure that development proposals contribute to the mitigation of adverse recreational and air quality effects on the SAC by ensuring:

- A. All new development within (6km) of the boundary of the Epping Forest SAC (see Map) likely to have a significant effect on the integrity of the Epping Forest Special Area of Conservation (SAC), either alone or in combination with other plans or projects, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects through contribution to the mitigation of recreational and air quality impacts on the Epping Forest SAC as follows:
 - i. Developments of 1-10 residential units will be expected to provide measures to ensure that the development provides maximum ecological benefit on the site in line with the requirements of Policy 86;
 - ii. Developments of 10 – 99 units will be required to contribute to SAMMs (Strategic Access Monitoring and Management Strategy) in addition to the above and in line with the mitigation measures agreed with the Conservators of Epping Forest and partner local authorities. These will be set out in the Council's Mitigating the Impact of Development on SAC/SPA SPD;
 - iii. Developments of 100+_ units within the borough will be required to contribute to the mitigation of development impacts on the SAC via the provision of SANGS (Suitable Alternative Natural Green Space) as set out in the Council's Mitigating the Impact of Development on SAC/SPA SPD;
- B. Development proposals affecting Epping Forest should be sensitive and proportionate, delivering enhancements where possible and must not contribute to adverse impacts on ecological integrity, amenity or visitor enjoyment;
- C. Planning applications for development and allocations within 500m of the Epping Forest SAC must demonstrate through project level HRA that the development will not generate adverse urban effects on the integrity of the SAC.

17.37 Epping Forest is a former Royal Forest, now managed by the City of London as the Conservators of Epping Forest since it was given to the people of London under the Epping Forest Act of 1878. The Epping Forest is a Natura 2000 Special Area of Conservation under the EC Habitats Directive transposed into UK law under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Natura 2000 is a network of sites selected to ensure the long-term survival of Europe's most valuable and threatened species and habitats. ⁽⁵²⁾

17.38 The Epping Forest is the largest open space in London. It comprises ancient woodland and acid grassland occupying an area of approximately 2,450-hectares bordering London and Essex. It stretches from Manor Park to just north of Epping, with the main body of the Forest being located to the west of Loughton. Two thirds of the Forest has been designated a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

17.39 Broadly the Forest comprises a mix of habitats ⁽⁵³⁾ as follows: Inland water bodies (6%), Bogs, Marshes, Fens (0.2%), Heath, Scrub (3.8%), Dry grassland, Steppes (20%) and Broad-leaved deciduous woodland (70%).

17.40 Owing to its location and its general accessibility, it is a popular visitor destination. There are 52 different car parks and four visitor centres on Epping Forest land. (Epping Forest Visitor Survey 2019 Footprint Ecology p3) The most recent estimate of visitor use indicate around 4.2 million visitors each year. ⁽⁵⁴⁾

17.41 As distinct from the larger part of the Forest, The Epping Forest SAC forms the edge of the borough along its northern aspect where the borough abuts the administrative area of Epping Forest District Council and the eastern edge where the borough abuts the London Borough of Redbridge with the London borough of Newham lying further to the south beyond Wanstead Flats. It should be noted that the entirety of Waltham Forest Borough lies within the 6.36km Zone of influence (ZOI) of the SAC.

17.42 In recent years however the challenge to balance the needs of the high (and growing) numbers of visitors with the natural aspect of the Forest and the nature conservation interest has become more challenging. Accordingly, the Council has been working with neighbouring authorities in London and Essex as part of the Memorandum of Understanding (MoU) Group under the “Duty to Cooperate” introduced under the Localism Act 2011.

17.43 Under the Conservation of Species and Habitats Regulations 2017 (as amended) the Council is a “competent authority” working with other competent authorities to decide whether or not a plan or project can proceed having undertaken the following “appropriate assessment requirements” to:

- Determine whether a plan or project may have a significant effect on a European site;
- If required, undertake an appropriate assessment of the plan or project;
- Decide whether there may be an adverse effect on the integrity of the European site in light of the appropriate assessment.

17.44 There are known current challenges to the integrity of the SAC in which Waltham Forest plays a role. These include in particular, threats posed by air pollution and recreational pressures. The main threats and challenges are set out in Natural England’s (NE’s) European Site Conservation Objectives: ⁽⁵⁵⁾

53 Epping Forest Habitat Mix: <https://sac.jncc.gov.uk/site/UK0012720>

54 https://consult.cityoflondon.gov.uk/consult.ti/EF_Management_Plan_1/view?objectId=6711348 Management issues and future proposals for Epping Forest)

55 Supplementary advice on conserving and restoring site features (2019) .
(UK0012720_EppingForestSAC_COSA_Formal%20Published%2023%20Jan%2019%20(1).pdf)

17.45 The Council therefore has duties as a competent authority to ensure that planning decisions do not result in adverse effects upon the SAC. The Councils’ Habitats Regulations Assessment (HRA) confirms that new residential development above the level of existing will have a significant effect on the ecological integrity of the Epping Forest SAC alone and in combination with other plans (HRA). The Epping Forest Mitigation Strategy is currently in development, and once finalised will comprise a package of mitigation measures to address negative impacts on the site. Waltham Forest will help to deliver the mitigation strategy in cooperation with surrounding authorities and will be funded through developer contributions.

17.46 The need for Mitigation Strategies adopted by the Council to offset the effects of recreational pressure on Epping Forest SAC have been identified. These strategies are set out below and will be reviewed and updated as required over the plan period. Presently the Council is working with partners to develop a package of mitigation measures which currently fall into two categories:

Mitigation Measure	Requirement
Strategic Access Monitoring & Management Strategy (SAMMS)	Developments of 10 - 99 units. This is set at £100 per unit as set out in the Planning Contributions SPD. To mitigate for potential or identified adverse recreational effects of additional development in the borough, all residential developments within the zone of influence identified by visitor survey work are required to be mitigated for through SAMM measures. Developments are required to make a contribution in accordance with the SAMM strategy. Where developments exceed the 99 unit threshold, SAMMs contributions will be set through negotiation.
Suitable Alternative Natural Greenspace (SANGs):	<p>SANGS will be provided by larger developments of 100 + units as a mix of financial contribution, environmental improvements and open space. The Council expect that developers will engage extensively with Natural England in addition to other partners (eg the Conservators of Epping Forest where necessary). To mitigate for potential or identified adverse recreational effects of additional development in the borough, in particular from strategic developments, the Council will ensure provision of and access to sufficient Suitable Alternative Natural Green Space (SANGs). For Epping Forest SAC, SANGs provision should be in accordance with an agreed SANGs Strategy. This could involve:</p> <ul style="list-style-type: none"> (i) providing new green spaces; or (ii) improving access to green spaces; or (iii) improving the recreation facilities, naturalness, and habitat quality at existing greenspaces; or (iv) improving connectivity between green spaces where this would not contribute to a material increase in recreational pressure on designated sites.”

Mitigation Measure	Requirement
	Further details will be set out in the Mitigating the Impact of Development on SAC/SPA (SPD)

Table 17.2

Policy 84 - The Lee Valley Regional Park

Proposals which affect the Lee Valley Regional Park will ensure that:

- A. Development proposals include measures for the protection, enhancement and where possible, the extension of the borough's network of Green Corridors.
- B. Development proposals affecting the Lee Valley Regional Park should be sensitive and proportionate, delivering enhancements where possible and must not contribute to adverse impacts on ecological integrity, amenity or visitor enjoyment.
- C. Development proposals in proximity to the Lee Valley Regional Park should improve access and links to the park and its waterways.
- D. Development proposals affecting the Lee Valley Regional Park must not contribute to adverse impacts on amenity, ecological integrity or visitor enjoyment; and will be expected to deliver enhancements where possible. The Council supports the Lee Valley Regional Park Authority's Park Development Framework. The contents of the [Lee Valley Park Development Framework](#) as adopted is a material consideration in the determination of planning applications.
- E. Development that affects the Lee Valley Special Protection Area will contribute to the mitigation of adverse effects on the Special Protection Area (SPA).
- F. Planning applications for development at Blackhorse Lane will need to be accompanied by a project level HRA to ensure the development will not generate adverse urban effects on the integrity of the Lee Valley SPA and Ramsar.

17.47 The Lee Valley Regional Park is a major asset for Waltham Forest providing valuable benefits to local communities in terms of access to nature and to healthy outdoor recreation. The Council supports Lee Valley Regional Park Authority 's Park Development Framework. The Council will work cooperatively with the Lee Valley Regional Park Authority in protecting and enhancing the Lee Valley Regional Park and the Special Protection Area.

17.48 The Lee Valley Regional Park Authority (LVRPA) is a statutory authority created by the Lee Valley Regional Park Act 1966 (The Park Act). It has a statutory responsibility to either provide directly or work with partners to provide facilities for sport, recreation, leisure, entertainment and nature conservation throughout the Park. Section 14 (1) of the Park Act requires the Authority to prepare a plan setting out proposals for the future management and development of the Regional Park and riparian authorities such as Waltham Forest are required to include those parts of the plan affecting their area within their own relevant planning strategies and policies (Section 14(2) 8 (a)) although inclusion does not infer that the planning authority necessarily agrees with them (Section 14(2) (b)). Both the Park Plan 2000 and The

Park Development Framework Area Proposals are relevant in terms of Section 14 (2) of the Park Act and are formal statements of the Authority's position in respect of development within the Regional Park.

17.49 Further, sections 14 (subsections 4-7) of the Park Act requires local planning authorities to consult with the LVRPA on applications for planning permission which they consider could affect the Park. Section 14 (subsections 8-9) allows the LVRPA to refer the decisions of the riparian authorities to the Secretary of State if it is considered by the LVRPA that the decision taken materially conflicts with the proposals of the Authority for the development of the Park.

Policy 85 - Protecting and Enhancing Waterways and River Corridors

Proposals affecting waterways should demonstrate that:

- A. No deterioration of WFD waterbodies should occur and that all impacts on these waterbodies are mitigated and that environmental net benefits are achieved
- B. Flood Defence Consent is obtained from the Environment Agency for works in, under, over and adjacent to watercourses;
- C. Environmental Permits are required for any activities which will take place: on or within 8m of a main river (16m if tidal) on or within 8 of a flood defence or culvert (16m if tidal) involving quarrying or excavation within 16m of a main river, flood defence or culvert in a floodplain more than 8m from the riverbank, culvert or flood defence structure and there is no planning permission.
- D. The use by freight transport is not inhibited and where possible increased; buffer zones of at least 8m for main rivers and 5m for ordinary water courses are established and left free of any permanent structures. Where it is not possible to do so, strong justification should be provided. Where provided, buffer zones should be carefully integrated with new developments, so they do not create dead spaces.

17.50 Waterways in Waltham Forest support a range of ecological resources, many of which are covered under European and national legislation. Enhancement measures such as naturalisation and deculverting are valuable for the management of nature conservation and flood risk of waterways. Wider regeneration objectives can be met through the enhancement of the quality and amenity value of the water environment. To ensure this is achieved, the Council will consult the Environment Agency so that adequate evaluation can be undertaken and statutory consents can be granted. It is preferable that Flood Defence Consent is obtained after planning permission has been granted.

17.51 The presence of the River Lee and the Lee Valley Regional Park are among the key defining characteristics of the borough. Water quality and water resource management have direct impacts on the public's ability to enjoy the Park's leisure, sporting and nature conservation facilities and sites. Water is intrinsic to many of the Park's nationally and internationally recognised sites, such as the Lee Valley Special Protection Area (SPA) and

RAMSAR site (Following the international Convention on Wetlands held in Iran in 1971). The Park is also host to the Walthamstow Reservoirs and Marshes, the Waterworks attraction on Lea Bridge Road, in addition to boating activities on the River Lee and its navigation Canal(s).

17.52 Waterways also provide a unique setting for buildings and the uses which occupy them. Design solutions that derive inspiration from the water environment and complement the physical context in relation to visual appearance and scale and ecological integrity, will help ensure new developments do not have an adverse impact on the water environment.

17.53 Rivers have been degraded in certain locations by previous development, such as at Dagenham Brook. There may be future redevelopment opportunities adjacent to waterways that do not compromise wildlife, flood relief or amenity use, and these will be encouraged where they act as a catalyst for attractive regeneration or deliver enhancement works.



17.54 Waterways are also valuable for freight transport, providing key routes through London. It is therefore important that such use is not inhibited and increased. The Council is keen to increase public access to waterways for recreation, but this should be balanced with the need to prevent undue disturbance on sensitive species and habitats. This is particularly relevant in the case of the Walthamstow Wetlands where the aspiration has been to establish better access to nature, enhance heritage assets and foster connectivity with other open spaces including the Olympic Park. Accordingly, the Council will seek to retain these benefits through the planning application process and the use of planning obligations as set out in the Planning Obligations SPD.

Policy 86 - Food Growing and Allotments

Existing allotments are accorded the highest level of protection in this plan.

- A. There should be no net loss of allotment sites and the intensification of land currently used to grow food will be acceptable where management arrangements allow.
- B. Development proposals will be expected to contribute to the supply, quality and accessibility of private and communal spaces on which to grow food and flowers. This may be in the form of financial or on-site contributions. On-site contributions must be supported by a maintenance plan at application stage.

17.55 There are 27 Council-managed allotment sites, seven non- Council managed leased sites and four privately owned allotment sites in Waltham Forest. Demand for allotments is high and the Council seeks to protect all existing sites and where possible support the provision of new allotments. The Council welcomes the expansion and improvement of existing allotments and community food growing schemes.

17.56 Spaces such as allotments provide positive physical and mental health benefits to residents through healthy lifestyle adjustments such as the opportunity to produce and consume fresh healthy food, spend time in the open air and meet with others.



17.57 The Council will encourage food growing and community gardening initiatives on existing open spaces and temporarily derelict land where short or medium-term development is not planned.

17.58 In all cases consideration must be given to the installation and maintenance of facilities for equipment storage and arrangement for composting. There must be no detrimental impact on the character, appearance and amenity of the surrounding area, and to equality of access and security.

Implementation

17.59 The main tools the Council has in delivering the policies in this section of the Plan are through:

- Planning application process
- Planning Obligations SPD and Section 106 contributions.
- Mitigating the Impact of Development on SAC/SPA SPD.

17.60 The Council will also work with partners including neighbouring local authorities, the Conservators of Epping Forest and Natural England to improve access to open space recreational areas and to protect designated sites such as Epping Forest and the Lee Valley Regional Park.

18 Addressing the Climate Emergency

Strategic Objectives:

Waltham Forest builds its resilience to climate change through addressing all aspects sustainability, efficient waste management and the effects of climate change through all stages in the development process.

18.1 At a Full Council Meeting in April 2019, Waltham Forest declared a Climate Emergency. Strategically addressing climate change is a key challenge facing the borough in delivering sustainable development. With significant pressure for growth, we must ensure that new development adds to the borough’s capacity for resilience in mitigating and adapting to any adverse climate change impacts. Careful management must be taken to minimise any further impact on the natural environment now that the borough has formally declared a climate emergency.

The borough with the **lowest emission per capital**

2.4 tonnes of CO₂ per a resident are emitted each year in the borough

Borough's CO₂ emissions

- 48%** > homes
- 29%** > transport
- 23%** > commercial and industrial sector

Achievements

34.7% reduction in CO₂ emissions from 2005 to 2017

2 heat networks operate in the borough. **1,130 homes** are connected to these live decentralised energy networks (2020)

Policy 87 - A Zero Carbon Borough

Waltham Forest will minimise greenhouse gas emissions, reduce the borough's carbon footprint and maximise energy efficiency within developments by:

- A. Promoting low carbon energy generation and maximising the opportunity for renewable energy following the London Plan energy hierarchy;
- B. Ensuring all major development proposals are accompanied by a comprehensive energy assessment, and strongly encouraging all minor non-residential developments to prepare one;
- C. Ensuring all new development meets or exceeds the zero-carbon emissions target in line with the London Plan energy hierarchy;
- D. Ensuring residential development achieves a 10% reduction and non-residential development a 15% reduction below Part L of the Building Regulations (or equivalent updated Building Regulations) through energy efficiency measures alone;
- E. Ensuring energy masterplans are prepared for large scale development locations in accordance with the criteria set out in London Plan Policy SI3(B), which states that they should identify:
 - i. Major heat loads (including anchor heat loads, with particular reference to sites such as universities, hospitals and social housing);
 - ii. Heat loads from existing buildings that can be connected to future phases of a heat network;
 - iii. Major heat supply plants;
 - iv. Possible opportunities to utilise heat from waste;
 - v. Secondary heat sources;
 - vi. Opportunities for low temperature heat networks;
 - vii. Possible heating and cooling network routes;
 - viii. Opportunities for futureproofing utility infrastructure networks to minimise the impact from road networks;
 - ix. Infrastructure and land requirements for electricity and gas supplies;
 - x. Implementation options for delivering feasible projects, considering issues of procurement, funding and risk, and the role of the public sector; and
- F. All developments should achieve a minimum of 35% reduction below Part L on site, targeting zero carbon where possible. Carbon Offset Fund (COF) contributions will then be required for any shortfall in emissions reduction for major development

18.2 To align with London Plan targets, the transition towards zero carbon set out in our forthcoming Climate Change Strategy will be strongly supported. A clear carbon reduction target must be set to support this ambition and attention focused on delivering energy efficient development in accordance with the Mayor's energy hierarchy. This energy hierarchy aims to minimise demand and address supply and renewable energy provision. This will be the context for the use of smart technologies and low-carbon and renewable energy sources.

18.3 The preparation of energy assessments at the application stage will be required to demonstrate how climate change mitigation measures in major developments meet or preferably exceed the requirements of the London Plan's energy policies and energy hierarchy. Energy Assessments must follow the [Energy Assessment Guidance](#) as set by the GLA.

18.4 The Council will prepare energy masterplans for large scale development locations. Developers will be expected to take these masterplans as the starting point for their energy strategies, which should provide analysis of energy supply and demand as well as the potential to use low or lower carbon communal and district heating networks. The creation and expansion of district heating networks in priority areas will here be encouraged in line with the London Plan.

18.5 Carbon Offset Fund contributions will be expected from all major developments where carbon targets cannot be met on-site. This will fund carbon reduction projects within the borough and will help to offset the carbon impact of development. It is recognised that on-site reductions have a greater impact on reducing carbon emissions than contributions in lieu and therefore we would expect that all developments achieve a minimum of 35% on site carbon reduction.

Policy 88 - Decentralised Energy

New development will maximise its use of decentralised energy systems by:

A. Ensuring that:

- Developments of one or more units, or greater than 100m² that are located within 200m of an existing or committed future decentralised energy network; or
- Major developments located within 500m of an existing or committed future decentralised energy network install a communal heating system and connect to an existing network (where one exists) or install a communal heating system and 'future-proof' and make the development connection ready, to enable connection to a decentralised energy network in the future.

B. Where a developer does not propose to make a connection to an existing or planned network or where it does not make the development connection ready (where a network does not exist), it will need to be demonstrated to the Local Planning Authority's satisfaction that such a connection is not feasible or viable, in line with the GLA's latest [Energy Assessment Guidance](#)



18.6 The 2016 London Plan set a target to generate 25% of its heat and power through local decentralised energy systems by 2025 with proposals to further reduce carbon emissions through the use of zero or low-emission, decentralised energy where feasible. The adoption of decentralised energy systems increases heating efficiency and will help Waltham Forest decrease its carbon emissions. Developments will therefore be expected to install communal heating systems and connect to decentralised

energy networks where appropriate to provide a more sustainable source of heating and hot water in line with the London Plan.

Policy 89 - Sustainable Design and Construction

The sustainable delivery of development will be achieved by:

- A. Ensuring that the design, construction and operation of new development is informed by the latest London Plan and associated guidance that development proposals clearly demonstrate how sustainable design standards are integrated into the proposal;
- B. Ensuring that non-residential development greater than 100m² achieves a minimum of BREEAM 'very good' or equivalent standards, and encouraging major non-residential development to achieve 'excellent' or equivalent;
- C. Ensuring that residential development targets higher standards of sustainability including the Home Quality Mark and Passivhaus or equivalent;
- D. Ensuring that development of 1 or more units or greater than 100m² is designed with sustainable development principles to achieve stepped zero-carbon targets in line with the London Plan;
- E. Adopting sustainable construction and demolition methods including using sustainably sourced, re-used and recycled materials and where feasible demolished material from the development site;
- F. Controlling and monitoring dust, NO_x, PM₁₀ and PM_{2.5} emissions from development aligned with mitigation measures set out in Policy 89 Air Pollution;
- G. Requiring all built development to achieve at least a 35% on-site carbon reduction below Part L of the Building Regulations 2013 (or the latest version of the London Plan), targeting zero carbon where possible and offsetting the remainder;
- H. Maximising urban greening, blue and green infrastructure measures and incorporating 'living building' principles into new and existing developments and including measures to improve biodiversity;
- I. Minimising waste during the construction and operation phases of development inline with the Circular Economy Statement and Whole Lifecycle Carbon assessment required by the GLA to cover the whole lifecycle of the development on referable schemes;
- J. Providing a clear strategy for adequate waste and recycling storage and collection facilities; and
- K. Supporting the low-carbon retrofitting of existing buildings to reduce carbon emissions.

By aiming to exceed national standards (such as Building Regulations) and encouraging development that enhances the natural environment, this policy will further support low-carbon, sustainable development. Accordingly, all non-residential developments will be also expected to achieve BREEAM (Building Research Establishment Environmental Assessment Method) targets (a minimum of BREEAM 'very good'). The adoption of sustainable design principles, use of sustainable construction methods and building materials in addition to measures to increase resource efficiency will be supported. This will help to reduce greenhouse gas emissions, aid prevention of adverse environmental impacts, and help to ensure resilience to the impacts of climate change. Guidance as set out in the Mayor of London's 'The Control of Dust and Emissions During Construction and Demolition' Supplementary Planning Guidance (SPG) should also be followed.

18.7 If BREEAM, Home Quality Mark or the Sustainable Design and Construction Supplementary Planning Guidance is replaced or amended during the lifetime of the plan, the equivalent replacement requirements will be applied.

Policy 90 - Air Pollution

New development should mitigate any adverse air pollution impacts by:

- A. Ensuring development meets, and where possible improves upon, air quality neutral standards over its lifetime and does not contribute to a decrease in air quality during the construction or operation stage;
- B. Undertaking Air Quality Assessments (AQA's) for the following types of development:
 - i. All major developments, unless there is clear evidence that transport and building emissions will be less than the existing use;
 - ii. Development in areas of sub-standard air quality and changes of use which result in an introduction of sensitive receptors to areas of poor air quality;
 - iii. Development in close proximity to sensitive uses;
 - iv. Developments which involve significant demolition and construction;
- C. Ensuring development is air quality positive in air quality focus areas;
- D. Assessing existing air quality and avoiding locating sensitive uses in areas exposed to air pollution;
- E. Minimising exposure to air pollution through the considered positioning and design of new development, considering private, communal, public open space and child play spaces;
- F. Incorporating on-site measures to improve air quality, however where it can be demonstrated that on-site provision is impractical or inappropriate, off-site measures to improve local air quality may be acceptable, providing equivalent air quality benefits can be demonstrated; and
- G. Where major application proposals would not achieve the air quality neutral benchmark, the applicant will be expected to make a financial contribution as set out in Planning Obligations SPD

18.8 Air pollution has significant impacts on climate and human health. It is essential that exposure to atmospheric pollutants is minimised across the borough. Due to its high air pollution levels, Waltham Forest published an Air Quality Action Plan (2018) establishing plans to improve local air quality; a priority within the borough. Existing concentrations of nitrogen dioxide and particulates (PM2.5, PM10) are of considerable concern and pose a significant threat to human health; where they are most heavily concentrated along major roads and in areas of high motor vehicle activity.

18.9 Development that aims to improve upon air quality neutral standards will be strongly supported and larger scale developments in particular will be expected to be air quality positive in line with the London Plan. Innovative design solutions, urban greening and other mitigation strategies will also be encouraged to improve air quality in all developments. In accordance with the London Plan, air quality assessments will be required for major developments, developments associated with sensitive uses/receptors and where considerable demolition will occur.

18.10 Air quality assessments will also be required where there will be a significant increase in vehicular traffic and the use of more polluting technologies including the use of non-road mobile machinery (NRMM) in construction. This will help to identify any major sources of pollution, constraints placed on sites by poor air quality, suitable land uses for sites, and design strategies that could improve air quality. Direct exposure to air pollution will be minimised through intelligent design of new development, and the plan will support on/off-site measures where they clearly demonstrate the delivery of air quality improvements in line with the London Plan.

Policy 91 - Water Quality and Water Resources

New development should prevent any adverse impacts on water quality and water supply by:

- A. Ensuring new development that is seen to have the potential to cause adverse effects on water quality provides appropriate mitigation to alleviate risk;
- B. Ensuring developments include water efficiency measures including rainwater harvesting, greywater recycling and smart-metering;
- C. Ensuring residential schemes achieve a water efficiency target of 105 litres per person/day or less plus an allowance of 5 litres of water per person - per day for external water use, and non-residential developments including refurbishments target maximum water credits in BREEAM or equivalent;
- D. Ensuring that development proposals appropriately manage foul water and surface water connections and provide adequate wastewater infrastructure capacity;
- E. Work with infrastructure providers (Policy 75 Utilities Infrastructure) to Protect existing water and sewerage infrastructure and manage pressure on combined sewer networks; and
- F. Work inline with Thames Water, The Environment Agency and neighbouring boroughs to explore the mitigation of issues surrounding water supply and waste-water capacity caused by development.

18.11 Maintaining a high level of water supply and quality are critical within the borough, as are measures to improve water use efficiency. Climate change increases the likelihood of serious and prolonged droughts, owing to increasing temperatures and climatic variability. New development can lead to decreased water quality through pollution and put stress on the existing water supply and waste-water infrastructure. With water demand soon forecasted to exceed water supply, the borough needs to adapt to increasing water scarcity, especially during summer months and it must ensure the prevention of water pollution through new development. This policy aims to address both issues, and will support development that devises appropriate mitigation measures to protect water quality in line with the Thames River Basin Management Plan and Catchment Flood Management Plans.

18.12 In line with the London Plan, water efficiency measures will be supported to help maximise water supply and we will strongly encourage developers to meet water consumption targets of 105 litres plus an allowance of 5 litres per-person for external water use or less per day per person in residential developments. Water saving and reuse



fittings and appliances, alternative water sources and low water-consuming landscaping can all help to maximise water efficiency. Developers should follow best practice guidance as set out in the Mayor of London's 'Sustainable Design and Construction' SPG. In addition, non-residential development and refurbishments will be required to achieve maximum BREEAM water credits to help conserve water.

18.13 The mismanagement of sewer systems leads to significant contamination from foul water in the borough's open surface water. Careful management of this infrastructure is therefore critical, and we will ensure that new development proposals incorporate designs that prevent cross-contamination between foul and surface water as required in the London Plan. The sufficient provision of wastewater infrastructure capacity will also be essential in order to appropriately manage foul and wastewater, in addition to minimising the pressure placed on combined sewer networks. This will further reduce the risk of contamination and water pollution, which will lead to a more sustainable water supply and improved health.

Policy 92 - Contaminated Land

We will manage contaminated land and prevent the spread of contamination by:

- A. Ensuring that site investigation and desk-based research is undertaken in line with current guidance for new developments proposed on contaminated or potentially contaminated land, and remediation proposals are agreed to deal with any identified contamination;
- B. Ensuring new development addresses the impacts of contaminated land on on/off-site sensitive receptors through proportionate action(s) during the construction phase and during the operation phase where appropriate, over the entire lifetime of the development; and
- C. Requiring development that has the potential to contaminate land, or which is situated in close proximity to sensitive receptors to include mitigation measures to prevent any adverse impacts on people and the environment, and to monitor any impacts where appropriate.

18.14 Land that is seen to be affected by contamination will require thorough site visits and desk-based research, in addition to appropriate remediation strategies where new development is expected. In addition, this Local Plan will support developments which have proposed mitigation measures to reduce the impact of land contamination on people and the environment, whilst the impact of development on sensitive receptors will be also carefully managed.

Policy 93 - Managing Flood Risk

Flood risk will be managed by:

- A. Directing potentially vulnerable development away from high-risk flood areas unless there is clear evidence that specific flood-risk mitigation strategies can be implemented;
- B. Ensuring essential infrastructure and less vulnerable uses within flood zone 3a pass the exception test;
- C. Ensuring all development in flood zones 2 and 3 meet the sequential test;
- D. Consulting relevant neighbouring authorities at borough, district and county level when a development is proposed near the borough boundary;
- E. Requiring flood risk assessments to be undertaken where:
 - i. The development is situated in flood zone 2 or 3 including all minor development and change of use;
 - ii. The development is greater than 1 hectare (ha) in flood zone 1;
 - iii. The development is less than 1 hectare (ha) in flood zone 1, where this includes a change of use to a more vulnerable class and where the development may be affected by sources of flooding other than fluvial and surface water flooding;
 - iv. The development is situated in an area within flood zone 1 which has critical drainage issues;

- F. Requiring appropriate on and off-site flood mitigation strategies to decrease vulnerability;
- G. Requiring all developments to provide a detailed on-site surface water management and sustainable drainage strategy; and all developments including minor refurbishments and changes of use to integrate Sustainable Drainage Systems (SuDS), especially those situated within critical drainage areas;
- H. Ensuring that the creation or extension of basements would not increase the potential for groundwater flooding in the property itself or in surrounding areas and ensuring they include flood resilient and resistant techniques to reduce the impact of flooding;
- I. Ensuring all developments achieve greenfield runoff rates for off-site discharge rates through the use of SuDS following the drainage hierarchy in the new London Plan;
- J. Maximising the capacity of existing water storage areas and surface water facilities.
- K. Where net-zero run-off standards cannot be achieved, a planning obligation in the form of a commuted sum will be secured for off-site flood risk mitigation work where a flood alleviation project directly mitigates flood risk on-site.

18.15 Climate change is increasing the need to plan for heavy rainfall events and flooding. With a significant proportion of the borough lying within flood zones 2 and 3, flooding will be an increasingly prominent threat in the borough. The relocation of vulnerable development away from high flood-risk areas will be supported in line with the National Planning Policy Framework using the Environment Agency's catchment flood management plans and Waltham Forest's local flood risk management strategies. Flood risk assessments will also be undertaken where appropriate in accordance with the National Planning Policy Guidance and relevant planning practice guidance.

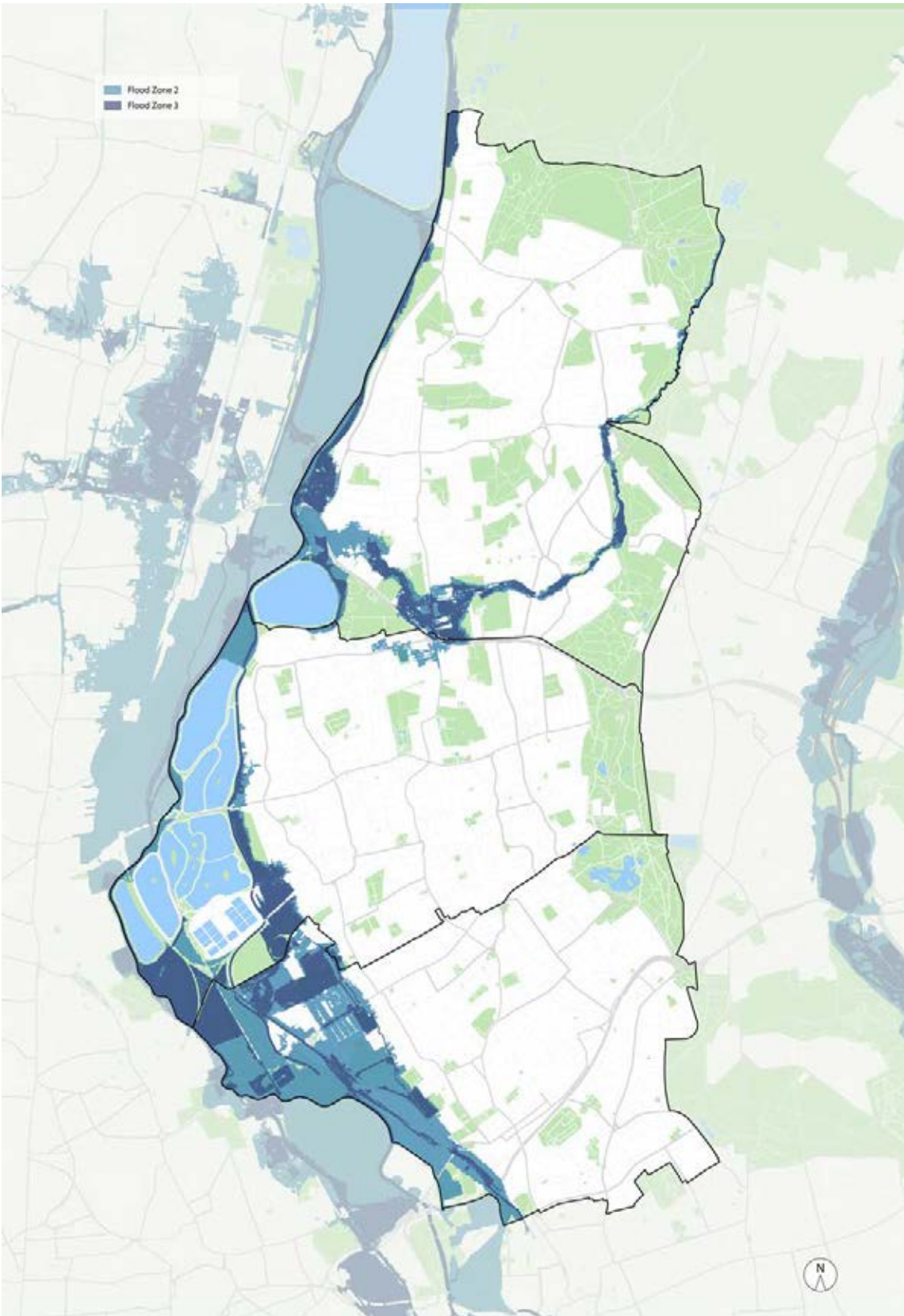


Figure 18.1

18.16 Surface Water runoff should be mitigated by the use of sustainable urban drainage systems (SuDs) which are calculated inline with runoff estimation methods set out in CIRIA C753, (The SuDs Manual), and the incorporation of recycling of grey water and utilisation of natural filtration methods where possible. Urban greening, landscaping and other mitigation strategies within this green and blue infrastructure approach (see Policy 84) will also be strongly encouraged in new and existing development to minimise the impacts of flooding from multiple sources (including surface water, groundwater and watercourses). Development will also be expected to follow the drainage hierarchy to ensure off-site discharge rates meet greenfield runoff rates, utilising SuDS in particular. Maximising water storage capacity will help to alleviate the intensity of flood events by providing a greater volume for rainfall attenuation; a key strategy to increase long-term resiliency across the borough.

Policy 94 - Overheating

To avoid exacerbation of the Urban Heat Island effect (UHI), improve micro-climate conditions, and provide thermally comfortable environments, overheating will be prevented by:

- A. Optimising the layout, orientation, materials, technology and design of new development to minimise any adverse impacts on internal and external temperature, reflection, overshadowing, micro-climate and wind movement;
- B. Ensuring major development proposals follow the cooling hierarchy in alignment with London Plan considering future climate change;
- C. Implementing adequate mitigation measures to minimise overheating including landscaping, tree planting and the use of blue-green infrastructure; and
- D. Ensuring all major developments undertake dynamic overheating assessments in line with CIBSE TM59 or equivalent.

18.17 Climate change will increase the severity and frequency of extreme heat events in the borough over the coming years. Where the Urban Heat Island will exacerbate these increased temperatures, Waltham Forest must seek to mitigate and adapt to increase its resiliency. This policy aims to address the issue of overheating, and this plan will support development that utilises sustainable design and construction principles to help reduce internal and external temperatures and improve human comfort.

18.18 To analyse their risk of overheating, new developments will be required to undertake overheating assessments in line with CIBSE guidance as set out in the GLA's 'guidance on preparing energy assessment guidance as part of planning applications'. Development proposals should also adopt the London Plan's cooling hierarchy to mitigate overheating and avoid reliance on air conditioning systems. This cooling hierarchy includes measures such as passive ventilation, active low-carbon cooling systems, mechanical ventilation, energy efficient design, high ceilings, shading and green infrastructure, which can all serve to reduce internal temperatures. To reinforce this, new development will also be expected to provide appropriate mitigation measures to address overheating, and the plan will strongly encourage the use of blue-green infrastructure and urban greening as sustainable cooling options for both internal and external environments.

19 Promoting Sustainable Waste Management

Strategic Objective

Waltham Forest builds its resilience through addressing sustainability, efficient waste management and the effects of climate change through all stages in the development process.

19.1 As the borough's population grows it is expected that more waste would be generated. Waste management refers to the activities required to manage waste from its generation to its final disposal. Waste is produced by everybody in everyday life in London and in Waltham Forest. This includes individuals, households, businesses and organisations.

19.2 Historically, waste management has involved the collection of waste and its subsequent transportation for disposal at landfill sites. These days, greater focus is placed on the environmental impacts of waste generation and the importance of using resources efficiently. Accordingly, there has been significant changes to waste management evident by the increasing opportunities for residents to separate waste prior to kerbside collections, efficient transportation of materials, use of advanced mechanical recycling facilities and even use of waste as a renewable energy source. The increased focus on the importance of management means that an appropriate network of waste management facilities must be planned for locally.

19.3 The seven North London Boroughs, as Waste Planning Authorities (WPA) are preparing a Waste Local Plan. This requirement comes from Article 28 of the European Union (EU) Waste Framework Directive, the National Waste Management Plan for England and the National Planning Policy for Waste (NPPW). The partnership project involves the London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, and Islington & Waltham Forest.

Policy 95 - Waste Management

Sustainable management of waste will be achieved by:

- A. Working in partnership with the North London Waste Authority (NLWA) and the North London Boroughs to meet the London Plan apportionment and recycling targets;
- B. Ensuring compliance with the policies set out in the adopted North London Waste Plan, in particular, to safeguard existing waste sites in Waltham Forest unless compensatory provision is made in the borough or sub-region which maximises waste capacity in line with the provisions of the North London Waste Plan.
- C. Promoting the prevention and reduction of waste produced in the Borough, increasing the reuse of materials wherever possible, and seeking to increase recycling and composting of waste;
- D. Ensuring that new development including change of use provides accessible, adequate and well-designed internal and external storage facilities for residual waste and recycling; and
- E. Ensuring that waste is minimised during construction of new developments, encouraging the use of sustainably sourced materials and requiring developments to make on-site provision for the recycling and re-use of construction and demolition waste.

19.4 This policy must be read in conjunction with other policies of the Plan including Policy 56: Delivering High-Quality Design, Policy 59 : Residential Amenity, Policy 66: Deliveries, Freight and Servicing) and Policy 89: Sustainable Design and Construction.

19.5 The London Plan projects how much Local Authority Collected Waste (LACW) and Commercial and Industrial Waste (C&I) is likely to be generated in the capital over the next 20 years and apportions an amount of these two waste streams to each borough. The North London Boroughs have pooled their apportionment to meet this collectively through existing sites and land allocated in the [North London Waste Plan](#).



19.6 The North London Waste Plan (NLWP) is currently at examination with modifications to be consulted upon in summer 2020. The plan identifies a range of suitable sites/areas to meet the north London boroughs' future waste management needs and thereby support increased self-sufficiency for London and better use of resources. It sets out a range of policies designed to support determination of planning applications for waste facilities as well as ensure a more general and sustainable approach to waste and resource management.

19.7 The NLWP plans for all principal waste streams including:

- Local Authority Collected Waste (LACW): Waste collected by a Local Authority, including household and trade waste;
- Commercial and Industrial (C&I): Waste produced by businesses and industry;

- Construction, Demolition & Excavation (CD&E): Waste generated as a result of delivering infrastructure projects, building, renovation and the maintenance of structures;
- Hazardous: A sub category of all waste streams where the material produced is hazardous and requires specialist treatment;
- Agricultural Waste: Waste produced by farming and forestry activity;
- Waste Water / Sewage Sludge: Waste produced from washing, cleaning and hygienic activities to create waste water and sewage effluents; and
- Low level radioactive waste (LLW): Waste associated with the undertaking of xrays and laboratory testing using low level radioactive substances.

19.8 As part of the North London Waste Authority, the Council will ensure that waste and refuse is dealt with sustainability and in alignment with the North London Waste Plan (NLWP) once it is adopted as well as during the interim period before its adoption. This plan will also ensure the protection and retention of existing waste sites as required in the London Plan.

19.9 The NLWP contains policies covering the following issues:

- Existing waste management sites;
- Locations for new waste management facilities;
- Windfall sites;
- Re-use & Recycling Centres
- Assessment criteria for waste management facilities and related development;
- Energy recovery and decentralised energy;
- Waste-Water Treatment Works and Sewage Plant; and
- Control of Inert Waste

19.10 Once adopted the NLWP will form part of the overarching planning framework used for the determination of planning applications relating to proposed or existing waste facilities in Waltham Forest and North London generally.

19.11 The Council is committed to moving the management of waste up the 'waste hierarchy', reducing the amount of waste produced and increasing the reuse, recycling and composting, and converting waste to energy, with waste disposal only as a last resort.

Provision of Waste Facilities in New Developments

19.12 The Council has published separate guidance for developers on the provision of waste and recycling facilities in new developments ([Waltham Forest Waste and Recycling Guidance for Developers](#)) This sets out operational requirements and standards expected relating to the provision of external waste storage areas/spaces for dry recycling, food waste recycling and measures to enable safe, regular and easy refuse collections and to alleviate traffic congestion.

19.13 The Council expects that due regard will be paid to the Mayor's Circular Economy Guidance in all new developments.

Implementation

19.14 The main tools the Council has in delivering the policies in this section of the Plan are through :

- the planning application process
- ongoing work with the North London Waste Plan partner boroughs.

20 Delivering the Plan

20.1 This section provides an overview of the ways in which the Council will deliver and monitor the delivery of this Local Plan, including its Vision, Strategic Objectives and Policies, including how the Council will:

- Take forward and implement the overall spatial strategy and area based policies as set out;
- Make use, where appropriate, of the Council's planning powers and tools to support the delivery of sites allocated in the plan;
- Make use of Planning Obligations and the Community Infrastructure Levy (CIL) to mitigate development impacts and fund essential infrastructure;
- Take account of development viability, risk and contingency;
- Monitor the progress and success of the plan;
- If required, trigger a review of the plan.

Implementation

20.2 The Local Plan sets out how the borough will develop over the plan period to 2035, including the planning policies and proposals that will help our vision become reality.

20.3 The development management process will be key in the way which the Local Plan will be implemented. Both the overall spatial strategy and the detailed policies of the Local Plan will provide the starting point for the determination of planning applications, together with the National Planning Policy Framework (NPPF), the London Plan and any other relevant Supplementary Planning Documents (SPD's), Neighbourhood Plans or other material considerations where relevant.

20.4 The Local Plan therefore has an important role to play in influencing and providing a positive framework for planning and investment decisions, however, policies in isolation will not be sufficient to deliver this plan – it is important that there are tools in place to help the borough, its stakeholders and investment partners to implement these and to ensure the successful delivery of the overall spatial vision for the Waltham Forest.

20.5 The Council has a key place-shaping role to play and will make use of all appropriate mechanisms and assets, including:

- Producing more detailed guidance in the form of Supplementary Planning Documents (SPD's), Development Plan Documents (DPD's), masterplans or planning briefs to support community, landowners or developers with specific area based regeneration and delivery, particularly where new development opportunities arise over the life-time of the plan;
- Proactive coordination of the borough's statutory and non-statutory functions, including (but not limited to) as Local Planning Authority, Education Authority, Local Highways Authority, Lead Local Flood Authority, Public Health Commissioner, supported by other key departments including Parks and Open Space, Community Safety, Air Quality and Design and Conservation, amongst others;

- Facilitating access to government grants as they arise, European funding and prudential borrowing;
- Strategically prioritised investment of the Council's Community Infrastructure Levy (CIL) and Carbon Offset Fund (COF);
- Effective and efficient use of Section 106 Agreements to secure affordable housing provision and mitigate the impacts of development at the local level, such as impacts on Air Quality;
- Working in partnership with other statutory delivery agencies (e.g The Greater London Authority, Transport for London (TfL), Waltham Forest Clinical Commissioning Group (CCG), Utility companies including water, electric and gas, the Environment Agency, Natural England, Sport England etc) to ensure that essential infrastructure is provided;
- Working in a positive spirit of partnership with landowners and developers and other private sector organisations including Business Improvement Districts, Trader Associations and other business networks to secure deliverable development proposals and investments;
- Engaging with education and skills providers and other organisations to support skills and training initiative in the Borough;
- Use of funding and incentives available through opportunities like Housing Zones and Enterprise Zones;
- Efficient and effective application of Development Management, Enforcement and other regulatory functions;
- Use of the Council's Compulsory Purchase powers to assist with site assembly challenges where appropriate;
- Support for locally driven aspirations including Neighbourhood Planning, Assets of Community Value (ACV) and other local initiatives;
- Use of other funding sources and mechanisms such as Housing Infrastructure Fund, Good Growth Fund, New Homes Bonus, Business Rates Retention, National Heritage Lottery Fund, development incentives and other incentives as and when they arise;
- Proactive use of the Council's assets to facilitate and assist delivery.

20.6 In addition to the planning framework, the Council will progress the delivery and implementation of supporting regeneration delivery plans for various strategic growth areas and town centres.

20.7 Local and National Funding

20.8 One of the fundamental requirements for the successful delivery of this Local Plan will be the ability to leverage investment in key infrastructure to enable and support sustainable growth and development. There is a wide and continually evolving range of funding options that can be utilised to support growth, infrastructure delivery and environmental improvements. These include opportunities such as:

- The Housing and Infrastructure Fund (HIF)
- The Mayor of London's Good Growth Fund
- Heritage Lottery Funding (HLF)
- GLA Green Capital Grants
- Housing Zone funding, such as that secured for Blackhorse Lane

20.9 With regard to improvements in transport infrastructure, funding opportunities include:

- Local Implementation Plan (LIP)/Streetspace funding
- Transport for London (TfL) Growth Fund
- TfL Step Free Programme
- TfL Liveable Neighbourhoods fund
- Department for Transport (DfT) Access for All Programme
- Low Emissions Neighbourhood funding

Planning Obligations and Developer Contributions

20.10 Development proposals will be expected to provide or make a contribution toward the cost of providing what is necessary to support the new development. Developer contributions are an important element towards meeting the cost of funding infrastructure and facilitating sustainable growth.

Planning Obligations

20.11 Planning Obligations, also known as Section 106 Agreements (Section 106 of the Town and Country Planning Act 1990 (as amended)) are binding legal agreements made between Local Authorities and developers and can be attached to a planning permission to make development proposals acceptable which would otherwise be unacceptable in planning terms. The land itself, rather than the person or organisation that develops the land, is bound by a Section 106 Agreement, something any future landowner will need to take into account.

20.12 Planning Obligations are used for three principal purposes:

- **Prescribe** the nature of development e.g requiring a given proportion of housing is affordable;
- **Compensate** for the loss or damage arising from a development e.g loss of employment or open space
- **Mitigate** a developments impact e.g through increased public transport provision

20.13 Planning Obligations will be requested in accordance with Regulation 122 of the CIL Regulations 2010 (as amended) (or any successor regulations). Planning Obligations must be:

- i. Necessary to make the development acceptable in planning terms;
- ii. Directly related to the development; and
- iii. Fairly and reasonable related in scale and kind to the development.

20.14 Where alterations or improvements to the public highway are required as part of a development proposal, developers will be required to enter into a Section 278 agreement (Section 278 of the Highway Act 1980).

20.15 For cases where a highway scheme requires developers to offer up land within their control for adoption as public highway, a developer may complete the construction of a road and then offer it to the Highway Authority under Section 37 of the Highways Act 1980, however

Section 38 is more desirable due to the fact that the Council has no power to insist that the road is constructed to an adoptable standard, or that it will then be offered up for adoption. However, if a Section 38 agreement is made before construction starts the Council can ensure that it is built to the appropriate standard, including being lit and drained.

Community Infrastructure Levy (CIL)

20.16 The Community Infrastructure Levy came into force in April 2010 and allows authorities to raise funds from new development in their area. The CIL is payable based on the type and use of the floor space proposed and provides a standardised method for calculating contributions.

20.17 CIL must be spent on infrastructure, as defined by the Planning Act 2008; roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces. This is broadly the definition of types of infrastructure the Local Plan makes provision for, as set out in detail in the Infrastructure Delivery Plan (IDP).

20.18 The borough adopted CIL in May 2014. CIL receipts contribute towards strategic infrastructure to support the overall development, growth and regeneration of Waltham Forest. From December 2020, Councils are required to publish an Annual Infrastructure Funding Statement (IFS) which provides an overview of S.106 and CIL for the previous year (collection and spend) and an overview of the infrastructure priorities and projects or types of projects that the Council intends to fund by CIL (this replaces the previous requirement to publish a 'Regulation 123 List'). The IFS also requires the creation of a strategic priority programme list of projects. This will be fulfilled through regular engagement with stakeholders and updating of the Councils Infrastructure Delivery Plan.

20.19 Developments will not be double charged for Infrastructure via both CIL and planning obligations. Planning obligations will continue to play an important role in making individual development acceptable in planning terms. Affordable housing will continue to be delivered through planning obligations rather than by CIL. The Council will also continue to pool contributions for measures that cannot be funded through CIL e.g non-infrastructure items such as contributions towards Employment and skills provision.

20.20 It should be noted that at the time of writing, Government is consulting on proposals through the White Paper to merge the existing Community Infrastructure Levy (CIL) and Section.106 Planning Obligations to create a new 'Infrastructure Levy', with any payments due under the new system linked to the final value of a development. The Council is committed to securing maximum investment leverage in the boroughs infrastructure and will work proactively with regard to any future successor regulations as enacted by Parliament throughout the lifespan of the plan.

Policy 96 - Infrastructure and Developer Contributions

The Local Planning Authority will support development proposals that provide adequate contributions towards:

- A. Measures to directly mitigate its impact and make it acceptable in planning terms
- B. Physical, social and community, green and transport infrastructure to meet the needs associated with the development.
- C. Development proposals will be required to test the quality and capacity of existing infrastructure, in partnership with the Council and other infrastructure and service delivery stakeholders as necessary, and make contributions to support the timely provision of improvements and/or additional capacity.
- D. Infrastructure provision or enhancements should be provided on-site as an integral part of a development wherever possible and appropriate.
- E. Where on-site provision is not possible or not the most appropriate means by which to secure the timely and most efficient delivery of such enhancements or provision, planning obligations will be required to secure a financial contributions to meet the reasonable costs of provision to support the development or offset its impact.
- F. Where a contribution towards other infrastructure improvements or provision is required and it is both reasonable and viable, this will be achieved through planning obligations, planning conditions and/or the Community Infrastructure Levy.

Planning Obligations

- G. Planning Obligations will be sought in line with Regulation 122 of the Community Infrastructure Levy Regulation 2010 (as amended) or successor regulations and guidance.
- H. The Council will also require pooled contributions for measures that cannot be funded through CIL, as set out in the Council's Planning Obligations Supplementary Planning Document (SPD).
- I. Development proposals that do not suitably mitigate their impacts will not be supported.

Community Infrastructure Levy (CIL)

- J. All development proposals will be liable to pay the Community Infrastructure Levy (CIL) in accordance with the Borough's Adopted CIL Charging Schedule
- K. All development proposals will be required to pay the Mayoral Community Infrastructure Levy (MCIL) in accordance with the Mayor of London's Adopted MCIL Charging Schedule.

Planning Conditions

20.21 Where appropriate, rather than refuse a planning application, the Local Planning Authority may grant permission subject to conditions. Such conditions will normally be in relation to:

- Details that need to be confirmed before the permission can be implemented, known as pre-commencement conditions e.g approval of materials to be used;
- Restrictions on the work needed to implement the permission e.g the hours in which vehicles can access the construction site;
- Restrictions on the use or operation of the development once complete e.g any subsequent change of use.

20.22 The Local Planning Authority is required to give reasons for the conditions when a decision is issued. The Local Planning Authority encourages applicants to undertake early consultation with officers prior to the application being submitted as it may be possible to broadly agree the nature of conditions that officers, or the planning committee are likely to impose.

20.23 If an applicant wishes to contest the imposition of a planning condition, they can appeal to the Secretary of State. In addition, Section 73 of the Town and Country Planning Act 1990 'determination of applications to develop land without conditions previously attached' permits applications to remove planning conditions or to vary planning conditions following the grant of planning permission.

Infrastructure Delivery Plan

20.24 The Local Plan will be supported by an updated Infrastructure Delivery Plan (IDP). The purpose of the IDP is to set out:

- What infrastructure is required to support growth;
- Where it is required;
- When it is required;
- How much it costs;
- How it is to be funded; and
- Who is responsible for its delivery

20.25 The Borough wide IDP will also be supplemented by Site Delivery Plans, where necessary. The IDP and any supporting infrastructure delivery analysis should be considered a 'live document' and will be updated regularly to ensure progress is measured and ensure funding, initiatives and actions are targeted.

Viability and Contingency

20.26 The Council and its stakeholders recognise that the housing and commercial property markets are inherently cyclical and that this plan has been prepared at a time when the market has experienced a period of sustained economic and value growth, albeit with a decreasing level of confidence and certainty in the wider London and national economy arising from the referendum on the UK's membership of the European Union.

20.27 Following the outcomes of this consultation and endorsement of the overall spatial strategy and policy direction, the Borough will undertake a comprehensive Economic Viability Study to assess the cumulative impact of the proposed planning policies and requirements, in line with the requirements of the National Planning Policy Framework (NPPF) and the Local Housing Delivery Group guidance 'Viability Testing Local Plans'. In order for this plan and the policies therein to be found sound, it must be demonstrated that the policies and planning requirements as set out in the plan do not undermine the overall deliverability of the Plan. This will include sensitivity testing both with regard to the wider market uncertainty as well as the flexibility of the proposed policies.

Risk and Contingencies

20.28 The Council will strive to ensure the comprehensive delivery of the Strategic Vision and Objectives of the Local Plan and the policies contained within it. Presently, the Council has no reason to believe that the plan will not be implemented in full. However, the Council accepts that there could be circumstances where development fails to come forward for a number of reasons, whether that be delivery challenges on a site by site basis or due to a more general slowdown in the market and its ability to deliver viable development and regeneration – some of which is beyond the control of the Council. Where the Council is able to use its powers and influence to enable or support delivery of the Local Plan, it will proactively consider the case for doing so.

20.29 The Local Plan includes a Monitoring Strategy which will be reported on through the Authority Monitoring Report (AMR). The outcome of the monitoring process will inform whether or not the Local Plan should be reviewed. At this stage, two primary areas of risk have been identified:

- Insufficient sites coming forward for housing and/or employment development due to difficulties in land assembly and development viability, the consequence of which being that housing and employment delivery fall behind the projected trajectory and the Borough fails or is likely to fail to meet its Objectively Assessed Needs for housing and employment.
- Infrastructure delivery, either in the form of on-site delivery or financial contributions to support off-site, is insufficient to deliver the provision of critical infrastructure, without which, development cannot proceed.

20.30 In addition to annual performance monitoring through the AMR, at the end of 5 years after the adoption of the Local Plan, the Council in conjunction with its stakeholders will undertake a comprehensive analysis of the cumulative housing, employment and infrastructure delivery to date in the Borough. If delivery is lagging significantly behind the projected

cumulative target for the period or delivery is not being supported or guided by the policies of the plan, the Council will undertake a review of the Local Plan and its implementation mechanisms to create a conducive environment for key sites to come forward for delivery.

Monitoring Strategy and the Authority Monitoring Report

20.31 The Local Plan sets out how the Borough will develop over the plan period to 2033, identifying where the homes, jobs, services and infrastructure will be delivered and the type of distinctive places and environments that we want to see created.

20.32 Monitoring allows us to understand whether policies have worked as intended. It enables decisions to be taken that are well-informed and grounded in an understanding of the effectiveness of policy based on evidence.

20.33 Monitoring the impact of the plan is crucial to the successful delivery of our current plan and to inform the development of any future development plan for the Borough. Statutorily, under Section 113 of the Localism Act 2011 and Section 35 of the Planning and Compulsory Purchase Act 2004, each year the Council must produce reports which assess the implementation of the Waltham Forest Local Plan and the extent to which its policies and targets are being achieved.

20.34 Appendix 5 'Monitoring Indicators and Targets' sets out the performance indicators and targets by which the progress of this plan will be monitored. In monitoring outcomes, a proactive approach will be used. Where necessary, new indicators will be created, and obsolete indicators will be deleted or amended to meet changing circumstances in the way data is collated.

20.35 Some of the indicators that have been included will be influenced by many factors and not just the Local Plan, but they still provide a useful way of monitoring the overall outcomes that the document is seeking to help the Borough achieve. For some policies, quantitative indicators will not be appropriate, and the main focus will be on monitoring whether there have been any significant challenges with implementing the policies through the development management process, for example because of a change in circumstances. For other policies, it will be important to monitor key projects that will help deliver those policies, not all of which will be specifically mentioned in the Local Plan. It will also be important to monitor the wider policy context, to ensure the Local Plan remains consistent and in conformity to the London Plan, National policy and other key plans and strategies which influence growth and development in the Borough.

20.36 If, as a result of monitoring, issues are identified in terms of a policy not achieving its intended outcome, or key policy and delivery targets are not being met, this may give rise to or trigger a review of the Local Plan and the policies contained therein (see Policy 97).

Managing Supply of Housing Land

20.37 Appendix 5 'Monitoring Indicators and Targets' of this Local Plan sets out further details for monitoring delivery of the Borough's housing requirement. As this plan proposes a stepped housing trajectory, the housing land supply position will be calculated with reference to the proposed requirements for each year. The position will be confirmed by an annual statement in the AMR.

Managing a Supply of Housing and the Housing Delivery Test (HDT)

20.38 The HDT compares the net homes delivered over the preceding three years to the homes that should have built over the same period. Full details of the methodology are set out in the HDT Measurement Rule Book ⁽⁵⁶⁾.

20.39 The outcome of the HDT is published annually by Government in November, and if delivery falls below 95% of the requirement, Local Authorities are expected to produce a Housing Delivery Test Action Plan by April. The position in the previous test and the expected outcome of the forthcoming test will be set out in the AMR.

Reviewing the Local Plan

20.40 As required by the National Planning Policy Framework and Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Local Planning Authority will initiate a full review of the plan within 5 years of adoption. The purpose of the review is to ensure the Borough's development frameworks takes account of changing circumstances affecting the area, or any relevant changes in national planning or plan making policy. Relevant strategic policies will need updating at least once every five years if the Boroughs local housing need figure has changed significantly or is expected to change significantly in the near future.

20.41 As part of the overall Monitoring Strategy, the Council will monitor progress towards the achievement of key growth targets as set out in Policy 101. Monitoring is required to ensure that the policies set out in the plan are relevant and effective. Regular monitoring will include analysis of delivery data and trends, take account of changes in legislation at the sub-regional and national level and reviewing the plans supporting evidence base where necessary. Monitoring progress against targets also provides a basis to trigger a whole or partial review of the plan, policies, strategies or actions to reflect changing circumstances.

56 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

Policy 97 - Monitoring Growth Targets

The Council will monitor progress towards the achievement of the key targets for growth (housing, including affordable housing, employment space and retail) annually as part of the Council Authority Monitoring Report (AMR). In the event that delivery falls significantly behind that which is required to achieve these targets, the Council will trigger a full or partial review of the plan in order to address the reason/s for under-delivery.

Key indicators that would trigger a full or partial review are:

- A failure to demonstrate a 5-year housing land supply in any monitoring year with the following 2 monitoring years indicating no recovery in the position;
- Housing completions fall more than 15% beneath the targets in the housing trajectory over any rolling 3-year period;
- The delivery of employment space falls more than 20% beneath the target over any rolling 3-year period;
- An inadequate supply of employment sites/opportunities to meet the targets set in the plan;
- The delivery of retail space falls more than 20% beneath target over a rolling 3-year period;
- An inadequate supply of retail sites/opportunities to meet the targets set in the plan.

Appendix 1 Parking Standards

Cycle Parking Standards

1.1 The London Borough of Waltham Forest (LBWF) is proud of its commitment to ensuring everyone in the borough can choose to walk and cycle. In recent years LBWF has successfully encouraged modal shift to sustainable transport, working with developers to make the most of opportunities to meet London-wide targets for walking, cycling and public transport use. A significant way of facilitating a modal shift to cycling is by providing appropriate levels of cycle parking which are fit for purpose, secure and well-located. Appropriate levels of cycle parking should accommodate current existing demand and also future growth in cycle use. New developments or developments undergoing a change in use should provide cycle parking in accordance with LBWF's minimum standards set out in Table 1, and should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards.

1.2 *Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. -*

1.3 Draft London Plan

1.4 LBWF Objective 1.6 - *Every resident and visitor has somewhere to keep their cycle: To complement the borough-wide cycle network, the Council seeks to deliver fit for purpose, accessible and secure cycle parking for all people who live and work in the borough, located at all destinations across the borough, including residential streets, stations, town centres and shopping areas, and new developments. -*

1.5 London Borough Waltham Forest LIP3

LBWF Minimum Standards

1.6 All cycle parking standards are minimum standards and relate to Gross Floor Area, unless otherwise indicated. LCDS states: The right amount of cycle parking for a site or area would be at a level that: Meets existing baseline demand; Meets the potential demand generated by the existing and proposed land uses in the area; Ensures there further is allowance for spare capacity (ideally, at least 20 per cent).

1.7 In the standards, a "space" refers to a space for one cycle. For example, a 'Sheffield' type stand can accommodate two bicycles and at least 1.4 square metres must be provided per stand; so if the standards for a particular development requires 200 spaces, and Sheffield Stands are considered the appropriate type of cycle parking, then a minimum of 100 Sheffield Stands must be installed utilising 140 square metres. Further information about other types, as well as locations, of cycle parking is provided towards the end of this section.

1.8 Flexibility may be applied to applications where it can be demonstrated that strict adherence to the standards for a multi-purpose site will result in a duplication of provision.

1.9 Development proposals for land uses not covered in the standards will be considered on a case by case basis, with the presumption that all new developments should provide for high levels of cycle parking. Existing developments which have too little or no cycle parking are encouraged to meet these standards, both to help meet the ambitions of the borough, supporting continued modal shift to sustainable transport, and as a selling point.

1.10 The London Plan outlines standards, which differ between Inner and Outer London boroughs, however Local Authorities are encouraged to adopt higher minimum standards for areas where there is high or opportunity for increasing cycling mode share, such as LBWF’s Mini Holland. The minimum standards for short-stay (for visitor / customer) cycle parking for Class A Uses and long stay cycle parking (for employees) for office use in the boroughs identified on Figure 10.2 are thus set at twice the level as elsewhere – though the Mayor will support other boroughs adopting these higher standards for defined areas through their Development Plan documents (such as existing Mini-Hollands, and Liveable Neighbourhoods or Opportunity Areas). LBWF minimum standards are therefore set ambitiously for the entire borough across Use Classes.

1.11 Use of cycle parking should be monitored and if demand appears to be exceeding supply provision should be increased, as part of a travel plan where appropriate. The travel plan should also outline the behavior change strategy for increasing use of cycle parking provision, particularly in car dominated areas.

1.12 Reference to staff in the standards below means the peak number of staff expected to be on-site at any one time.

Table 1: Minimum Standards

Use Class	Description	Suggested Cycle Parking Standards (2020)	
		Long Stay	Short Stay
RETAIL AND SERVICES			
A1 Shops (including retail warehouses)	Food Retail	From a threshold of 100 sqm: 1 space per 175 sqm gross external area (GEA)	From a threshold of 100 sqm: Mini Holland areas: First 750 sqm: 1 space per 20 sqm; thereafter: 1 space per 150 sqm (GEA) Rest of borough: first 750 sqm: 1 space per 40 sqm; thereafter: 1 space per 300 sqm (GEA)

	Non-food Retail	From a threshold of 100 sqm: first 1000 sqm: 1 space per 250 sqm thereafter: 1 space per 1000 sqm	From a threshold of 100 sqm: first 1000 sqm: 1 space per 125 sqm thereafter: 1 space per 1000 sqm
A2 Financial and professional	Offices (business and professional)	From a threshold of 100 sqm: 1 space per 175 sqm	From a threshold of 100 sqm: Mini Holland areas: 1 space per 20 sqm (GEA) Rest of borough: 1 space per 40 sqm (GEA)
A3 Food and drink			
A4	Public houses and wine bars		
A5	Takeaways		
SG	Taxi/mini cab offices	No standard. To be considered individually.	
BUSINESS			
B1 (a)	Offices	1 space per 50m2	1 space per 500 sqm for visitors with minimum 2 spaces
B1 (b), B1 (c)	Research and development, light industry		
B2 and B8	General industry Storage and Distribution	B2: 1 space per 75m2 B8: 1 space per 250m2	1 space per 1000 sqm
RESIDENTIAL			
C3	Flats and houses	1 space per studio; 1.5 spaces per 1 bedroom unit; 2 spaces per 2 bedrooms unit; 3 spaces per all other dwellings	1 space per 40 units for visitors with minimum 2 spaces
OTHER RESIDENTIAL			
SG	Hostels	1 space per 2 resident bedspaces	1 space per 20 bedspaces with minimum 2 spaces
SG	Houses in multiple occupation (HMOs)	1 space per habitable room	
C1	Hotels (20 beds and over) and motels	2 spaces per 3 staff	1 space per 10 bedrooms

C1	Guest houses and small hotels (less than 20 rooms)	1 space per 3 staff	1 space per 3 bedrooms
C2	Boarding schools/and residential colleges	1 space per student	
	Student halls of residence	1 space per student	1 space per 10 bedspaces for visitors
C2	Children’s homes, retirement and nursing homes	1 space per 2 staff	1 space per 20 bedrooms
C3	Sheltered housing	1 space per 2 staff	1 space per 4 units
EDUCATION AND HEALTH			
C2	Hospitals	2 spaces per three staff	1 space per three bedspaces
D1	Day centres	1 space per 2 staff	1 space per 100 sqm
D1	Adult training centres (Universities and Colleges in draft London Plan)	2 space per 3 FTE staff + 1 space per 10 FTE students	1 space per 7 FTE students
D1	Higher/further education establishments (vocational and academic) / (Secondary schools / sixth form colleges in draft London Plan)	1 space per 4 staff plus 1 space per 3 peak time students	1 space per 100 students
D1	Pre-school, play and nursery provision	1 space per 8 FTE staff + 1 space per 8 students	1 space per 8 FTE staff + 1 space per 8 students
D1	Schools (day): Nursery, Primary,Secondary, Special	1 space per 4 staff plus 1 space per 4 students	1 space per 100 students
D1	Medical (and other health) clinics, including dental and veterinary	1 space per 2 staff	1 space per 3 staff with a minimum of 2 spaces
LEISURE			

D1	Places of worship	1 space per 4 staff	1 space per 10 staff for visitors
D1	Community centres		
D2	Cinemas		1 space per 5 seats
D2	Sports facilities with or without a licensed club house	1 space per 3 staff	1 space per 3 peak time visitors
D2	Swimming pools		
Sui Generis	Theatres	1 space per 4 staff	1 space per 5 seats
Sui Generis	Nightclubs	To be considered individually.	
TRANSPORT			
	Train stations	To be considered on a case by case basis through liaison with TfL. The level of provision should take into account the type and location of the station, current and future rail and cycle demand and the potential for journey stages to and from the station to be made by cycle. A Future growth, though a step-change in provision is expected, especially at termini, in order to meet the Mayor's mode share target.	To be considered on a case by case basis through liaison with TfL. The level of provision should take into account the type and location of the station, current and future rail and cycle demand and the potential for journey stages to and from the station to be made by cycle. A Future growth, though a step-change in provision is expected, especially at termini, in order to meet the Mayor's mode share target.
	Bus stations		To be considered on a case-by-case basis through liaison with TfL.

Table 1.1

Types and Location of Cycle Parking Provision

1.13 There is a wide range of cycle parking racks available, and the Council does not wish to be too prescriptive. However, ‘butterfly’ type racks, or concrete blocks, which simply grip one or both wheels and do not allow the frame to be locked, are inadequate from a practical and security point of view and will not be acceptable. Vertical racks pose a safety hazard and are inaccessible for many users, so these will not be acceptable.

1.14 For short-term parking (e.g. outside shops, services etc.) the preferred type is the ‘Sheffield’ stand or a variation of it, which supports the bicycle and allows the frame and both wheels to be locked to a fixed bar. Such racks/stands should be securely fixed to the ground.

For longer term cycle parking, and where security is a particular issue, a range of cycle lockers, sheds and shelters are available which offer a greater level of security. Two-tier stands, while space efficient, are not suitable for all users and all types of cycle. They should therefore be used in conjunction with other types of stand, with signposting to more accessible stands as necessary. Guidance on the spacing of different types of cycle parking can be found in the London Cycling Design Standards.

1.15 Sheffield stands, Two-tier racks and secure lockers should be used in longer term parking according to the following ratios and should be spread equitably across all blocks within a development:

Two-tier: Maximum 65%
Sheffield Stands: Minimum 30%
Secure lockers: Recommended 2%
Cargo Bike: Minimum 5%

Table 1.2

1.16 Cycle parking should be located as close as possible to the main entrance(s) to the building it serves without obstructing pedestrians, and easily accessible from the highway/site entrance, by dropped kerb where necessary. Cycle parking should be clearly signed, in a prominent position visible from the building and/or security lodge, well-lit and covered by natural surveillance or CCTV. Cycle parking should ideally be under cover, particularly that used for longer periods such as school/college/workplace and station parking.

1.17 All cycle parking is required to support safe movement between cycles, pedestrians and motor vehicles. In a street environment, cycle stands should be located in space taken from the carriageway wherever possible, inset or with island protection as necessary. This requires a Traffic Order and needs careful planning and consultation in relation to potential loss of car parking or carriageway space, but it is the best way to avoid taking up footway space and creating conditions that require mitigation for visually impaired people. It can work well in streets where access is closed or restricted for motorised vehicles (<http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf>).

1.18 For new build developments, cycle parking should be incorporated into the design of the building from the outset and not be seen as an 'add-on' at the end. New developments must overcome the barriers to cycling for their prospective residents and for visitors wherever possible. Good quality cycle parking will attract new buyers, occupiers and customers.

1.19 For residential purposes, cycle parking should be within an accessible, covered and lockable enclosure. Ideally a proportion of cycle parking should include secure lockers as a preventative measure against cycle thefts. For individual houses cycle parking could be in the form of a shed or garage. For flats or student accommodation either individual lockers or cycle stands within a lockable, covered enclosure are required. The cycle parking should be easily accessible and convenient to use.

1.20 In large developments, the cycle parking facility should be covered. Sheffield stands are usually fit for purpose for this use. Where cycle parking for staff and visitors is mentioned, the long-stay parking for staff should ideally be separate and in a more secure and covered location than that for visitors.

1.21 In addition, employers and educational establishments are encouraged to provide showers, lockers, changing and drying room facilities for long-stay cycle users, and any other appropriate support to encourage employees/students to cycle to work.

1.22 Details on the design and spacing of cycle parking can be found in Transport for London's London Cycling Design Standards, at: <http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf>.

1.23 Further details on cycle parking standards, design and requirements will be included in the Council's forthcoming Sustainable Transport SPD.

Car Parking Standards

1.24 The car parking standards set out below support the Council's aspirations to significantly reduce the levels of private car travel within the borough and deliver health and environmental benefits for residents and visitors. The standards are intended to assist in achieving:

- The London Mayor's Transport Strategy target of 80% of trips being made by sustainable modes (walking, cycling and public transport) in London by 2041.
- The targets set in the Local Implementation Plan 3, approved by the Mayor in April 2019, to reduce levels of car use and ownership in Waltham Forest by 12% by 2041, while increasing levels of walking, cycling and public transport by 55%.
- The reduction in CO2 emissions required following the declaration in February 2019 of a Climate Emergency within Waltham Forest.

1.25 The standards set out below define the maximum requirements and apply to car parking for residents, staff and visitors (including operational parking). As a general principle, the Council will seek to encourage parking provision below the maximum figures stated in the tables below. In determining appropriate provision, the Council will take into consideration relevant local factors including access to opportunities and services, access to public transport, car clubs, design and location. The following parking standards should be read in conjunction with preferred policy 72 Managing Vehicle Travel Traffic (Parking).

1.26 In terms of residential development, all planning applications in the borough will potentially be subject to 'Car Free' or 'Car Capped' legal agreements. Residents of such developments will not be permitted to purchase parking permits for any Controlled Parking Zone (CPZ) in the local area.

1.27 In locations where a CPZ already exists in the local area, a car free or car capped condition will be attached to the planning consent for all residential schemes, preventing the occupiers from obtaining parking permits.

1.28 In locations where no CPZ is in place at the time of planning consent, residents in the immediate vicinity of the consented development will be given the opportunity to decide whether a CPZ should be introduced prior to occupation of the development.

1.29 The boundary of the area to be subject to such consultation will be set taking account of the local geography but it will not extend to a distance exceeding 200 metres from the red line boundary of the site.

1.30 Should a 51% majority of the residents responding to the consultation indicate the preference for a CPZ, this will be implemented prior to occupation of the development. The car free or car capped condition will then be confirmed, and the new occupiers will not be able to obtain parking permits. If the residents vote not to introduce a CPZ, then no car free or car capped restriction will be imposed.

Clarification of Terms

1.31 Floor space definition: The reference to floor space in all cases is to the gross floor area (i.e. including the thickness of external walls).

1.32 Multiple land uses: Where several land uses are included within a scheme, the parking requirement is calculated separately for each use. However, dual use of parking facilities will be encouraged where possible (see below for dual use).

1.33 Ancillary floor space (e.g. canteen space within a factory): is subject to the standard for the main use.

1.34 Absence of a standard: The standards set out below do not cover all land uses. Where there is no defined standard for a particular land use, the Council should be consulted before submission of a planning application to determine the maximum parking standards appropriate to the development purpose. Proposals for uses not dealt with below will be assessed in relation to relevant factors such as the nature of use, capacity of the premises (i.e. in terms of the numbers of people using the building), servicing requirements, access to public transport and car club provision, the character of the surrounding area, likely hours of use, and the availability of other car parking facilities nearby.

1.35 Dual use: The Council encourages designs which promote efficient/multiple use of parking facilities (i.e. the use by different sections of the community at different times of the day). In such cases, the Council expects that the overall combined provision will be reduced. A car parking management plan should be secured with developments to ensure the efficient and appropriate use of dual use parking provision.

1.36 Provision for disabled people: Development will need to have due regard to requirements of disabled people. For new dwellings (C3), the number of off-street disabled parking spaces to be provided must be a minimum of 5% of the total number of dwellings in the development. In addition, passive provision is to be made to add a further 2% (making 7% in all) to be brought into use at such time as these additional spaces are required in the future. All parking spaces for disabled people must be located off the public highway. Satisfying the requirement for disabled parking by designating any spaces on the adjacent public highway will not be permitted.

- 1.37** All disabled parking spaces are to have wheelchair transfer zones on both sides of the space.
- 1.38** Disabled spaces are to be used exclusively by Blue Badge holders occupying wheelchair units in the development. They must not be sold off or leased for the use of other residents.
- 1.39** In larger public buildings, a number of spaces should be wide enough to accommodate mini-buses/community transport/dial-a-ride vehicles.
- 1.40** Servicing and Delivery arrangements: For use classes which require loading, unloading and refuse collection facilities, the provision of separate off street areas for servicing within the confines of each site will normally be required, in addition to the car parking provision referred to in the following schedule. Servicing and Delivery facilities need to be designed to not impede road safety and to minimise conflicts with other street activities in particular pedestrian and cycle movement. For medium and larger sites, a Servicing and Delivery Plan will be required.
- 1.41** In instances where a new loading bay is agreed on public highway, this cannot be reserved for a particular address or use. Any restrictions agreed on public highway must be designed in accordance with the Traffic Signs Regulations and General Direction 2016, as amended.
- 1.42** Refuse Collection: Residential developments will need to allow for maximum carrying distance of 25 metres (82ft) for refuse sack collection and a maximum level pushing distance for pallets of 9 metres (30ft). Where these conditions cannot be achieved in relation to a vehicle standing on the public highway, the vehicle will need to enter and turn around within the site in accordance with arrangements which satisfy the Council.
- 1.43** Coach traffic and emergency service vehicles: Uses likely to generate coach traffic (e.g. theatres, public halls, hotels, swimming pools, sports grounds and some educational establishments) should be able to draw upon adequate facilities for the satisfactory dropping off and picking up of passengers, including the manoeuvring of vehicles without the need for reversing. Similarly, land uses which are likely to be visited frequently by emergency service vehicles (e.g. residential homes) should include adequate arrangements for access and manoeuvre.
- 1.44** Car park/ off street parking design: Planning applications must show how car parking spaces are to be accommodated. Spaces should be arranged for convenient entry and exit close to and accessible to the development served. In communal parking areas, sufficient manoeuvring space for vehicles to enter and exit the site in forward gear should be provided. Appropriate Car Park Design Standards should be used.
- 1.45** Large unbroken expanses of surface parking are unattractive, represent a poor use of available land and can.

1.46 Attract anti-social behaviour. To overcome this, surface car parks should be designed with driver and pedestrian safety in mind (preferably overlooked), well-lit, suitably screened and landscaped. Appropriate Car Park Design Standards should be used. The Council will require the use of permeable/pervious paving as this helps manage run-off in extreme weather.

1.47 A Car Park Management Plan will be required, demonstrating how spaces will be allocated and managed, especially for blue badge holders. It should also include details of operations and enforcement, to ensure that additional parking does not occur outside of the designated areas.

1.48 Parking spaces must not be sold or leased to individual properties but be allocated on an annual basis to blue badge holders only.

1.49 Parking in front gardens: The most pleasant street environments are often leafy and tree lined with clear definition between private and public realm. Removing plants and front garden walls to enable front garden parking can reduce the quality of the street. The conversion of front gardens into car parking areas can have negative visual impacts and adverse consequences for the local environment.

1.50 When the Council considers application for dropped kerbs for existing properties the following is considered:

- Impacts on traffic and road safety, particularly pedestrians and cyclists.
- Impacts on any planned schemes.
- All new crossover applications have to comply with the GPDO guidance for the front gardens as per the link - Guidance on the permeable surfacing of front gardens
- Loss of verges or similar amenity more than 3m wide.

1.51 The Council therefore discourages the use of front gardens for parking. Front garden parking may be permitted if applicants can meet the criteria for vehicle crossovers set out by Highways and demonstrate to the Council's satisfaction that the negative impacts can be mitigated and that gardens are large enough to allow cars to be parked at right angles to the road, without obstructing the pavements or pedestrian access to the house itself. and without detracting from the building's setting and the character of the surrounding area. Existing walls, hedges and trees should be retained. Off street parking may not be permitted where deemed to have a negative impact on parking provision in the street.

1.52 The Council therefore discourages the use of front gardens for parking. Front garden parking may be permitted if applicants can demonstrate to the Council's satisfaction that the negative impacts can be mitigated and that gardens are large enough to allow cars to be parked at right angles to the road, without obstructing the pavements or pedestrian access to the house itself and without detracting from the building's setting and the character of the surrounding area. Existing walls, hedges and trees should be retained. Off street parking may not be permitted where deemed to have a negative impact on parking provision in the street.

1.53 Dwelling Conversions and Parking: The conversion of dwellings into self-contained flats and bedsits has contributed to additional pressure on residents' on-street parking. To address this and other problems the Council has reviewed and revised its policy requirements in relation to dwelling conversions (see DM6). Applications for conversions need to demonstrate that they will not put undue pressure on local on-street parking.

1.54 Miscellaneous: Residential staff in residential care premises and non-residential developments will need to have parking provision made for them in accordance with the appropriate residential standard (except where otherwise stated). The parking spaces related to non-resident staff needs will normally be assessed on the maximum number of (non-ancillary) staff likely to be present at any one time. Staff cycle parking requirements will also need to be met.

1.55 Electric Vehicle Charging Bays: 20% of off-road parking spaces associated with new development are required to provide charging facilities for electric vehicles. The remaining 80% are required to have passive provision for electric vehicles (e.g. infrastructure ducts for wiring) so that charging facilities can easily be added in the future.

1.56 All parking requirements which result in part of one space being necessary will be rounded down to the next whole number.

Residential Uses

Type of Development	Low PTAL (1-2)	Medium PTAL (3-4)	High PTAL (5-6)
Residential Dwellings	No Parking (In the case of developments in less well-connected areas, a robust assessment must be provided in the Transport Assessment to justify the need for any car parking spaces for new residents)		
Dwellings converted into self-contained flats and bedsits	As above.		
Dwellings converted into non self-contained flats and bedsits	As above.		
Retirement dwellings	1 space per 10 units (see also below - Parking for disabled people).		
Warden supervised dwellings	1 space per 20 dwelling units (plus 1 space for warden)		
Children's homes, retirement and nursing homes	1 space for every 20 residents		
Hospitals	To be assessed based on transport assessment and travel plan.		
Disabled Parking (residential developments (C3) only)	The number of off-street disabled parking spaces to be provided must be a minimum of 5% of the total number of dwellings in the development. In addition, passive provision is to be made to add a further 2% (making 7% in all) to be brought into use at such time as these additional spaces are required in the future.		

Table 1.3

Non-Residential Uses

Offices (Business, financial and professional services)
Standard applies to Use Classes A2 and B1(a)
<p>PTAL 1-2: 1 space per 200 m2 GFA</p> <p>PTAL 3-4: 1 space per 400 m2 GFA</p> <p>PTAL 5-6: 1 space per 800 m2 GFA</p>
Shopping (A1)
<p>PTAL 1- 4</p> <ul style="list-style-type: none"> • Smaller food store (up to 500m2 GFA) - 1 space per 200 m2 • Food supermarket (up to 2,500m2 RFA/4000m2 GFA) – 1 space per 100 m2 • Food superstore (over 2,500m2 RFA/4000m2 GFA) – 1 space per 100 m2 • Non-food warehouse – 1 per 100 m2 • Garden centre – 1 space per 100m2 • Town centre/shopping mall – 1 space per 200 m2 <p>PTAL 5-6</p> <ul style="list-style-type: none"> • Smaller food store (up to 500m2 GFA) - 1 space per 400 m2 • Food supermarket (up to 2,500m2 RFA/4000m2 GFA) – 1 space per 200 m2 • Food superstore (over 2,500m2 RFA/4000m2 GFA) – 1 space per 200 m2 • Non-food warehouse – 1 per 200 m2 • Garden centre – 1 space per 200 m2 • Town centre/shopping mall – 1 space per 400 m2 • Servicing: Units of less than 2000 m2 GFA should provide one full sized lorry bay per 1000m2. Existing servicing facilities may be taken into account provided these are convenient and available for use by the proposed development. • Where a proposed development consists of a number of small shop units, full sized lorry bays sufficient for the total floor area of the development should be provided (bays shared among units). In addition, a bay suitable for LGVs should be provided for every 3 units. • For units of more than 2000m2 GFA one full sized lorry bay is required for each 2000m2.
Industry
(Standard applies to factories, warehouses and other distribution/storage premises, including ancillary offices)
<p>PTAL 1-3: 1 space per 300 m2 GFA</p> <p>PTAL 4-6: 1 space per 600 m2 GFA</p>

Table 1.4

Hotels, public houses and restaurants	
Hotels, Motels, boarding and guest houses	1 space per 20 bedrooms, depending on PTAL (plus 1 coach parking space per 100 guest bedrooms. Allowance should be made for taxi drop offs) A3 standards apply to restaurants/bars open to non-residents
Hostels (incl. B&B, establishments for homeless persons)	To be assessed individually in view of the wide variety of accommodation of this type, but max 1 space per 20 bedrooms
Public houses, wine bars, restaurants, cafes	In major and district centres within the borough, no additional parking. 1 space per 20 seats maximum outside these centres. (Parking standards for hotels apply where there is guest bedroom accommodation).
Hot food takeaways	To be assessed in relation to location, access to public transport, hours of operation, highway safety and availability of alternative parking, delivery and collection facilities

Table 1.5

Other public buildings	
Health centres, health clinics, doctors', dentists', veterinary surgeries	1 space per consulting room
Nursery, primary and secondary schools	PTAL 1-2 (1 space per 5 staff) PTAL 3-4 (1 space per 10 staff) PTAL 5-6 No parking permitted
Colleges of further education (incl. 6 th form colleges), youth centres	PTAL 1-2 (1 space per 5 staff) PTAL 3-4 (1 space per 10 staff) PTAL 5-6 No parking permitted
Cinemas, conference facilities, leisure complexes, Sports Stadia	
Floorspace less than 1,000m ²	No parking required
Floorspace above 1,000m ²	The Council will seek to apply sequential testing to direct these hightrip-generating uses to town centres and other highly accessible areas in the borough in accordance with DM13. Where it is proven that the proposed use cannot be accommodated within these areas, parking requirements will be assessed on a

	case-by-case basis based on factors including the proposed development's size and location; accessibility; and full transport assessment and travel plan.
Places of religious assembly	
	1 space per 20 worshippers normally present ⁽⁵⁷⁾

Table 1.6

Parking for disabled people (non-residential)
For all other use classes, 5% of spaces (1 minimum) should be allocated for disabled use. In larger public buildings, a number of spaces should be wide enough to accommodate mini-buses/community transport/dial-a-ride vehicles.

Table 1.7

Motorcycle Parking

- One motorcycle space should be provided for every 20 car parking spaces. A minimum area of 2m x 1 m should be allowed per motorcycle. Motorcycle parking should be sited close to the entrance of a building, visible, and ideally covered by CCTV. Wherever possible, there should be a secure metal bar to which to lock motorcycles.

Taxis

- To be assessed individually. Developments that are associated with taxi movements should make provision for taxi pick-ups and drop-offs. For some major developments, a dedicated taxi rank may also be appropriate. Consideration of this should form part of the development's transport assessment.

57 Where venues have a capacity greater than 500, event day management plans will be required to manage transport and access during high attendance events.

Appendix 2 Employment Land Character & Visions

SIL Site Name	Size (ha)	Character	Vision
SIL 1: Hall Lane	1.9	The location is adjacent to the North Circular and has good access to the strategic road network. The configuration of the site presents challenges to HGV movement. Relatively fragmented ownership (10 land parcels and 7 freeholds). The stock is in relatively good condition, comprised mainly of purpose-built single storey brick buildings dating from the 1970s-1990s. Fairly intensively used site, with an automobile focus. Some scope for intensification.	The area will be an important logistics site and will also have complementary uses such as light industrial and wholesale uses.
SIL 2: North Circular Road	4.1	The location is adjacent to the North Circular and has excellent strategic network access. The ownership is consolidated, with two large freeholds and 6 long leaseholds. The stock is fairly modern, approximately 20 years old, and comprises large brick and metal warehouses spanning 2-4 floors, with high eaves and large loading areas. Moderately well-utilised site. Northern portion comprises large surface car parking that could be consolidated. Potential for intensification.	The area will be an important logistics site within the sub-region. It will be the focus for storage and distribution in the borough. It will also have complementary uses such as light industrial and wholesale uses.
SIL 3: Blackhorse Lane	16.1	The location has moderate strategic road connectivity, and is close to the Victoria Line station at Blackhorse Lane at the southern extent. SIL area is subdivided in to 20 parcels, within 14 freeholds, however over 50% of the total area is held within three ownerships. The predominant business activity is manufacturing and food and beverage production. The properties are of varied age, dating from 1950-1980s, with more modern stock in the northern and southern end of the area. They are predominantly larger warehouses subdivided into smaller units. Some areas of under-utilised land, opportunity for intensification and consolidation.	The area should be continue to be the focus for creative and cultural industries, manufacturing, and maker and production space. It is expected that this will be strengthened through implementation of the Blackhorse Creative Enterprise Zone. The area's role within the wider neighbourhood and local area should be taken advantage of to allow the local community to interact with local businesses and support the growth of the Neighbourhood Centre. The area is unique in having access to the Wetlands and this should be taken advantage of.
SIL 4: Argall Avenue	26.6	With over 300 companies and more than 3000 jobs, Argall Avenue is a very important industrial location. Access to the road network is challenging, with significant congestion and some parts of the SIL difficult to turn into for HGVs. The land ownership is in general extremely fragmented and complex. The Council is the freehold owner of a large portion of the	The area will be a mixed industrial area supporting a wide range of sectors and businesses including food and beverage - production, process and distribution; creative and cultural industries and other urban services along with manufacturing and construction.

SIL Site Name	Size (ha)	Character	Vision
		industrial estate, however, there is a complex lease structure overlaying this comprising a number of extremely long leases. To the north east and south of the SIL, land is held by a handful of investment companies. The condition is mixed, with some modern stock in Leyton Industrial Village and refurbished buildings in Fairways Business Park and Allied Bakeries. Some older elements of the SIL were completed from the 80-90s and are in fair condition, with the oldest stock built between the 50s and 80s, in the form of factories which may not be the most appropriate setting for their operations. A significant proportion of Argall Avenue is intensively used, however there are plots with underutilised yards and additional car parking spaces or open storage, primarily in the southern extent of the SIL area. Good potential for intensification.	Investment in stock will modernise the estate, and improve access and layout.
SIL 5: Rigg Approach	5.1	Land within Rigg Approach comprises of a number of freeholds, many of which are owner-occupiers. Much of the stock dates from 1950-1980 and is in need of investment. Current layout is relatively inefficient. Some plots have large unused yard space and haphazard arrangement of buildings. Access is from Lea Bridge Road, which can be highly congested, with difficult turning into the site for HGVs. Good potential for intensification.	The area will be a focus for light industrial and industrial uses. Stock is modernised and layout improved.
SIL 6: Lammas Road	2.0	Lammas Road presents good delivery conditions across the sub area, as two thirds lies within three freeholder ownerships. Much of the stock in the northern half dates from 1950-1980 and is in need of investment. Moderately well utilised, with poorer efficiency in the north of the site. Access is from Lea Bridge Road, which can be highly congested, with difficult turning into the site for HGVs at the southern end.	The area will be a focus for light industrial uses. Dated stock is brought up to modern standards and meets the needs of occupiers.
SIL 7: Former Town Gas Works	3.2	The area is well connected to the strategic road network by Orient Way. Approximately half of the location is in a single freehold ownership, with only a handful of leaseholds. Industrial stock is modern and built in the last 15 years. Large open frontage which could be better used	The area will be a focus for light industrial, industrial, storage and distribution and wholesale.

Table 2.1

New Site Reference	LSIS Site Name	Size (ha)	Character	Vision
LSIS1	Cork Tree Retail Park	2.23	The stock is modern/ recently refurbished/ developed. Parts of the site are underutilised. There is potential for intensification.	The area will be a focus for logistics - storage and distribution, light industrial and wholesale uses.
LSIS2	Hainault Road	1.45	The area is situated in the vicinity of Leyton Midland Road station and abuts the railway to the south. The site is owned by LBWF, and there are two long leaseholds on the site. It is situated in a highly residential context. Buildings are of reasonable condition and mostly comprise single storey small brick warehouses. The site is intensively used, with little underutilised land. Use is predominately focused on wholesale and automotive repairs. The location is challenging for larger vehicle movement, with a single access via Hainault Road. Limited scope for intensification.	Area for light industrial, industrial, wholesale, and storage and distribution,
LSIS3	Howard Road	1.40	The site is located adjacent to High Road Leytonstone, providing reasonable links to the A12. Moderately accessible via public transport. The freehold ownership on the Site is fairly consolidated with four main land parcels spread across four separate freeholders. Stock is fairly dated (1970s-80s). Servicing roads do not support HGV movement. Fairly light intensity of uses, possibility of limited intensification.	Area for office, light industrial, storage and distribution.

Table 2.2

New Site Reference	BEA Site Name	Size (ha)	Character	Vision
BEA1	Highams Park	5.7	The area is situated near Highams Park District Centre. It is divided into seven land parcels and is within five freehold ownerships. There are two owner-occupiers, and 14 long leaseholders. The largest business activity is trade counters, and the site comprises mainly of warehouses of two to three storey construction. Stock is modern, much completed in 2010-2015. Relatively intensively used with yards of suitable size to allow for vehicle movement and loading. Limited potential for intensification. Potential for colocation.	Area for light industrial, storage and distribution, workspace and wholesale.
BEA2	Cabinet Way	2.2	The area is located in the North Circular Corridor, with access onto the A406 via Cabinet Way and Walthamstow Avenue. The site is held in single freehold ownership, with 11 long leaseholders. A large proportion of the site is surface car parking, and fairly low-density warehouse type buildings, housing trade counters and retailers. excellent access to the strategic road network, but is constrained by single access to the site. Potential for intensification.	Area for light industrial, storage and distribution, workspace and wholesale.
BEA3	Justin Road/Trinity Way	3.2	The area is located in the North Circular Corridor, and is adjacent to the A406 North Circular which is accessed via Trinity Way. Comprised of seven land parcels, the largest three freeholders, make up 77% of the site area. Mix of relatively light uses, stock is predominantly single storey warehouses, with some office use, and is quite dated (1950-60s). Some underutilised parking and open storage. Excellent connectivity via A406,	Area for light industrial, storage and distribution, workspace and wholesale.

New Site Reference	BEA Site Name	Size (ha)	Character	Vision
			with good quality internal servicing. Some potential for intensification and colocation.	
BEA4	Waltham Park Way	2.9	Road connections to the Site are excellent with immediate access to the North Circular via the Crooked Billet roundabout. Held in two freehold ownerships, with 13 long leases overlaid. Site function is predominantly trade counters; fairly dated, with the majority of units completed in the 1980s. Some under-utilised surface parking and open yard space. Effective access and egress, good quality internal servicing. Very limited scope for intensification.	Area for light industrial, storage and distribution, workspace and wholesale.
BEA5	Sutherland Road	4.3	The location has moderate strategic road connectivity, and is situated approximately half a mile from Blackhorse Lane Station. 20 freehold ownerships. Mainly comprise of single storey brick buildings. They are generally of poor quality. Land is intensively used. Diverse range of businesses. Potential for co-location.	Area for light industrial, workspace, professional services, restaurants and cafes.
BEA6	Clifford Road	1.7	Immediately north of the A503. Connections to the North Circular are good, surrounded by residential properties which may pose difficulties for occupiers with larger vehicles. Divided into 4 land parcels - 4 freeholds 39 long leaseholders (institutional investors). Two storey brick buildings with low eaves heights. Oldest stock on Site, constructed in the 1950s and the more modern stock forming Walthamstow Business Centre, with build completion dates of 1980-2003. Well utilised site.	Area for light industrial, workspace, professional services and restaurants and cafes.

New Site Reference	BEA Site Name	Size (ha)	Character	Vision
BEA7	Hatherley Mews	0.2	The area is the centre of Walthamstow, close to the High Street and station. There are three parcels of land, in the ownership of LBWF. The stock is mainly low rise, two storey brick buildings. The area is well utilised with no underused space. There are a number of creative businesses in the area, including recording studios, media companies and technology businesses. Very limited scope for intensification	Area for offices, workspace, professional services and restaurants and cafes.
BEA8	East London Office Centre	0.1	The area is located in the centre of Walthamstow, approximately 100m from the underground and rail station. Comprised of one serviced office building, dating from the 1960s, the site is in fair condition. No long leaseholders. Some limited potential for intensification and colocation.	Area for offices, workspaces, professional services and restaurants and cafes.
BEA9	Barrett Road	0.8	The area is located in Wood Street, adjacent to the overground station. There is a single freehold owner, in National Rail, and no long leases. The site comprises a builder's merchant and yard, garden centres and an ancillary café. Strong access to the strategic road network (A112). The site is suitable for intensification and co-location.	Area for offices, light industrial, workspace, professional services and restaurants and cafes.
BEA10	Low Hall Depot	2.5	The area is situated adjoining SIL 4 Argall Avenue, to the north. The Site is within the ownership of LBWF. It can be accessed South Access Road to the north, and Argall Avenue to the south. The current activity is mixed and includes several Council services. A significant amount of land is currently given over to parking of operational and staff vehicles, and storage. The current buildings are of	Area for light industrial, industrial, waste, storage and distribution and wholesale. New, upgraded, fit-for-purpose depot facility.

New Site Reference	BEA Site Name	Size (ha)	Character	Vision
			poor quality and are all nearing or having past their functional life. Potential for intensification.	
BEA11	Heybridge Way	1.4	Located on Lea Bridge Road, three freeholds, 11 long leaseholders. varied nature of occupiers and buildings. Quite limited scope for intensification and colocation.	Area for light industrial, workspace, professional services.
BEA12	Church Road/Estate Way	5.4	The area is located off Church Road, between Leyton and Lea Bridge. The area is divided into 13 land parcels, with seven freehold ownerships. The age of properties ranges from more dated stock, delivered between 1951 and 1980, to more modern buildings (2018). Uses include waste and recycling activity, bakery & storage. Church Road and Lea Bridge Road can become quite congested. Internal servicing roads are poor, and are not suitable for HGV's. Some opportunity for intensification and co-location.	Area for office, light industrial, workspace and wholesale.
BEA13	Etloe Road/Simonds Road	2.2	The area is located between Leyton and Lea Bridge, backing onto Leyton Jubilee Park. Access to the road network is fairly poor, with access to Orient Way via Marsh Lane. The area is divided into 6 land parcels, and is held within 5 freehold ownerships, with 12 long leaseholders. The two largest freeholds account for around 72% of the total area. The stock is in reasonable condition, dating from the late 1980s. The site is well-utilised. Access is via the residential street of Etloe Road. Very limited scope for intensification.	Area for, light industrial, workspace and wholesale.
BEA14	Auckland Road	5.2	The area is located in Leyton, opposite New Spitalfields Market. There is good access	Area for light industrial, industrial, waste,

New Site Reference	BEA Site Name	Size (ha)	Character	Vision
			to the strategic road network, direct connection to the A12 via A106. To the east of the site are residential streets, with allotments north and south, and substantial rail infrastructure to the east. Relatively consolidated ownership. The site is relatively intensively used, and is home to waste recycling activity.	storage and distribution and wholesale.
BEA15	Sherrin Road	11.9	The site is located on the A106, with direct connection to the A12. Owned in its entirety by the The Mayor and Commonalty of The City of London, however numerous leaseholds, primarily to food suppliers. Stock is in reasonable condition, dating from the 1990s. The site includes large open forecourt and surface car parking which could be rationalised. Immediate access to the A12, presenting excellent connectivity. Strong potential for intensification, consolidation and co-location.	Area for light industrial, industrial, storage and distribution and wholesale.
BEA16	E10 Business Centre	0.3	E10 Business Centre is located on the junction of Ruckholt Road and High Road Leyton. The Site extends 0.29 hectares. The Site is within a high residential town centre context. Well functioning employment location. Building stock of fair condition. Very limited scope for intensification.	Area for offices, workspace, and professional services.
BEA17	Joseph Ray Road	1.6	The area is situated in a predominantly residential part of Leytonstone, and comprises a number of individual parcels of land collected around the railway line including arches under the line. Most of the land is owned by Network Rail. Units mostly comprise railway arches, which are generally small in size. Fairly high intensity of land use, mix of uses, from light industrial to creative. Significant	Area for light industrial, storage and distribution and workspace.

New Site Reference	BEA Site Name	Size (ha)	Character	Vision
			challenges presented by the local road network to larger vehicle movement. Limited scope for intensification and colocation.	
BEA18	Lancaster Road Arches	0.6	The area is situated in a predominantly residential part of Leytonstone, close to Leytonstone High Road Station, and comprises a number of individual parcels of land collected around the railway line including arches under the line. The stock is predominantly low rise, two storey brick buildings and open yards. Much of the stock is dated. Fairly intensively used, with little to no under-utilised space. Very limited scope for intensification and colocation.	Area for light industrial and workspace.
BEA19	Montague Road/Courtenay Road Arches	0.4	The area is situated in a predominantly residential part of Leytonstone, and comprises a number of individual parcels of land collected around the railway line including arches under the line. Most of the land is owned by Network Rail. Units mostly comprise railway arches, which are generally small in size. Fairly high intensity of land use, mix of uses, from light industrial to creative. Significant challenges presented by the local road network to larger vehicle movement. Very limited scope for intensification.	Area for light industrial and workspace.

Table 2.3

Appendix 3 Policies Map Changes

3.1 This Plan carries over many of the existing designations included in the currently adopted Local Plan (Waltham Forest Core Strategy and the Development Management Policies Document). Where changes have been made, these are listed below. A revised Policies Map is published with this document.

Designations/proposals to be added to Policies Map	Change	Figure (3.x)
Highams Park Plan Neighbourhood Area/Forum	The Council designated the Highams Park Neighbourhood Area / Forum on 15 July 2014. The Highams Park Planning Group (as the designated Neighbourhood Forum) is the relevant body preparing the neighbourhood plan for the Highams Park area.	1
Locally Significant Industrial Sites	New industrial land designation introduced in Policy 27.	2
Key infrastructure projects	Addition of key infrastructure project to open a new rail station at Ruckholt Road and redevelopment of Whipps Cross Hospital.	3

Table 3.1 Additions to the Policies Map

Designations/proposals to change from 2012 Core Strategy policies map	Change	Figure (3.x)
Blackhorse Lane Area Action Plan North Olympic Fringe Area Action Plan Walthamstow Town Centre Area Action Plan Wood Street Area Action Plan	Removed	4

Designations/proposals to change from 2012 Core Strategy policies map	Change	Figure (3.x)
Flood Zones	Updated to reflect new flood mapping files for Rivers and Sea released by the Environment Agency on February 7th 2020.	5
Specific proposals to re-open of Lea Bridge Station	Lea Bridge Station included in "Rail Stations" as Lea Bridge Station is now operational.	6
Borough Employment Areas	Amended BEA9 and BEA10 to reflect completed residential schemes. BEA 7 amended. Removal of BEA4 Dunton Road. Removal of BEA15 Temple Mills Lane as site falls in LLDC area. Re-referenced.	7
Strategic Industrial Locations	Amendments to SIL4 and SIL7 to correct drafting errors in previous version of the map.	8
Crossrail 2 Safeguarding Line	Removed following the updated 2015 safeguarded route https://crossrail2.co.uk/discover/safeguarding/ .	9
Neighbourhood Centres	Amended boundary of NC5 Blackhorse Lane to extend centre.	10
Primary and Secondary Shopping Frontages	Combined as "Primary Shopping Areas"	11
Secondary Shopping Frontages	Removed.	12
Lea Valley Regeneration Corridor	Removed.	13
Conservation areas	Amended to reflect the addition of Leyton Town Centre, Bakers Arms, and Lloyd Park Conservation areas.	14
Archaeological Priority Zones	Updated extent of APZs to reflect findings of 2020 Archaeological Priority Areas Review.	15
Wetland Walk (proposed)	Removed.	16
HS1 Safeguarding	Amended extent following updated 2018 Safeguarding Directions	17, 18, 19, 20

Table 3.2 Changes to the Policies Map

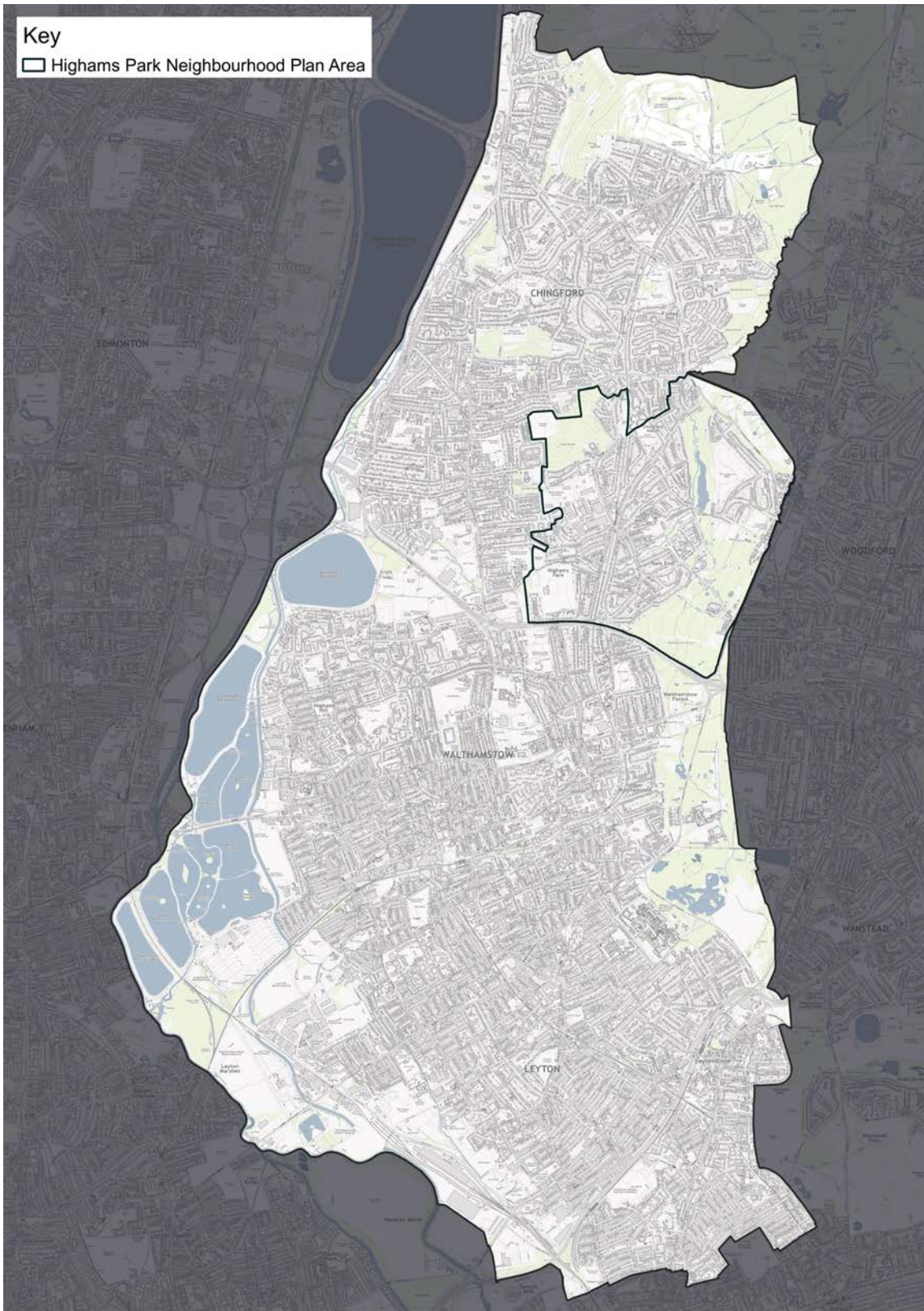


Figure 3.1



Figure 3.2



Figure 3.3

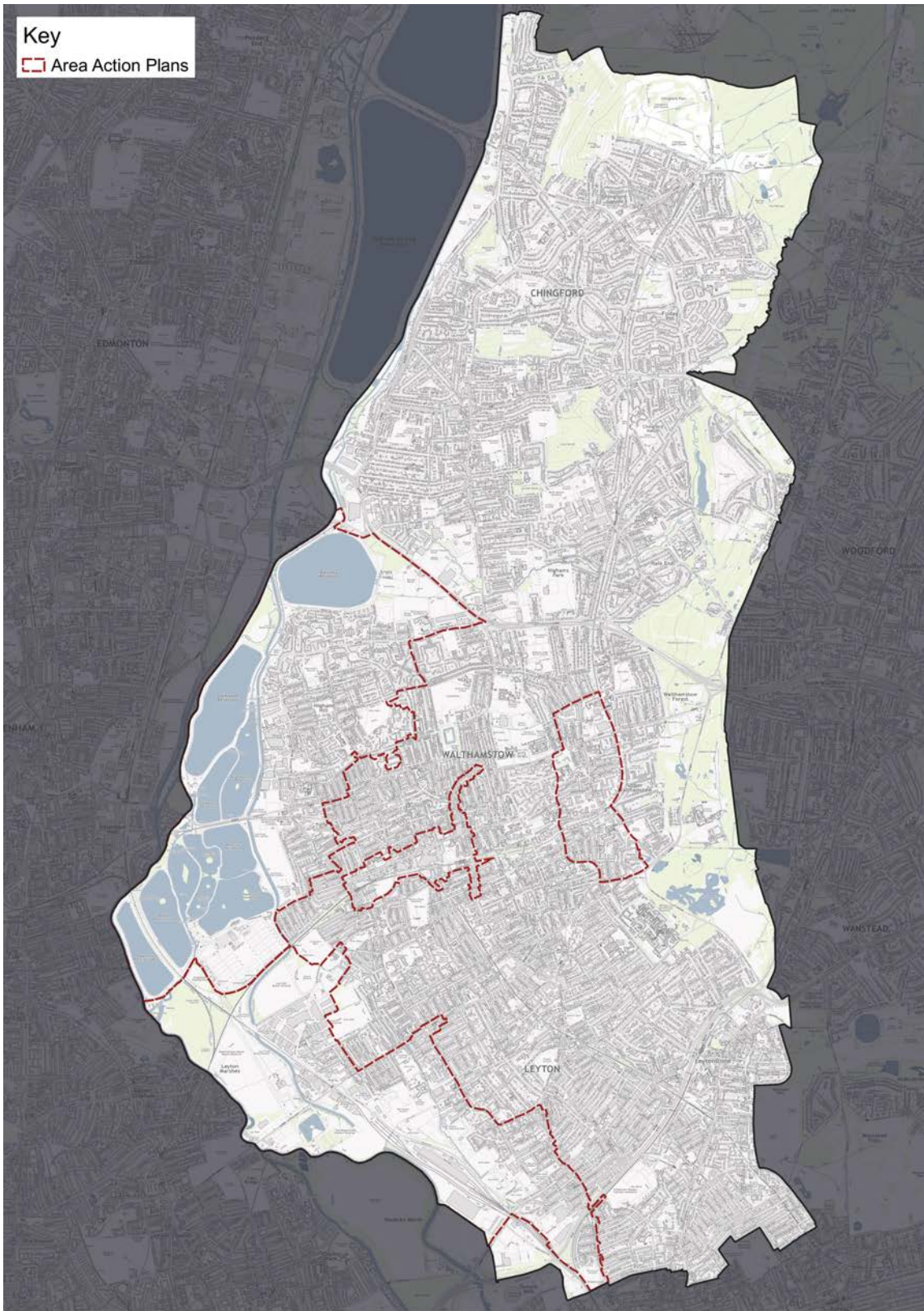


Figure 3.4

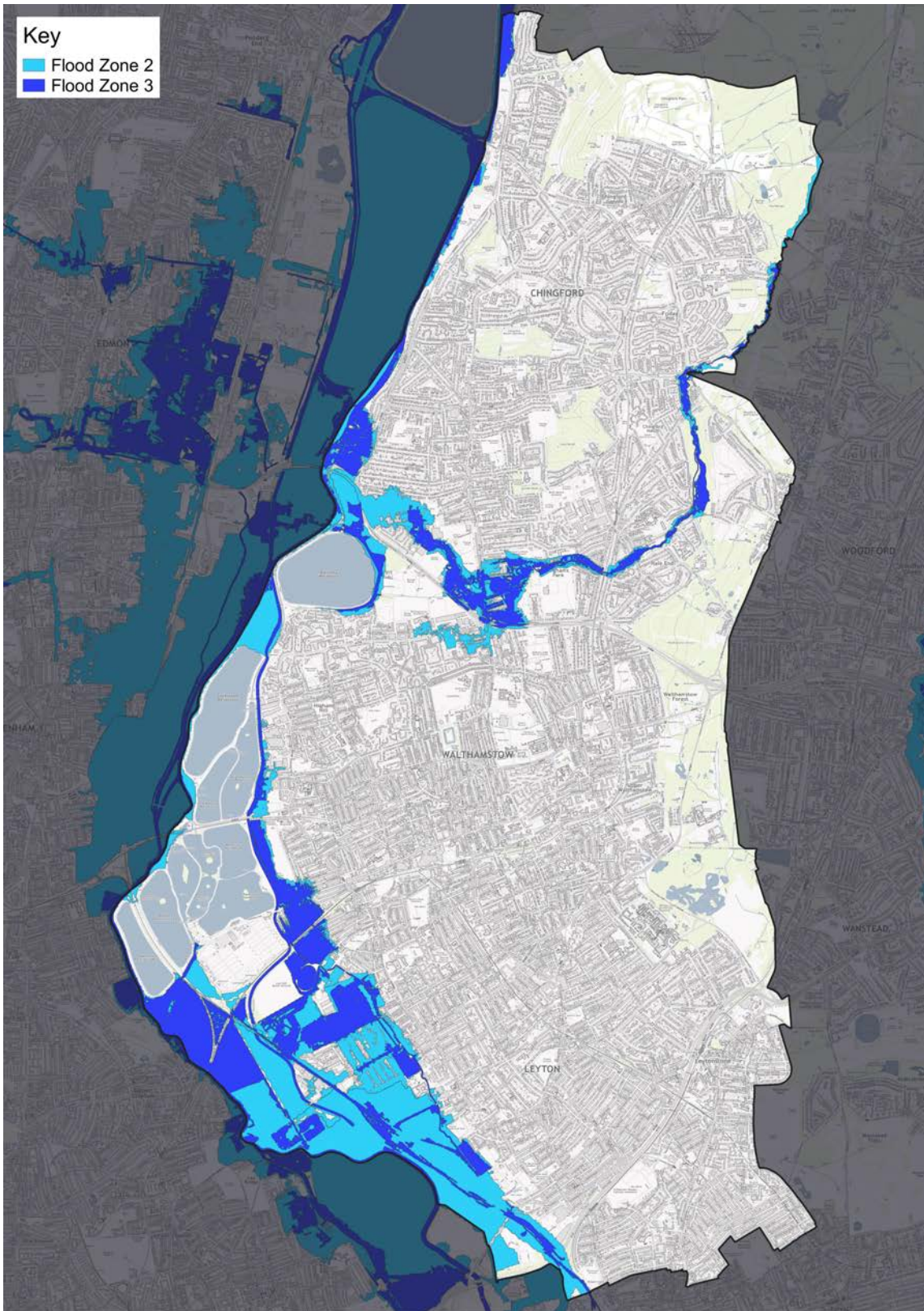


Figure 3.5

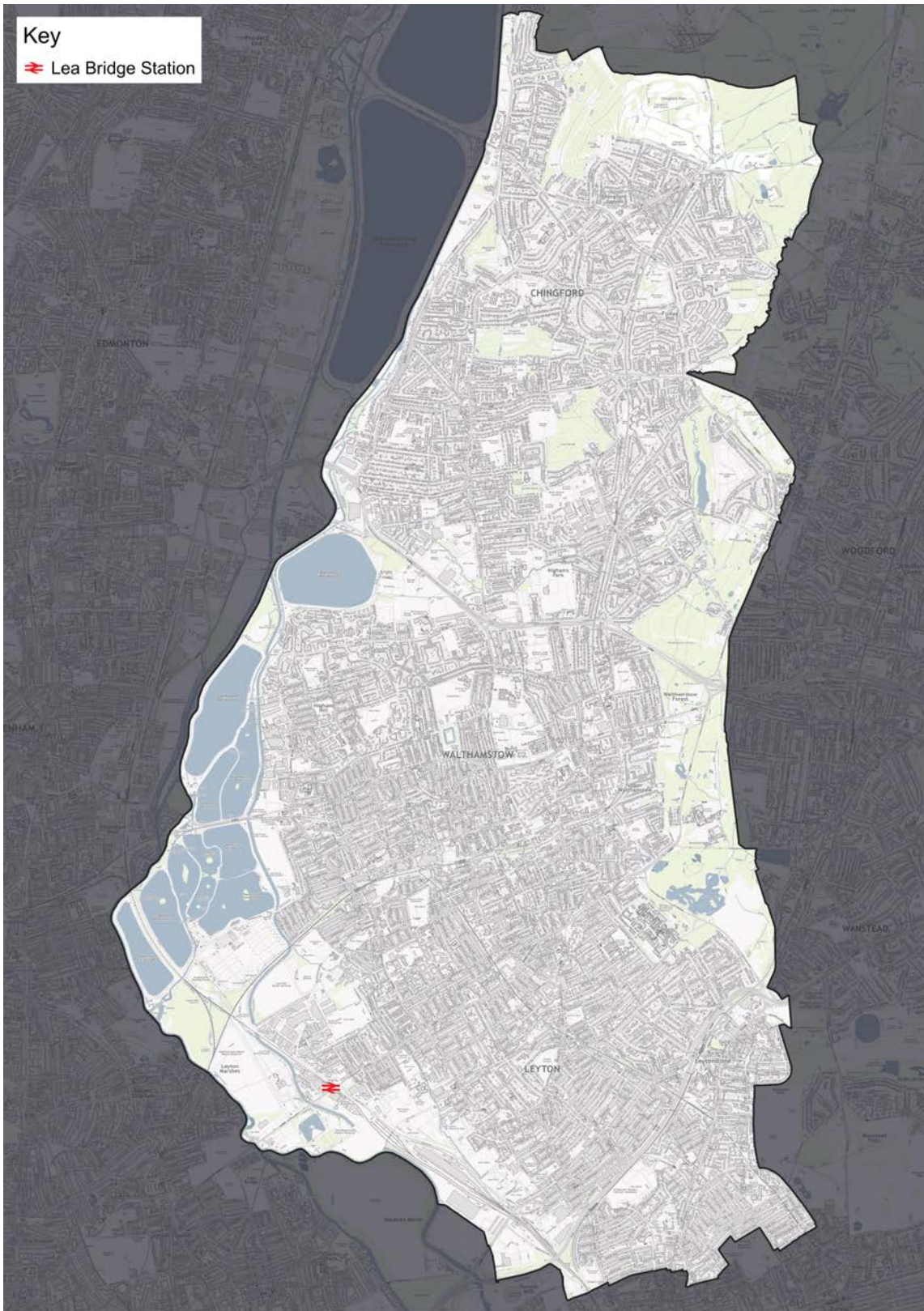


Figure 3.6

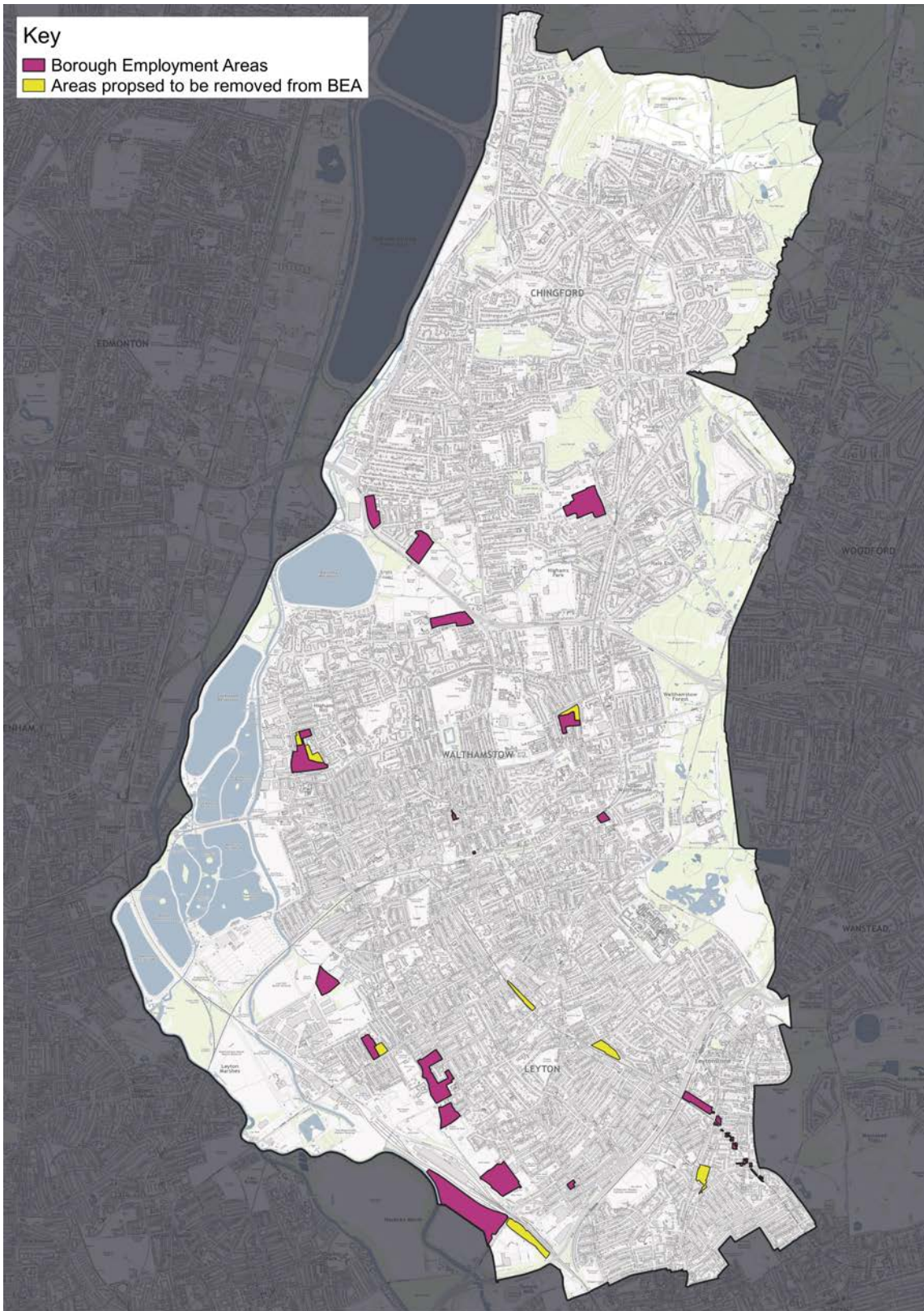


Figure 3.7

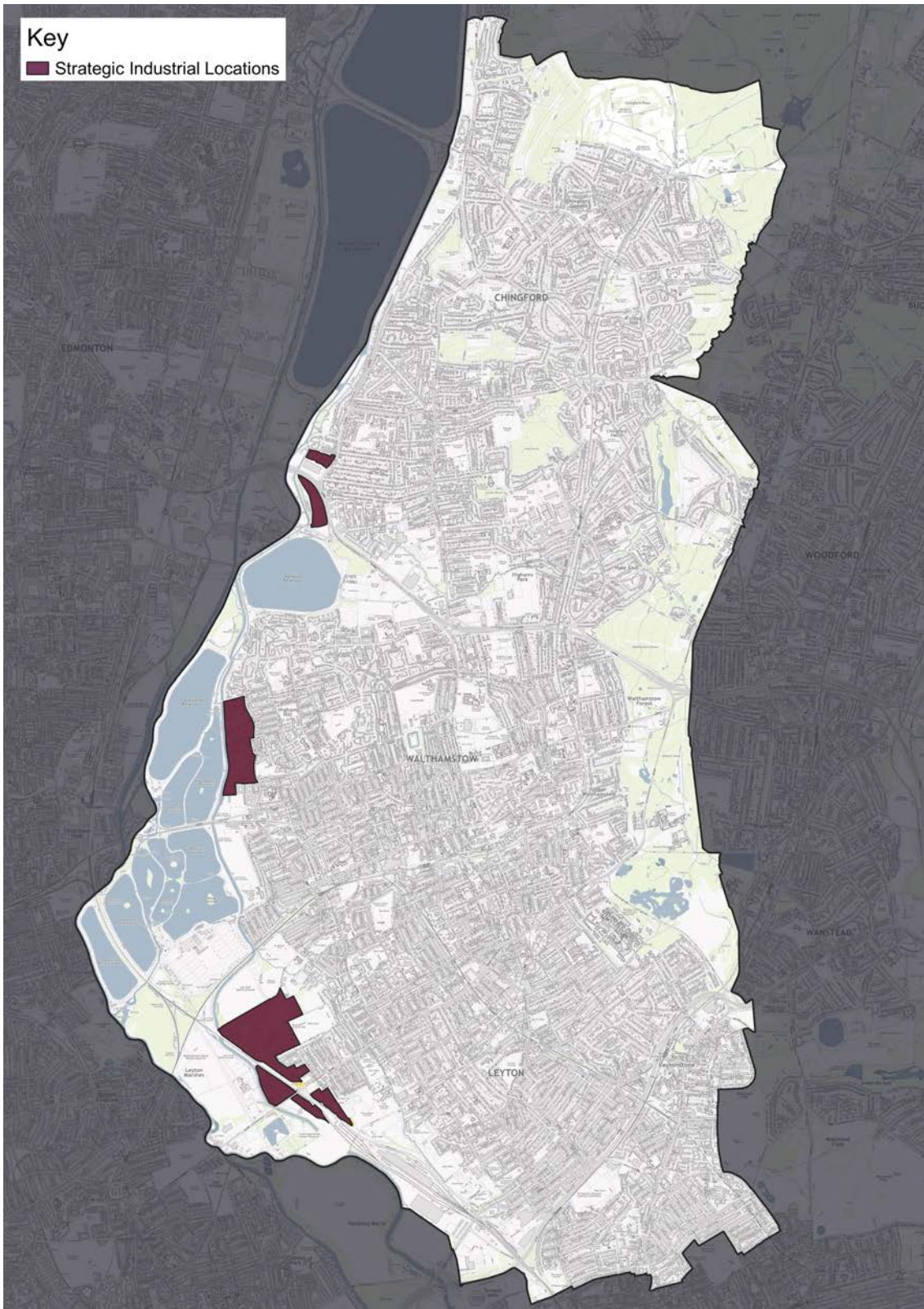


Figure 3.8



Figure 3.9

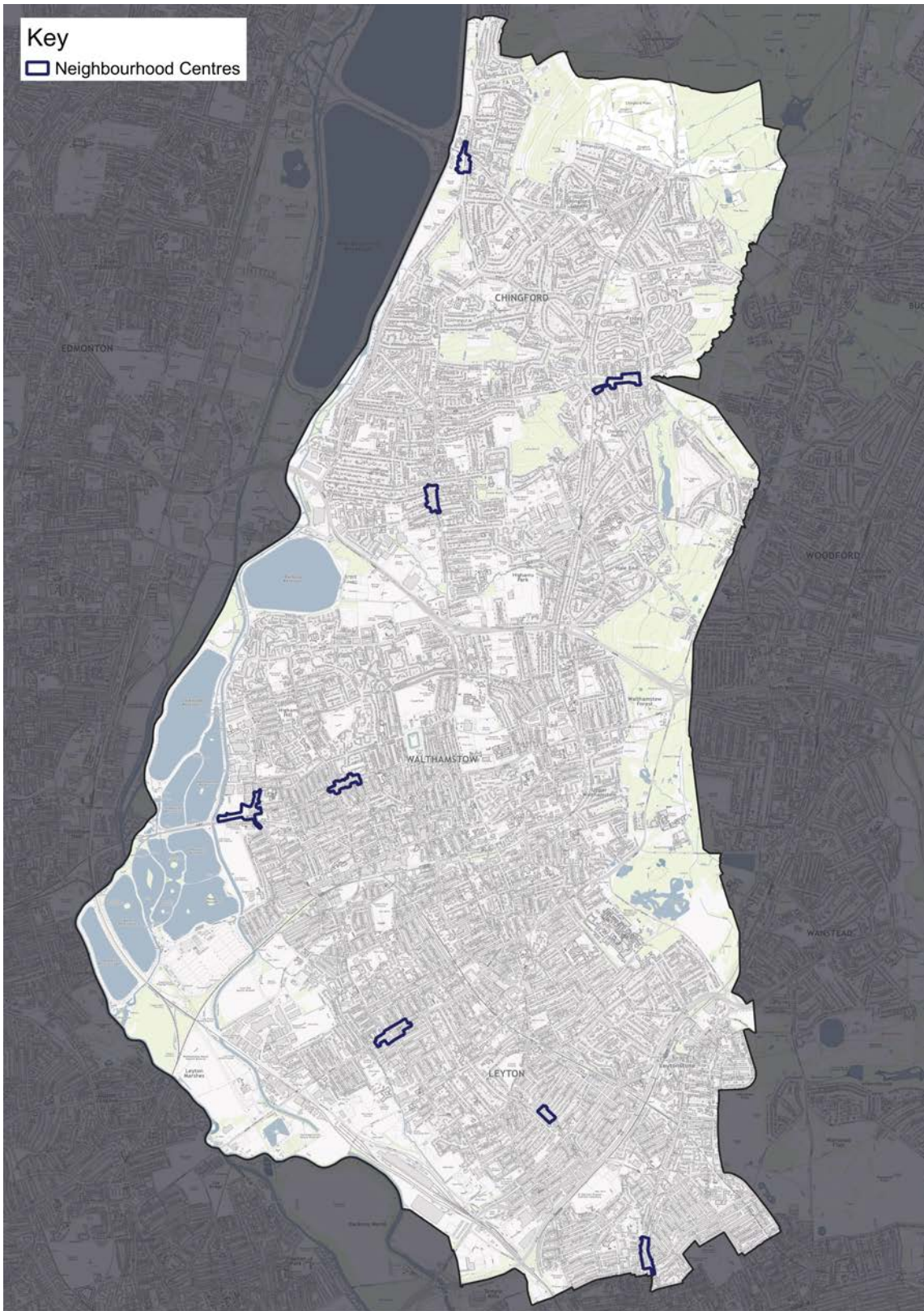


Figure 3.10

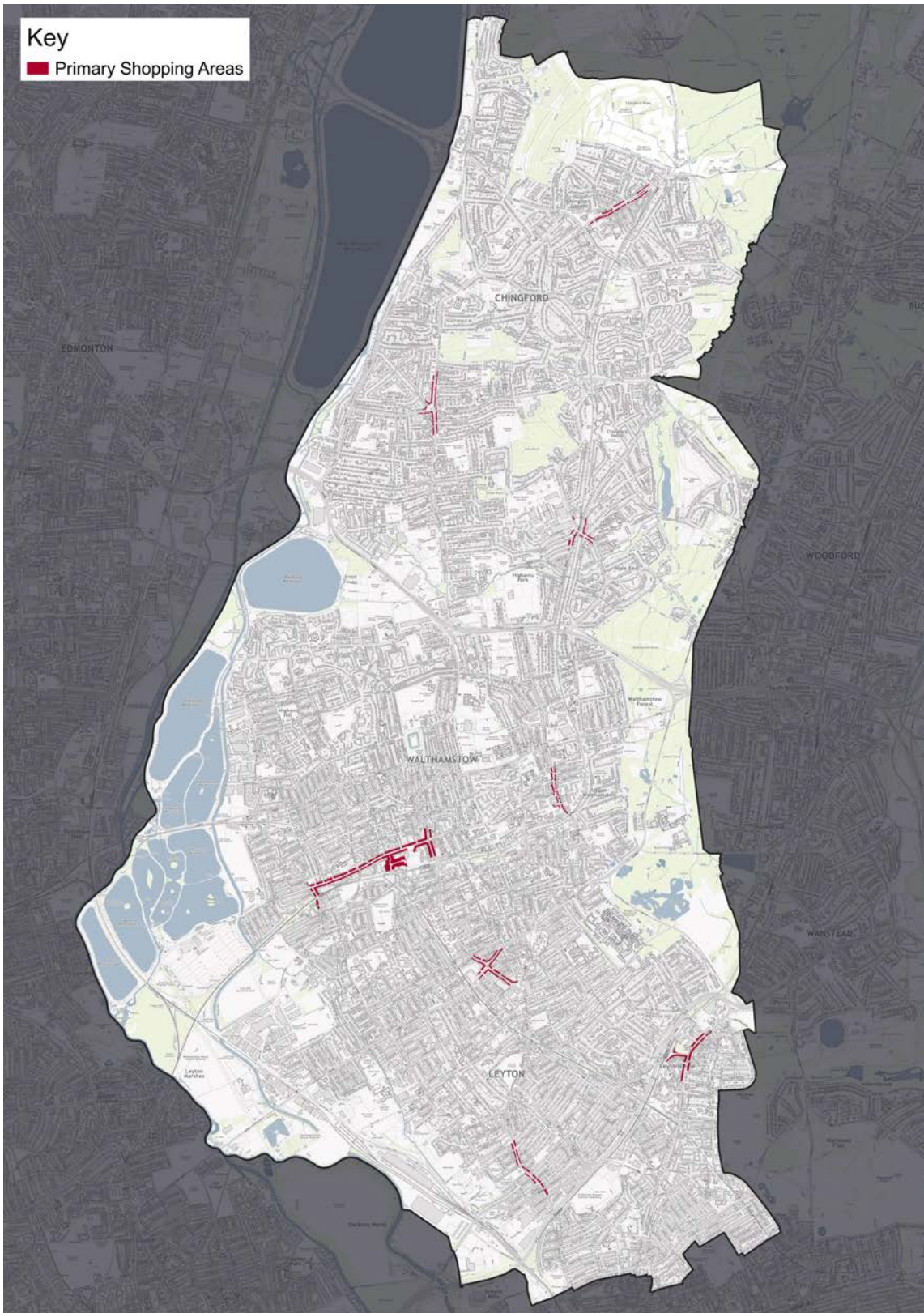


Figure 3.11



Figure 3.12

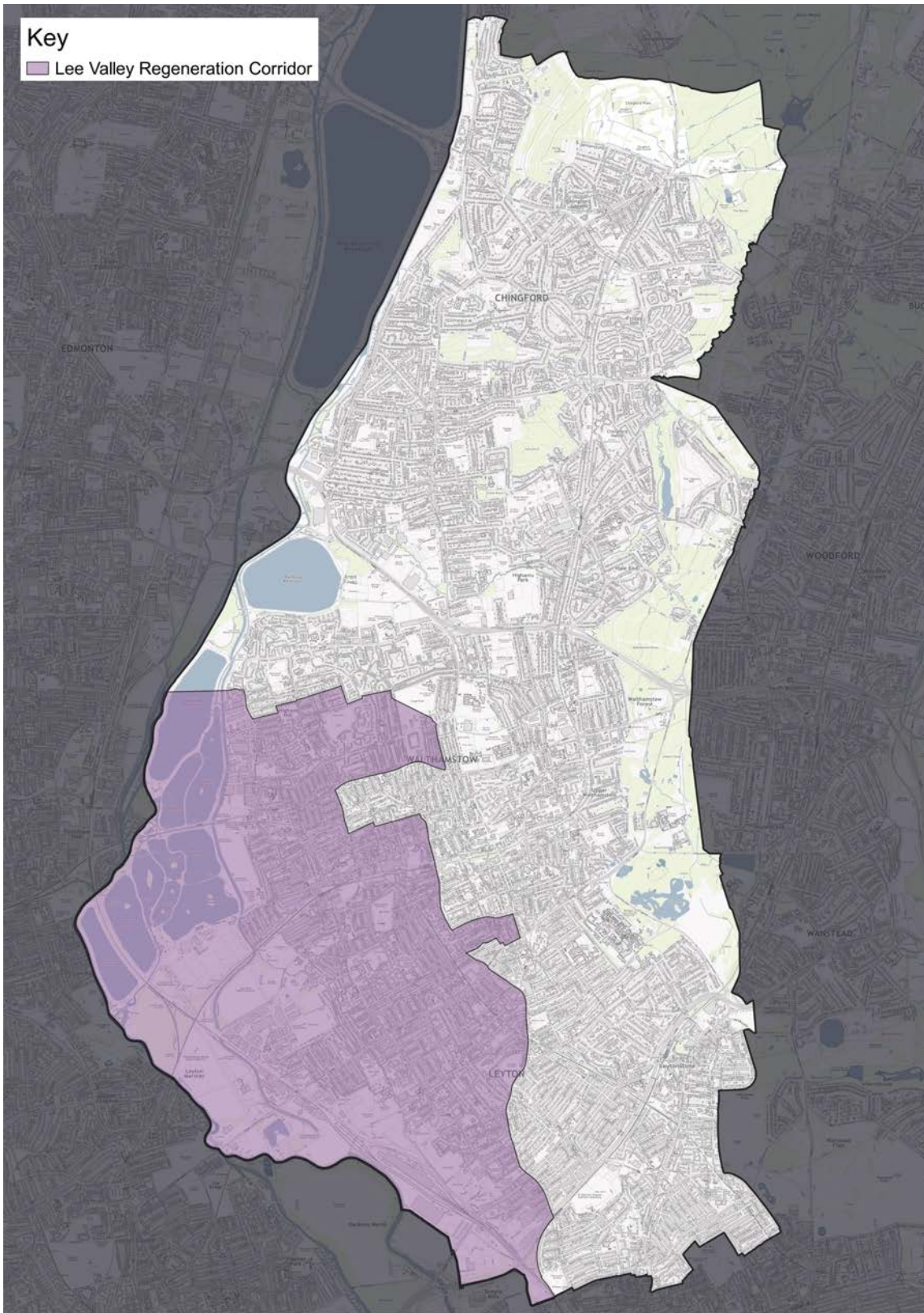


Figure 3.13

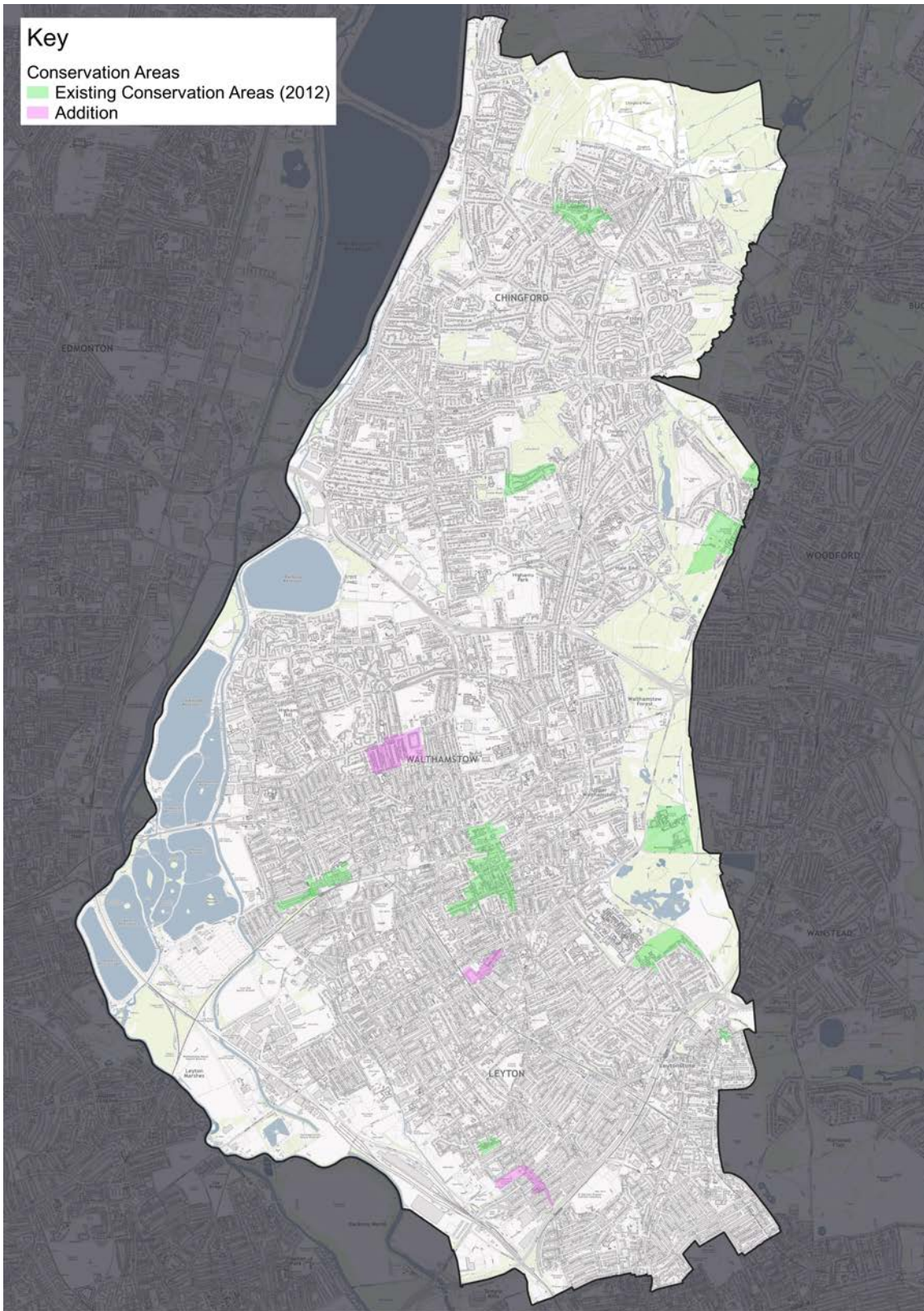


Figure 3.14

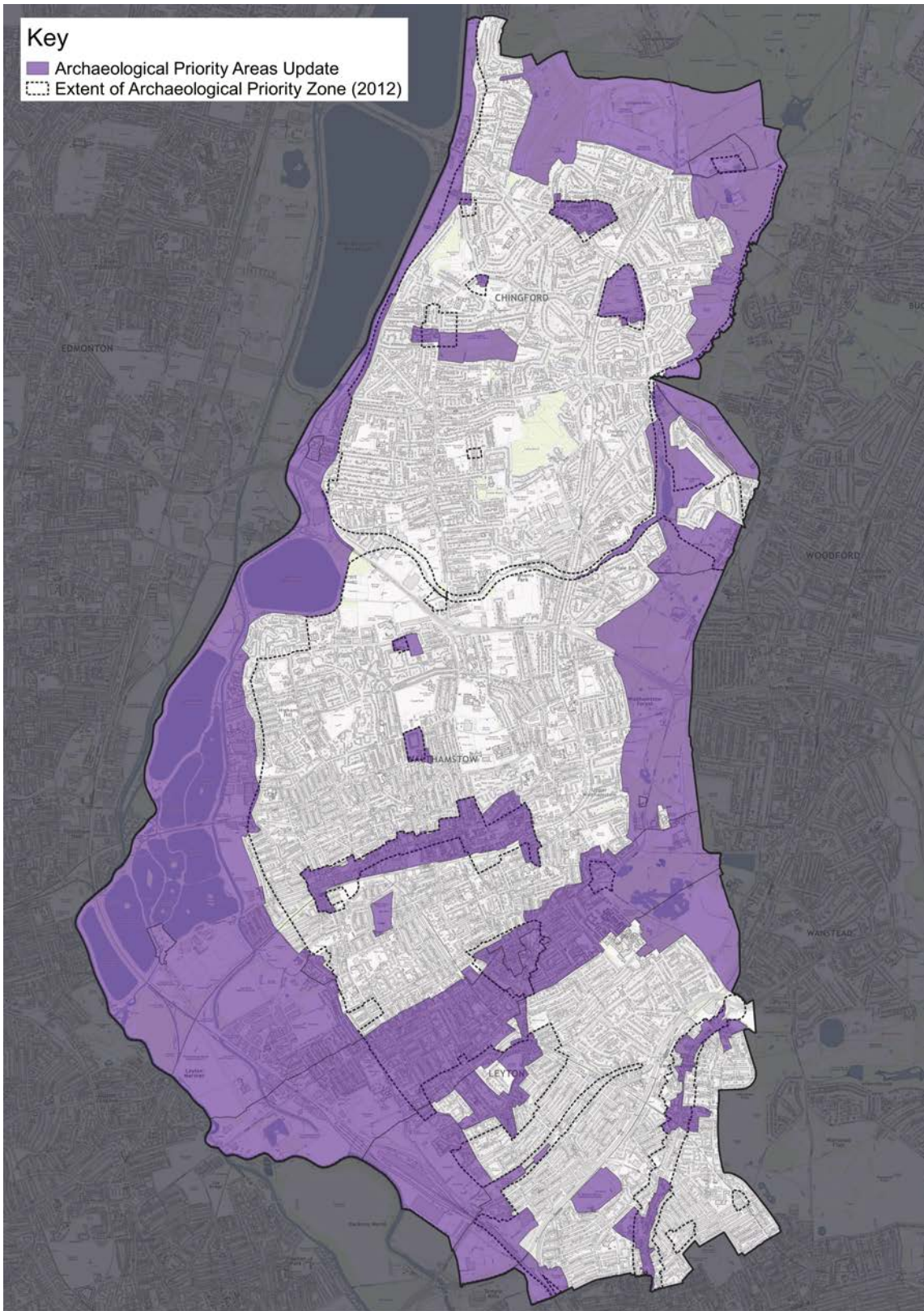


Figure 3.15

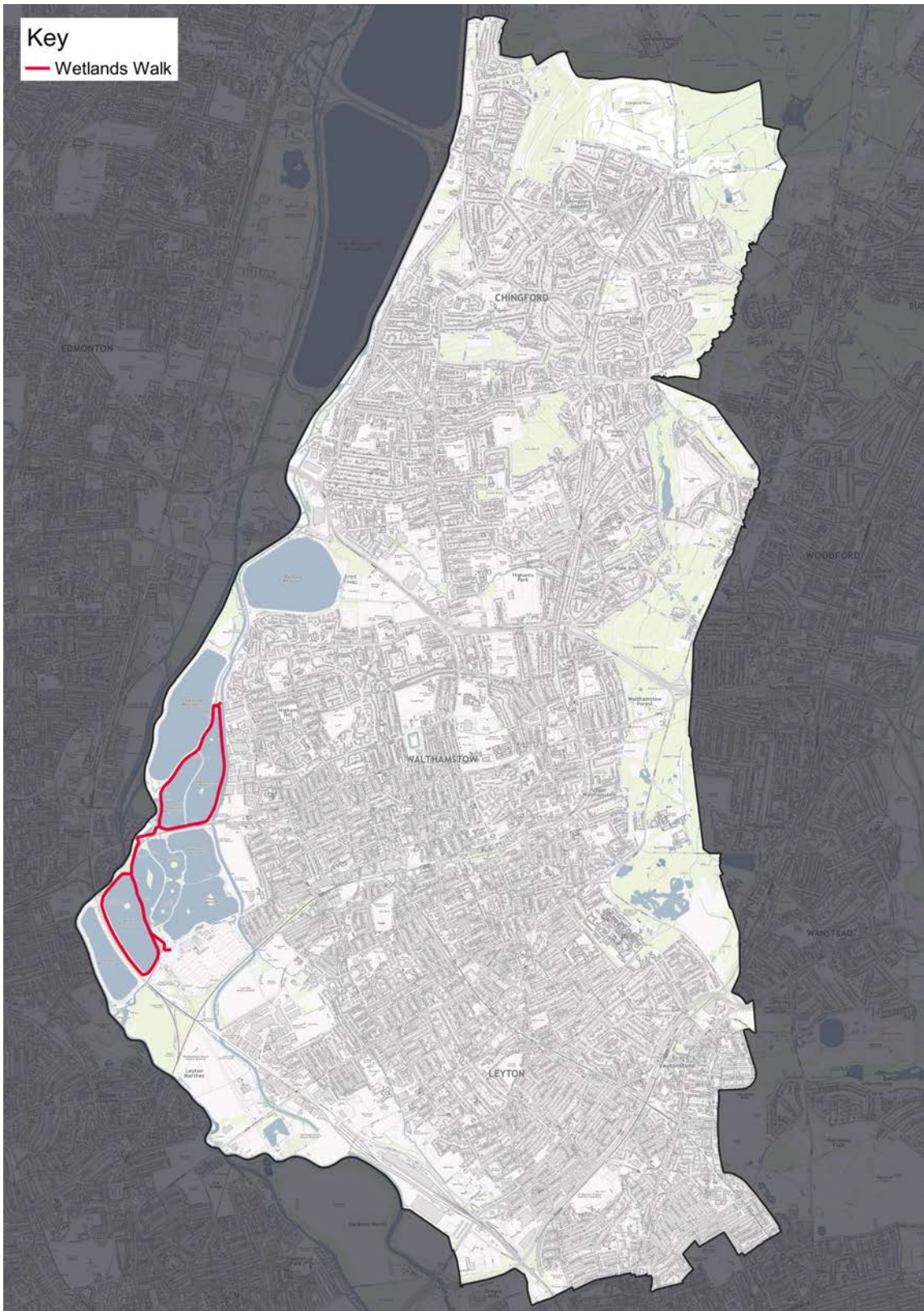


Figure 3.16

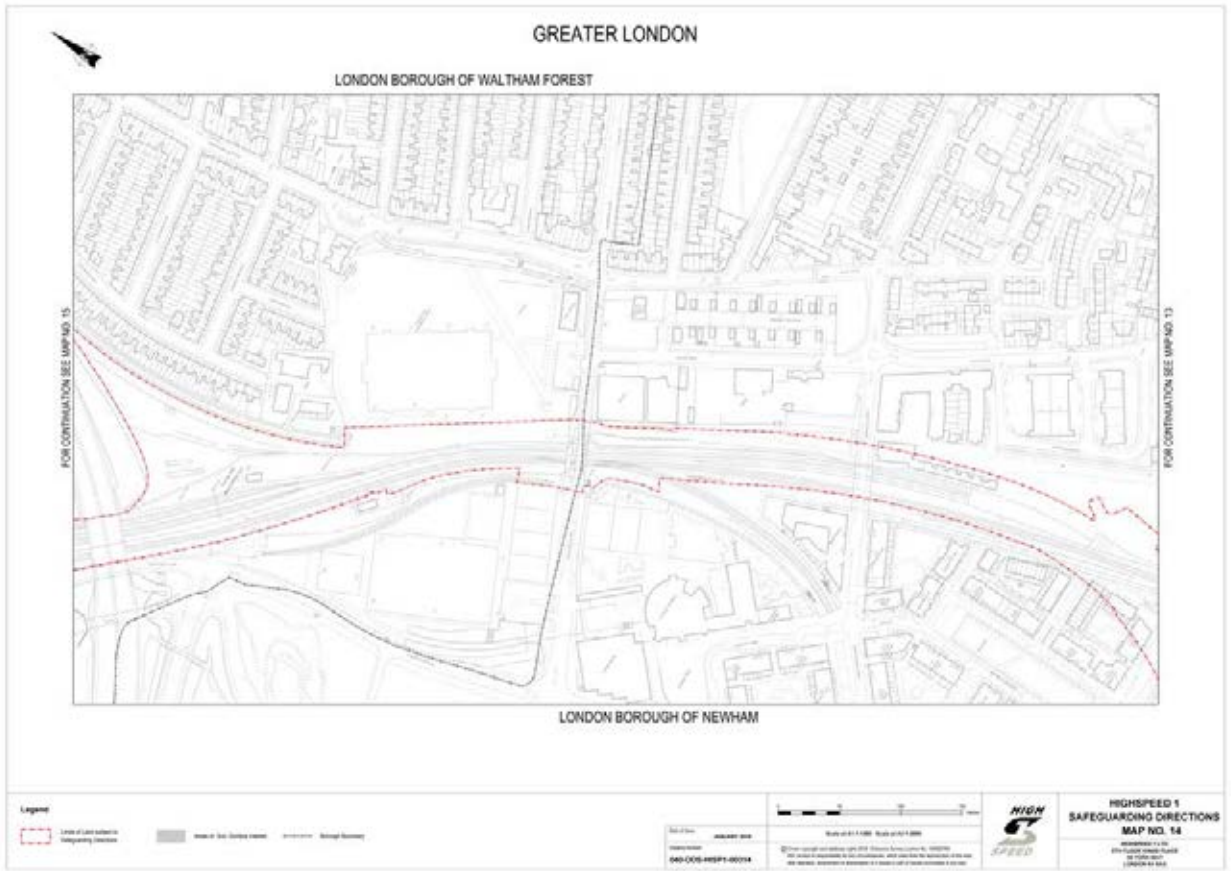


Figure 3.17

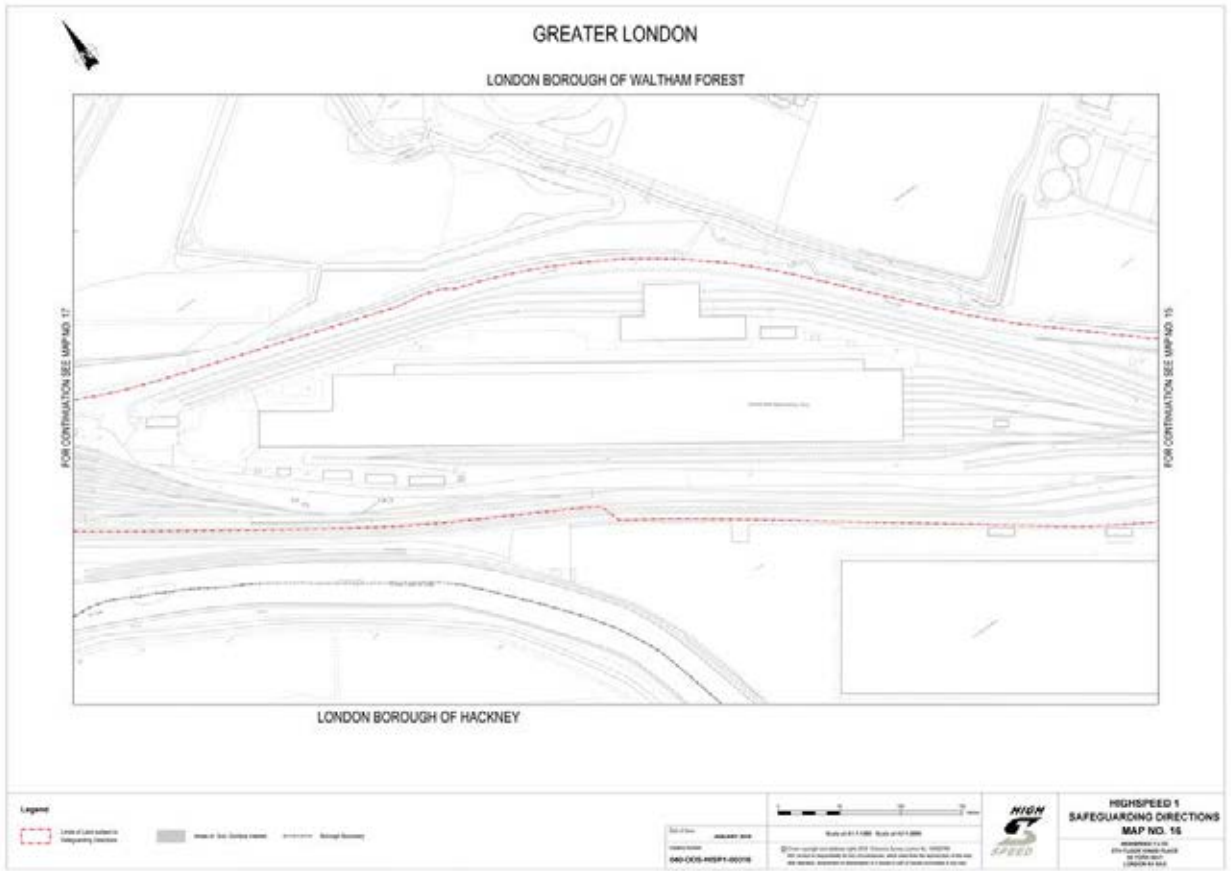


Figure 3.19

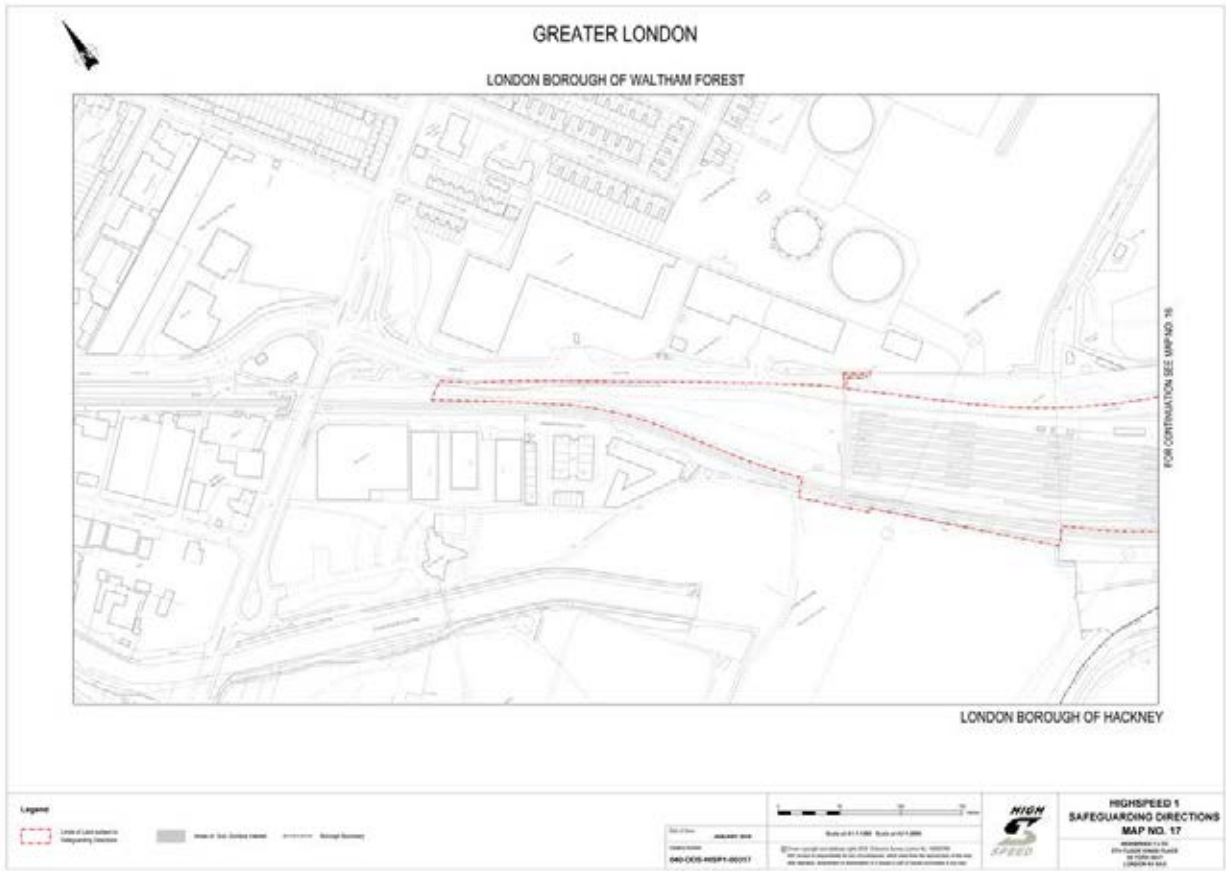


Figure 3.20

Appendix 4 Evidence Base

4.1 Waltham Forest's evidence base is published on the Council's website. This web page will be updated throughout the plan making process. The Waltham Forest Local Plan must also take account of the London Plan evidence base. Evidence bases published as part of this consultation include:

Document	Produced by	Publication Date
Strategic Housing Market Assessment	Cobweb Consulting	2017
Strategic Flood Risk Assessment	AECOM	2020
Employment land Audit	Avison Young	2020
Employment Land Study	Avison Young	2019
Town Centres and Retail Study	Avison Young	2019
Growth Capacity Study	Troy Planning	2019
Gypsy and Travellers Need Assessment	ORS	2020
Sustainability Appraisal Scoping Study	CAG Consultants	2017
Characterisation and Intensification Study	Prior+Partners & MaccreeanorLavington	2019
Climate Change Action Plan	Burro Happold	2019
Economic Growth Strategy	Waltham Forest	2016
Town Centres Strategy	Waltham Forest	2016
Housing Strategy	Waltham Forest	2019
Playing Pitch Strategy	4G	2020
Green and Blue Infrastructure Study - incorporating Open Space Strategy	LUC	2020
Business Study	Hatch Regenris	2018
Green Belt Review	LUC	2019

Table 4.1

Appendix 5 Monitoring Indicators and Targets

Policy	Monitoring Indicator	Target (if applicable)
Scale of Growth	<p>Number of net additional dwellings</p> <ul style="list-style-type: none"> - Granted or deemed granted planning permission -Started - Completed <p>Amount of additional floorspace</p> <ul style="list-style-type: none"> - Granted or deemed granted planning permission - Started - Completed 	<p>27,000 net additional homes</p> <p>52,000 sqm of employment floorspace (Class E G, B2, B8)</p>
Infrastructure for Growth	<p>Status of key infrastructure projects</p> <p>Change in school capacity</p> <ul style="list-style-type: none"> - additional school places <p>Number of GPs in borough</p> <p>Broadband coverage level</p> <ul style="list-style-type: none"> - number of homes with Full-fibre, Superfast and Ultrafast <p>CIL Income</p> <p>Other infrastructure projects (as reported in IDP)</p>	
Location of Growth	<p>Number of new homes in each area and Strategic Location</p>	<p>South Waltham Forest: A minimum of 14,900 new homes and 3,250 new jobs in the Strategic Locations of</p>

Policy	Monitoring Indicator	Target (if applicable)
	<ul style="list-style-type: none"> - Granted or deemed granted planning permission - Started - Completed <p>Net additional floorspace and jobs equivalent in each area and Strategic Location</p> <ul style="list-style-type: none"> - Granted or deemed granted planning permission - Started - Completed 	<p>Lea Bridge, Low Hall, Church Road, Leyton, South Leytonstone, Leytonstone District Centre, Whipps Cross and Bakers Arms.</p> <p>Central Waltham Forest: 6,300 homes and 1,600 jobs in the Strategic Locations of Blackhorse Lane, Walthamstow Town Centre, Forest Road Corridor and Wood Street.</p> <p>North Waltham Forest: 2,000 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.</p> <p>Elsewhere in Borough: 3,800 homes outside the identified Strategic Locations</p>
<p>Management of Growth</p>	<p>Proportion of new retail and town centre uses in:</p> <ul style="list-style-type: none"> - Strategic Locations - Designated Centres <p>by number of units and floorspace (m2)</p> <p>Total floorspace in designated employment areas</p> <p>Number of jobs created in employment areas</p>	

Policy	Monitoring Indicator	Target (if applicable)
	<p>Total area (ha) of designated sites and areas (Green Belt, Metropolitan Open Land, Special Protection Areas, Ramsar Sites, Conservation Areas, and Listed Buildings), number of listed buildings</p> <p>Proportion of development which occurs on Previously Developed Land</p> <p>Number of sites on the Brownfield Land Register</p> <ul style="list-style-type: none"> - Part 1 - Part 2 <p>Number and status of Masterplans, SPDs, Planning Briefs</p> <p>Number and status of concept plans proposed</p>	

Table 5.1 Waltham Forest's Spatial and Growth Strategy

Policy	Monitoring Indicator	Target (if applicable)
Increasing Housing Supply	<p>Total number of new homes (net and gross)</p> <ul style="list-style-type: none"> - Approved - Started construction - Completed 	Measured for each Financial Year against the stepped requirement set out in Increasing Housing Supply
Delivering Genuinely Affordable Housing	<p>Percentage and Total number of new homes (net and gross) disaggregated by tenure</p> <ul style="list-style-type: none"> - Approved 	50% of all new homes to be genuinely affordable across the plan period.

Policy	Monitoring Indicator	Target (if applicable)
	<ul style="list-style-type: none"> - Started Construction - Completed 	
Affordable Housing Tenure	<p>Percentage of units (gross) on schemes of more than 10 units by tenure</p> <ul style="list-style-type: none"> - Approved - Started Construction - Completed 	<p>70% of units to be low cost affordable rent</p> <p>30% to be of intermediate tenure</p>
Housing Size and Mix	<p>Percentage and Total number of units by number of bedrooms</p> <ul style="list-style-type: none"> - Approved - Started Construction - Completed <p>Percentage of schemes which achieve the desired proportion</p> <p>Total performance against overall target mix</p>	Set out in Housing Size and Mix
Accessible and Adaptable Housing	<p>Total number of M4(3) dwellings</p> <ul style="list-style-type: none"> - Approved - Started Construction - Completed <p>Percentage of completed new build units which meet M4(2)</p>	<p>M4(2) – 90% of all new build self-contained homes</p> <p>M4(3) – 10% of all new build self-contained homes</p>

Policy	Monitoring Indicator	Target (if applicable)
	Percentage of completed new build units which meet M4(3)	
Redevelopment and intensification of existing housing and estates	Percentage of developments resulting in an increased density (disaggregated by affordability) <ul style="list-style-type: none"> - Approved - Started Construction - Completed 	Any loss of housing to be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace; Development provides at least the identical or equivalent level of affordable housing floorspace;
Other Forms of Housing	Number of Build to Rent, Purpose Built Student Housing and Purpose Built Shared Living Housing units <ul style="list-style-type: none"> - Approved - Started Construction - Completed 	
Small Sites	Total number of new homes which are small sites (<0.25 ha). <ul style="list-style-type: none"> - Approved - Started Construction - Completed 	Intend to Publish London Plan target of 359 per annum
Housing in Multiple Occupation (HMO) and Conversions	Change in number of HMOs and conversions <ul style="list-style-type: none"> - Approved - Started Construction - Completed 	

Policy	Monitoring Indicator	Target (if applicable)
	Number of applications refused Number of conversions approved, refused, completed by - Floorspace (>or <124 sqm) - Car Free - Meets cycle parking standards	
Supported and Specialist Accommodation		
Gypsies and Travellers	Number of pitches for Gypsies and Travellers	Draft London Plan – 7 pitches over the plan period
Policy 22 - Supported and Specialist Accommodation	Number of units of C3 older persons/C2 residential nursing care accommodation - Approved - Started Construction - Completed	Draft London Plan – 110 per annum (C3 older persons – sheltered and extra care)

Table 5.2 Decent Homes for Everyone

Policy	Monitoring Indicator	Target (if applicable)
Policy 25 - Supporting Economic Growth and Jobs	Change in employment floorspace (sqm)	52,000 sqm of additional employment floorspace during the plan period
	Floorspace change in SIL, LSIS and BEA - Approved - Completed	No net loss of employment floorspace

Policy	Monitoring Indicator	Target (if applicable)
Policy 29 - Approach to Non-Designated Employment Land	Floorspace change outside of SIL, LSIS and BEA	
Workspaces	Floorspace change by Use Class disaggregated by location	

Table 5.3 Building a Resilient and Creative Economy

Policy	Monitoring Indicator	Target (if applicable)
Policy 36 - Promoting Culture and Creativity	Change in the number of cultural venues	
Policy 37 - Protecting Public Houses (Pubs)	Change in the number of pubs	

Table 5.4 Promoting Culture and Creativity

Policy	Monitoring Indicator	Target (if applicable)
Policy 40 - New Retail, Office and Leisure Developments	Change in floorspace disaggregated by use class and location	
Policy 41 - Revitalisation, Adaptation and Regeneration in Designated Centres and Parades	Vacancy rates Number of BIDs	
Policy 42 - Managing Changes of Use in Primary Shopping Areas	Percentage of primary shopping area in E Class Part A use.	

Table 5.5 Distinctive Town Centres and High Streets

Policy	Monitoring Indicator	Target (if applicable)
Policy 48 - Social and Community Infrastructure	Change in floorspace of social and community infrastructure	

Table 5.6 Social and Community Infrastructure

Policy	Monitoring Indicator	Target (if applicable)
Policy 50 - Promoting Healthy Communities	Life expectancy Indices of Multiple Deprivation	
Policy 54 - Hot Food Takeaways	Change in the number of A5 hot food takeaways	
Policy 55 - Betting Shops and Payday Loan Shops	Change in the number of betting shops and payday loan shops	

Table 5.7 Promoting Health and Well-being

Policy	Monitoring Indicator	Target (if applicable)
Policy 57 - Taller and Tall Buildings	Number of developments of: - Tall buildings - Taller buildings	

Table 5.8 Creating High Quality Places

Policy	Monitoring Indicator	Target (if applicable)
15 'Active Travel, Transport & Digital Infrastructure'	To be monitored by the LIP[2] ⁽⁵⁸⁾	

Table 5.9 Sustainable Transport and Infrastructure

Policy	Monitoring Indicator	Target (if applicable)
Policy 72 - Designated Heritage Assets	Change in the number of designated heritage assets - Conservation Areas; - Statutorily Listed Buildings;	

Policy	Monitoring Indicator	Target (if applicable)
	- Archaeological Remains (in Archaeological Priority Zones).	
Policy 73 - Listed Buildings	Change in the number of listed buildings	
Policy 77 - Locally Listed Buildings	Change in the number of locally listed buildings	

Table 5.10 Enhancing and Preserving our Heritage

Policy	Monitoring Indicator	Target (if applicable)
Policy 79 - Green Infrastructure and the Natural Environment	Change in area (hectares) designated as MOL/MGB	
Policy 86 - Food Growing and Allotments	Change in number of allotments	No net loss

Table 5.11 Protecting and Enhancing the Environment

Policy	Monitoring Indicator	Target (if applicable)
Policy 87 - A Zero Carbon Borough	Proportion of major development submitting an energy assessment "Proportion of development meeting zero-carbon emissions target % carbon Reductions proposed below part L from the Be Lean stage of the energy hierarchy. Number of Energy masterplans in progress COF contributions	All major applications to prepare an energy assessment
Decentralised and Renewable Energy	Proportion of developments of:	

Policy	Monitoring Indicator	Target (if applicable)
	<p>a) 1 or more units or >100m² located within 200m of existing or committed decentralised energy network</p> <p>b) Major development located within 500m of an existing or committed decentralised energy network which connect to the decentralised energy network</p>	
<p>Sustainable Design and Construction</p>	<p>Proportion of proposals which achieve BREAAAM rating:</p> <ul style="list-style-type: none"> - Unclassified - Pass - Good - Very Good - Excellent - Outstanding <p>Number of proposals which are accredited by HQM and Passivhaus</p> <p>Number of schemes recycling:</p> <ul style="list-style-type: none"> - 0-15% - 15-35% - 35-50% <p>of demolition and construction material</p> <p>Proportion of developments which have a green roof</p>	

Policy	Monitoring Indicator	Target (if applicable)
	UGF Score of development	
Policy 93 - Managing Flood Risk	Number of development with flood risk assessments undertaken	

Table 5.12 Ensuring Climate Change Resilience

1 Glossary

Accessibility- The ability of people to move round an area and to reach places and facilities. This includes pensioners and disabled people, those with young children and those encumbered with luggage or shopping.

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

Affordable housing- housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- **Affordable housing for rent-** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent)
- **Starter homes-** Generally a starter home is a compact house or flat specifically designed and built to meet the requirements of young people buying their first home per Sections 2 and 3 of the Housing and Planning Act 2016 .
- **Discounted market sales housing-** is that sold at a discount of at least 20% below local market value. Eligibility is based on local incomes and local house prices and provisions should be in place to ensure housing remains at a discount for future eligible households.
- **Other affordable routes to home ownership-** this includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

Affordable Workspace- Workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose.

Agent of Change principle- The principle places the responsibility of mitigating the impact of nuisances (including noise) from existing nuisance-generating uses upon proposed new development.

Air Quality Management Area- An area declared by a local authority where it predicts that national air quality objectives will not be met.

Amenity - The features of an area, place, open space, building or habitable room that contribute to its attractiveness and comfort. Harm can be caused to amenity though excessive overlooking or enclosure, loss of privacy, loss of outlook and loss of daylight and sunlight. The degree of harm will always be assessed on a case by case basis.

Amenity space - External space provided for the recreational benefit of residents. This can be private or communal.

Appropriate Assessment- Required where plans or projects that are not directly linked to the management of a Natura 2000 site (a Special Protection Area (SPA), Special Area for Conservation (SAC) or proposed SPAs and Ramsar sites) may have a significant effect on the conservation objectives and would ultimately affect the integrity of the site, as outlined in Article 6.3 of the Habitats Directive 92/43/EEC.

Article 4 Direction- A tool used by local planning authorities to remove some or all permitted development rights that apply to a particular site or area.

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

Arms Length Management Organisations (ALMO)- Non-profit making organisation set up by a local authority primarily to manage and improve all or part of their housing stock. The Council's ALMO is Ascham Homes.

Authority Monitoring Report (AMR) - The requirement for a local authority to produce an Authority Monitoring Report is set out in [Section 113 of the Localism Act 2011](#). The Act requires every authority to produce a series of reports containing information on the implementation of the [Local Development Scheme](#), the progress and effectiveness of the Local Plan, and the extent to which the planning policies set out in the Local Plan documents are being achieved.

Biodiversity- The diversity of life on Earth which includes plants, animals, micro-organisms and bacteria.

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

Blue Ribbon Network- Includes the Thames, the canal network, rivers, tributaries and streams within London and London's open water spaces such as docks, reservoirs and lakes. It includes culverted (covered over) parts of rivers, canals or streams.

Borough Employment Area (BEA)- Land protected for employment generating uses.

Brownfield Land/Sites- Previously developed land/sites which are or were occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Sometimes called "previously developed land".

Brown rooves- Are similar to green rooves (See Living Roofs). Brown rooves are designed to encourage biodiversity. Brown rooves usually utilise local soil and spoil and the roof will often initially be brown in colour. Over time plant species will grow over this substrate and the end result will be a green-coloured roof.

Buffer Zone (Waterways)- An area of land adjacent to waterways identified to be kept free of any permanent structures.

Build to Rent- Purpose built housing that is typically 100% rented out. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Building Research Establishment Environmental Assessment Method (BREEAM)- The standard for assessing the sustainability and environmental performance of buildings.

Business Improvement District (BID)- Defined area within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries.

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

Car clubs- A short-term car rental service that allows members access to cars parked locally for a per-minute, per-hour or per-day fee

Car-free housing- Car-free development means no parking provision will be allowed on site and the occupier will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. Car-free housing can help to reduce traffic congestion and associated pollution from new developments.

Carbon Dioxide (CO₂)- Principal greenhouse gas related to climate change.

Climate Change- Regional or global-scale changes in historical climate patterns arising from natural and/or man-made causes that produce an increasing mean global surface temperature.

Code for Sustainable Homes (CfSH)- Code for Sustainable Homes is a national standard to guide the design and construction of sustainable homes. The Code gives a sustainability rating to development which ranges from 1(*) to 6(*****). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

Combined Heat and Power (CHP)- The combined production of heat (usually in the form of steam) and power (usually in the form of electricity). The heat can be used as hot water to serve a district-heating scheme.

Community Facilities- Buildings which enable a variety of local activity to take place including, but not limited to, the following:

- Schools and other educational facilities
- Libraries and community centres
- Doctors surgeries, medical centres and hospitals
- Museums and art galleries
- Child care centres
- Sport and recreational facilities
- Youth clubs
- Playgrounds
- Places of worship
- Emergency services

Some community activities can also be provided via privately run facilities (e.g. pubs and shops).

Community Infrastructure Levy (CIL)- The CIL regulations enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure.

Community led housing- Schemes that are genuinely community-led all share three common principles: meaningful community engagement and consent occurs throughout the development process (communities do not necessarily have to initiate the conversation, or build homes themselves); there is a presumption that the community group or organisation will take a long-term formal role in the ownership, stewardship or management of the homes; and the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

Comparison retail/shopping- These refer to shopping for things like clothes, electrical items, household and leisure goods. Comparison goods are bought relatively infrequently, so consumers usually evaluate prices, features and quality before making a purchase.

Conservation Area- An area of special architectural or historic interest where it is desirable to preserve or enhance the character or appearance.

Controlled Parking Zones (CPZ)- Areas in which on-street parking is managed, usually through a permit system, typically where demands for limited space from residents, commuters, shoppers and others are in conflict.

Convenience retail/shopping- These refer to shopping for everyday essential items like food, drink, newspapers and confectionery

Convergence- Principle that regeneration of 2012 host boroughs will mean that within 20 years the communities within will have the same social and economic chances as their neighbours across London.

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

Creative Industries- 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.

Crossrail 2- Crossrail 2 (formerly known as the safeguarding Chelsea- Hackney Line) will link north east and south-west London. The route alignment is currently being considered by TfL.

Development Management Policies– A set of criteria-based policies in accordance with the Core Strategy, against which planning applications for the development and use of land and buildings will be considered. Also known as Site Development Policies.

Development Plan- At a local level the development plan encapsulates Waltham Forest Council's planning policies for the future development of Waltham Forest and forms the basis for decisions on planning applications. The development plan for Waltham Forest will comprise the Development Plan Documents which make up the Local Development Framework. Waltham Forest's most recent development plan (the Unitary Development Plan) was adopted in March 2006. The Regional Spatial Strategy (The London Plan (see below)) sets out broader policies for the development of the Greater London is also part of Waltham Forest's development plan.

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

Digital Infrastructure -Infrastructure, such as small cell antenna and ducts for cables, that supports fixed and mobile connectivity and therefore underpins smart technologies.

Dynamic Viability- Allows for changing market circumstances to be assessed periodically and therefore allows for the proportion of affordable housing sought to be closely related to market conditions.

Energy Efficiency- Making the best or most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

Energy Hierarchy- A framework guiding UK energy policy as follows: Use Energy Efficiently (by turning off lights and appliances after use); Use Renewable Energy (wherever possible); Supply Remaining Energy efficiently (by using decentralised technology such as CHP systems). Following this hierarchy meets energy demand in the most efficient way and also reduces emissions of carbon dioxide (CO₂).

Environment Agency (EA)– An environmental regulatory authority formed in 1996, combining the functions of the former National Rivers Authority, Waste Regulation Authorities and Her Majesty's Inspectorate of Pollution.

Evidence Base- A collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the Borough. This enables the preparation of a sound LDF meeting the objectives of sustainable development.

Examination– Presided over by a Planning Inspector or a Panel of Inspectors appointed by the Secretary of State; this can consist of hearing sessions, or consideration of written representations to consider whether the policies and proposals of the local planning authority's Development Plan Documents are sound.

Floodplain- Flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding.

Geodiversity – The variety of rocks, fossils, minerals, landforms, soils and natural processes, such as weathering, erosion and sedimentation, that underlie and determine the character of our natural landscape and environment.

Greater London Authority (GLA) – The GLA is the strategic citywide government for London. It is made up of a directly elected Mayor (the Mayor of London) and a separately elected Assembly (the London Assembly).

Green Belt (Metropolitan) – An area of countryside or land that is protected from inappropriate development in order to prevent the sprawl of existing built-up areas and to protect the openness of the countryside. Green Belts are not designated for their beauty or character, although there are many areas of high landscape quality within the Green Belt. The Metropolitan Green Belt is the protected open space that surrounds Greater London.

Green Chain - Principally an ecological link that connects green spaces.

Green Corridor- Relatively continuous areas of open space leading through the built environment, which may link to each other and to the Green Belt or Metropolitan Open Land. They often consist of rivers, railway embankments and cuttings, roadside verges, canals, parks, playing fields and extensive areas of private gardens. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.

Greenfield Land or Sites- Land or sites that have not been previously developed.

Green Infrastructure- Is a strategically planned and delivered network of high quality green spaces and other environmental features.

Green Roofs - See Living Roofs.

Greenway- Network of mainly off-road routes which connect people and open spaces through links with other non-motorised users.

Growth Areas- Areas of the borough that will be the primary focus of new development and regeneration.

Habitable Room- A habitable room is any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, corridors, hallways, utility rooms or similar should not be considered habitable rooms.

Habitat Regulations Assessment (HRA)– An assessment undertaken for plans and projects which have the potential to affect European sites of nature conservation importance.

Heat Island Effect- Can also referred to as the urban heatisland effect and is an effect where the average temperature of an area is higher than nearby rural areas.

Healthy Impact Assessment (HIA)- Health Impact Assessment (HIA) is used as a systematic framework to identify the potential impacts of a development proposal, policy or plan on the health and wellbeing of the population and highlight any health inequalities that may arise. HIA should be undertaken as early as possible in the plan making or design process to identify opportunities for maximising potential health gains, minimising harm, and addressing health inequalities.

Homes and Communities Agency (HCA)- The HCA is the national housing and regeneration agency for England.

Household Waste– Waste from a private dwelling or residential house or other such specified premises, and includes waste taken to household waste recycling centres.

Household Waste Recycling Centre (HWRC)– Facilities to which the public can bring household waste, such as bottles, textiles, cans, paper, green waste and bulky household items/waste for free disposal.

House in Multiple Occupation (HMO)- HMOs are dwellings which are shared by three or more tenants who form two or more households and share a kitchen, bathroom or toilet. HMOs for between three and six people are classed as C4 whereas HMOs for more than six people are Sui Generis.

Housing Association- Independent non profit making bodies that provide low-cost "social housing" for people in housing need.

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

Index of Multiple Deprivation(IMD)- Is a Deprivation index at the small area level, created by the Department for Communities and Local Government(DCLG).

Infrastructure- A collective term for physical structures, facilities and services needed by the community, for example, buildings, roads, power supplies, health, sports and education facilities, village halls, doctors' surgeries, churches and open space.

Intermediate Affordable Rent - Housing at prices and rents above those of social rent, but below market price or rents.

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

Landfill- The deposit of waste onto and into land, in such a way that pollution or harm to the environment is prevented and, through restoration, to provide land which may be used for another purpose.

Lee Valley Regional Park- Area of open space covering 26 miles along the banks of the River Lea, providing sports and leisure venues, heritage sites, gardens, nature reserves and riverside trails.

Legibility- The degree to which a place can be easily understood and accessed by its users.

Lifetime Homes- Houses built to a set of design standards which meet the varying needs of occupiers as their lives change and are capable of being adapted easily.

Living roof/wall- A self-regenerating, cladding or roofing system using natural materials and planting.

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

Local Development Documents (LDD)- These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan).

Local Development Framework (LDF)- Folder of Local Development Documents for Waltham Forest setting out the council's aspirations for the future development of Waltham Forest.

Local Development Scheme (LDS)- Sets out the timetable for preparation of Local Development Documents.

Local Economic Assessment (LEA)- Provide local authorities and stakeholders with an understanding of how economic conditions and forces shape places at a range of spatial levels. That understanding needs to inform: policy, priorities, resource allocation and actions.

Local Nature Reserve (LNR)- A statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.

Local Strategic Partnership (LSP)- An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

London Legacy Development Corporation (LLDC)- The Olympic Park Legacy Company (OPLC) should be reformed as a London Legacy Development Corporation, reporting directly to the Mayor and democratically accountable to Londoners

London Plan- The Mayor of London is responsible for producing a planning strategy for the capital. This replaces the previous strategic planning guidance for London (known as RPG3), issued by the Secretary of State. The London Plan is the name given to the Mayor's spatial development strategy.

London Plan Apportionment– Allocates to each individual borough a given proportion of London's total waste (expressed in tonnes) for which sufficient sites for managing and processing waste must be identified within their Local Development Frameworks.

Lower Super Output Area- Unit of geography used for statistical analysis matters such as deprivation. Typically smaller than ward level, usually covering an area of population of approximately 1500.

Main town centre uses- Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Material Consideration- A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Metropolitan Open Land (MOL)- Extensive areas of land bounded by urban development around London that fulfils a similar function to Green Belt and is protected from inappropriate development by land-use planning policies.

Mixed Use Development– A well integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

Monitoring Indicators- Generally include three types of indicators: contextual indicators, output indicators and local indicators including significant effects indicators. Contextual indicators provide the background information of the Borough such as population, ethnic composition, crime statistics, local history/distinctiveness etc. Output indicators are used to measure policy targets. Some local indicators as significant effects indicators measure the significant effects of the plan or programme along with sustainability appraisal objectives. Some indicators reflecting cross-cutting issues (for example crime figures) provide valuable information to help identify any unintended and unforeseen consequences. Getting continual feedback from monitoring indicators will enable the Council to identify the necessary action to attain the desired outcomes.

Multi-Use Games Area (MUGA)- An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side soccer or netball.

Natura 2000 Network– The European network of protected sites established under the Birds Directive and Habitats Directive (includes SPA, SAC, Ramsar).

North London Waste Authority (NLWA)– North London's statutory waste disposal authority. The NLWA's main function is to arrange the disposal of waste collected by its seven constituent boroughs. These boroughs are: Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.

North London Waste Plan (NLWP)–The Waste Development Plan Document being produced for north London. Also referred to as the Waste Development Plan Document.

Olympic Delivery Authority (ODA)- The ODA is the public body responsible for developing and building the new venues and infrastructure for the Games and their use after 2012.

Olympic Legacy Supplementary Planning Guidance (OLSPG)- The OLSPG clarifies the Mayor of London's priorities for the Olympic Park and the surrounding areas. It considers social and community infrastructure requirements, and sets out how the area around the Olympic Park can benefit from the legacy proposals. This document will also promote the further managed release of appropriate industrial sites for mixed use development. This Guidance will supersede the Lower Lea Valley Opportunity Area Planning Framework (LLV OAPF) where the two areas overlap when it is formally published by the Mayor following consultation.

Olympic Park Legacy Company (OPLC)- The OPLC is responsible for the long-term planning, development, management and maintenance of the Olympic Park and its facilities after the London 2012 Games.

Planning and Compulsory Purchase Act 2004- The legislation which introduced the new development planning system based on Local Development Frameworks.

Planning obligation/ financial contribution- Requirements made of a developer to make planning permission acceptable. This could include matters such as the provision of affordable housing as part of the scheme, or a financial contribution towards off site works such as highway improvements.

Previously Developed Land (PDL)-See also Brownfield Land/Sites

Proposals Map- A map showing the location of the sites identified in the Local Development Framework

Public Realm-The space between and within buildings that are publicly accessible including streets, squares, forecourts, parks and open spaces.

Public Transport Accessibility Level (PTAL)-Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network. They range from 6 (excellent) through to 1 (very poor).

RAMSAR Site– Wetlands of international importance designated under the Ramsar Convention.

Recycling– Involves the reprocessing of waste, either into the same product or a different one. Many non-hazardous wastes such as paper, glass, cardboard, plastics and metals can be recycled. Hazardous wastes such as solvents can also be recycled by specialist companies, or by in-house equipment.

Renewable Energy- Energy derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

Retrofit- Refers to the addition of new technology or features to older systems.

Riparian-The riparian area refers to the interface between land and a river or stream.

Saved Policies/Saved Plan- Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

Section 106 agreement- A legal agreement under section 106 of the Town & Country Planning Act 1990. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Secured by Design- police flagship initiative supporting the principles of designing out crime; e.g. windows and doors that carry secured by design approval and have been assessed to provide a high degree of resistance to break-ins.

Sequential Approach/Sequential Test- Planning policies that require particular steps to be taken, or types of location or sites to be considered, in a particular order of preference. For example retail, commercial and leisure development should be focused on sites within town centres, or if no in-centre sites are available, on sites on the edges of centres that are or can be well integrated with the existing centre and public transport.

Site of Importance to Nature Conservation-A non statutory designation which seeks to protect areas of high wildlife value at a local level.

Site of Special Scientific Interest (SSSI)- Land considered to be of special interest due to its flora, fauna, geological or geographical features under the Wildlife and Countryside Act 1981 (amended in 1985).

Site Specific Allocations- A Development Plan Document identifying sites for specific types of land use and any requirements related to them.

Small and Medium Enterprise (SME)- Business with more than 10 and less than 250 employees.

Social Infrastructure- A wide variety of services that are essential to the sustainability and wellbeing of a community. This includes educational facilities, health services, sports and leisure facilities, libraries, jobs brokerage centres, community space and faith facilities, cultural facilities and meeting rooms, halls and pubs.

Social Rented Housing - Rented housing owned and managed by local authorities and registered social landlords, for which guideline targets rents are determined through the national rent regime.

Soundness- Development Plan Document is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures including the measures set out in the authority's statement of Community Involvement.

Source Protection Zone- Area designated to protect groundwater.

Spatial Development- Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

Spatial Planning- Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Special Area of Conservation (SAC)- A site defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora to protect habitats and species.

Special Protection Area (SPA)– A site designated under the European Union Directive on the Conservation of Wild Birds.

Specialised Housing- Housing which meets the specialised housing needs of groups such as the elderly and disabled people.

Stakeholder- Anyone with an interest in Waltham Forest's development. This includes professionals and the community.

Statement of Community Involvement- Sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Statutory Bodies- These include appropriate 'Specific, Government and General' consultation bodies in accordance with Regulation 25 of the Town and Country Planning Act 2004 Regulations.

Strategic Environmental and Sustainability Appraisal (SEA/SA)- This is a systematic and continuous assessment of the social, environmental and economic effects of strategies and policies contained in development plans.

Strategic Industrial Location (SIL)- An industrial area identified in the London Plan as being of strategic importance for industrial, logistics and related employment uses that support the functioning of London's economy

Sui-Generis- A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

Supplementary Planning Documents- A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Sustainability Appraisal- See Strategic Environmental and Sustainability Appraisal (SEA/SA).

Sustainable Communities- Places where people want to live and work, now and in the future.

Sustainable Communities Strategy/Plan- A programme issued by the government to set the framework for delivering sustainable communities over the next 15-20 years. The main areas of focus are housing supply, new growth areas, decent homes and the countryside and local environment.

Sustainable Development- A widely used definition drawn up by the World Commission on Environment and Development: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs." The government has set out four aims for sustainable development in its 'A Better Quality of Life, a Strategy for Sustainable Development in the UK' to be achieved simultaneously:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources
- maintenance of high and stable levels of economic growth and employment.

Sustainable Transport- A term generally related to movement by forms of transport other than the private car within the urban environment. It most commonly relates to travel by public transport, walking and cycling.

Sustainable Urban Drainage Systems (SuDS)- A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than the conventional practice of routing run-off through a pipe to a watercourse.

Swale- A long shallow channel which can be a natural or artificial landscape feature. Artificial swales can be used to manage water runoff, filter pollutants, and increase rainwater infiltration.

Townscape- The configuration of buildings and the space between them.

Town centre- Areas defined in the local plan occupied by Main Town Centre uses providing a range of commercial, cultural, and civic activities, including shopping, leisure, entertainment, culture and social and community facilities.

Transport for London (TfL)- One of the GLA group of organisations, accountable to the Mayor, with responsibility for delivering an integrated and sustainable transport strategy for London.

Tree Preservation Order (TPO)- Usually made by a local planning authority to protect specific trees (or a particular woodland) from deliberate damage and destruction, which could include felling, lopping, topping, uprooting or otherwise wilful damage.

Unitary Development Plan- An old-style development plan prepared by a metropolitan district and some unitary local authorities, which contains policies equivalent to those in both a structure plan and local plan. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

Use Classes Order- The Town and Country Planning (Use Classes) Order puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

Walthamstow Wetlands- A series of open spaces that include Walthamstow Reservoirs, Walthamstow Marshes, Marksfield Park, the Paddock Site, Tottenham Marshes, Stonebridge Lock and Springfield Marina. Improved links between these separate pockets of open space are sought under the Upper Lea Valley Landscape Strategy.

Windfall Housing- Is generally any residential development that is given planning permission on land or buildings not specifically allocated for residential development in LDF.

