

# Waltham Forest Local Plan



## WOOD STREET AREA ACTION PLAN Preferred Options

July 2013

our  
place  
in  
london



Waltham Forest

**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 tjetra, 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 કેપ પર અથવા ભાષાંતર સેવા દ્વારા ઉપલબ્ધ થઈ શકે છે. જો તમને આ સેવાની જરૂર લાગે, તો કૃપા કરીને અમને નીચેના સંપર્ક કરો.</p>
<p>Albanian <input type="checkbox"/></p>	<p>Gujarati <input type="checkbox"/></p>
<p>يمكن توفير هذه الوثيقة أو ملخصها بلغات أخرى أو بالطبعة الكبيرة أو بلغة بريف أو على الشريط ويمكن توفير خدمة ترجمة عند الطلب. وإذا احتجت مثلا من هذه الخدمات الرجاء الاتصال معنا على العنوان المذكور أدناه.</p>	<p>यह पत्र 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>Arabic <input type="checkbox"/></p>	<p>Hindi <input type="checkbox"/></p>
<p>অনুলোভনমে এই উদ্দেশ্যে অথবা এর সারসর্ম অথবা ভাষায়, বড় ছাপার অক্ষরে, ব্রেইল বা অডিওরূপে, অতির টেইপ বা ব্যক্তিগত শোনার ক্যেসেটে অথবা অনুবাদ করে দেয়ার ব্যবস্থা করা যাবে। আপনাকে যদি এসব সেবাসমূহের অ্যাক্সেস হয়, তাহলে অস্থায়ী করে আমাদের সাথে যোগাযোগ করুন।</p>	<p>ਇਹ ਪਤਰ ਜਾਂ ਇਹਦਾ ਖੁਲਾਸਾ 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>Bengali <input type="checkbox"/></p>	<p>Punjabi <input type="checkbox"/></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>Istekte bulunursanız, bu broşürü ya da broşürün özetinin Türkçesini size gönderebiliriz. Ayrıca broşürün iri harfli baskısı, görme engelliler için pamak ucuyla 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>Chinese <input type="checkbox"/></p>	<p>Turkish <input type="checkbox"/></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 پر دستیاب ہو سکتا ہے۔ اور اگر آپ ان سہولتوں کے لیے درخواست کرتے ہیں تو اسے بھی ہم سے منگوانا چاہیے۔</p>
<p>French <input type="checkbox"/></p>	<p>Urdu <input type="checkbox"/></p>
<p>Name _____ Address _____ _____ _____ Telephone No _____</p>	<p>CONTACT: Planning Policy Team Environment and Regeneration London Borough of Waltham Forest Sycamore House, Waltham Forest Town Hall Forest Road, Walthamstow, London, E17 4JF  Telephone 020 8496 3000 Email: <a href="mailto:planning.policy@walthamforest.gov.uk">planning.policy@walthamforest.gov.uk</a> Web site: <a href="http://www.walthamforest.gov.uk">www.walthamforest.gov.uk</a></p>

## Wood Street AAP

<b>1</b>	<b>Introduction and Background</b>	<b>2</b>
1.1	Purpose of the Document	2
1.2	Context	4
<b>2</b>	<b>Vision and Objectives</b>	<b>15</b>
2.1	Vision Statement	15
2.2	Objectives for the AAP	16
<b>3</b>	<b>Spatial Strategy and Development Opportunities</b>	<b>19</b>
3.1	Spatial Concept for Wood Street	19
3.2	Spatial Strategy	22
3.3	Development Context	25
<b>4</b>	<b>Proposed Policies</b>	<b>27</b>
4.1	Prosperity – A Place to Grow	27
4.2	Shopping – A Town Centre Place	31
4.3	Placemaking – A Well Designed Place	38
4.4	Housing – A Place to Live	48
4.5	Connections – A Well Connected Place	56
4.6	Sustainability and Energy – A Sustainable Place	66
4.7	Open Space and Nature – A Green Place	71

4.8	Employment – A Place to do Business .....	79
4.9	Social Infrastructure – A Community Place .....	84
4.10	Safety and Security – A Safe Place .....	89
4.11	Culture – A Creative Place .....	90
<b>5</b>	<b>Development Sites .....</b>	<b>95</b>
5.1	Cluster 1 - Fulbourne Road .....	96
5.1.1	Site 1 - Cedar Wood House .....	97
5.1.2	Site 2 - Goss Components .....	99
5.1.3	Site 3 - Walthamstow Business Centre .....	102
5.1.4	Site 4 - Ardleigh Works .....	104
5.2	Cluster 2 – Forest Road Gateway .....	107
5.2.1	Site 5 - Stirling House .....	108
5.2.2	Site 6 - Willow House .....	110
5.2.3	Site 7 - Wood Street Corner .....	113
5.2.4	Site 8 - Millenium Clock Corner .....	116
5.3	Cluster 3 – Thorpe Coombe Hospital .....	118
5.3.1	Site 9 - Thorpe Coombe Hospital .....	120
5.4	Cluster 4 - Marlowe Road and Plaza .....	122
5.4.1	Site 10 - Marlowe Road .....	123
5.4.2	Site 11 - The Plaza .....	126
5.5	Cluster 5 – Station Area .....	129

5.5.1	Site 12 - Brandon Road Car Park .....	130
5.5.2	Site 13 - Wood Street Station .....	132
5.5.3	Site 14 - Vallentin Road .....	133
5.5.4	Site 15 - Woodside School Car Park (Bridge Site) .....	135
5.5.5	Site 16 - Scout Hall and Church (former factory) .....	137
5.6	Cluster 6 - Wood Street South .....	138
5.6.1	Site 17 - Dairy Site .....	140
5.6.2	Site 18 - Crownlea .....	142
5.6.3	Site 19 - Lucerne Grove .....	144
<b>6</b>	<b>Delivery and Implementation .....</b>	<b>148</b>
6.1	Implementation Framework .....	148
6.2	Delivery Plan .....	149
6.3	Infrastructure Plan .....	158

## Appendices

<b>Appendix 1 - Key Evidence Documents .....</b>	<b>161</b>
--	------------

## Glossary

<b>Glossary .....</b>	<b>169</b>
-----------------------	------------

## List of Figures

Figure 1.1 AAP Boundary .....	5
Figure 1.2 Waltham Forest Local Plan Documents .....	10
Figure 3.1 Key Diagram .....	24
Figure 3.2 Spatial Vision .....	24
Figure 4.1 Shop Front Character Area .....	35
Figure 4.2 Designated Town Centre .....	37
Figure 4.3 Heritage .....	43
Figure 4.4 Map of Legibility .....	47
Figure 4.5 Marlowe Road Estate, Plaza and Northwood Tower .....	55
Figure 4.6 Transport Connections .....	56
Figure 4.7 PTAL for Wood Street .....	58
Figure 4.8 Indicative Plan for DEN network and key loads .....	70
Figure 4.9 Plaza Improvement .....	72
Figure 4.10 Access to open space .....	73
Figure 4.11 Access to play areas .....	73
Figure 4.12 Sites of Importance to Nature Conservation .....	74
Figure 4.13 Social Infrastructure in Wood Street .....	85
Figure 5.1 Key Sites .....	95
Figure 5.2 Fulbourne Road Cluster .....	96
Figure 5.3 Cedar Wood House .....	97
Figure 5.4 Goss Components Site .....	99
Figure 5.5 Walthamstow Business Centre .....	102
Figure 5.6 Ardleigh Works Site .....	104
Figure 5.7 Stirling House Site .....	108
Figure 5.8 Willow House Site .....	110
Figure 5.9 Wood Street Corner Site .....	113

Figure 5.10 Millenium clock site .....	116
Figure 5.11 Cluster 3 - Thorpe Combe Hospital .....	118
Figure 5.12 Cluster 4 - Marlowe Road and Plaza .....	122
Figure 5.13 Marlowe Road Site .....	123
Figure 5.14 Plaza Site .....	126
Figure 5.15 Cluster 5 - Station Road .....	129
Figure 5.16 Brandon Road Car Park Site .....	131
Figure 5.17 Train Station Site .....	132
Figure 5.18 Vallentin Road Site .....	133
Figure 5.19 Woodside School car park (Bridge site) .....	135
Figure 5.20 Scout Hall and Church Site (former factory) .....	137
Figure 5.21 Cluster 6 - Wood Street South .....	138
Figure 5.22 Dairy Site .....	140
Figure 5.23 Crownlea Site .....	142

## Introduction and Background



# 1 Introduction and Background

## 1.1 Purpose of the Document

### What is an AAP?

**1.1.1** The Council has commenced the preparation of an Area Action Plan (AAP) for Wood Street. The AAP is a statutory planning document, which will guide regeneration in the Wood Street area over the next 15 years.

**1.1.2** Through the AAP, we aim to create a genuine town centre which is distinctive and preserves and enhances the assets of Wood Street whilst improving its vitality and vibrancy. The AAP sets out the vision, objectives and policies that aim to create a strong community and a vibrant town centre with a mix of shops, new homes, an attractive high street, good access to parks and open spaces, and a wide range of social and community facilities.

**1.1.3** We need to make sure this change happens. The AAP therefore tries to answer the following key questions for the Wood Street area:

- **what** will be delivered;
- **where** will it be delivered;
- **when** will it be delivered; and
- **how** will it be delivered?

### Why do we need an AAP for Wood Street?

**1.1.4** Wood Street is a relatively successful town centre with a unique offer of niche shops. However, it is also a deprived neighbourhood with a number of unattractive and partly failing housing estates, antisocial behaviour and safety concerns, and a number of underused spaces. The Council considers Wood Street as an area of great potential that should be better exploited in the future.

**1.1.5** The Core Strategy has identified that regeneration of this area could provide up to 1000 new homes. Redevelopment across a number of sites could enhance the overall character of Wood Street and create a new image as an up and coming family area with a good range of convenience, comparison and niche products and attractive community facilities. Consolidation of existing uses together with provision of additional complementary retail, commercial, social and cultural activities could support the vitality and vibrancy of the town centre and support the anticipated growth for Wood Street.

**1.1.6** Change is already starting in the area with Wood Street benefiting from over £3m funding from both from Transport for London and the Mayor's Outer London Fund. This funding has enabled public realm improvements to be made to the length of Wood Street and the plaza and play area, improvements of the shop fronts and windows of local businesses, local business support and training, art interventions, rejuvenation of the Wood Street Indoor Market and lighting features.

**1.1.7** The AAP will be an important document in managing change and providing a comprehensive framework for the regeneration of the area as a whole, ensuring that

- an holistic approach will be taken to the area as a whole rather than a piecemeal approach;
- synergies will be achieved between the different developments coming forward in the area over the next 15 years;
- benefits for the area as a whole can be maximised;
- a community focused approach will be taken to the redevelopment of the area;
- a deliverable concept for the area is developed, ensuring development is of a high standard of design and of appropriate type, scale, mix and quality; and
- the specific requirements of the Wood Street area are adequately taken account of.

### Why should you read the document?

**1.1.8** The AAP will affect your experience of Wood Street. This is your opportunity to tell us what you want Wood Street to be like in 10 to 15 years time.

**1.1.9** What do you like about Wood Street, what do you think are the assets of the area? What should be changed? What do you dislike about the area? How could the Wood Street area be enhanced?

**1.1.10** This document has been prepared following earlier informal consultations in February/March 2011 and also in December 2011 / January 2012 during which the Council sought ideas on the emerging proposals for Wood Street. Comments provided have been helpful in developing this document. A number

of studies undertaken as part of the evidence base have also informed the preparation of this document. These are published on the Council's website:

[www.walthamforest.gov.uk/Pages/Services/Planning-local-plans.aspx](http://www.walthamforest.gov.uk/Pages/Services/Planning-local-plans.aspx)

**1.1.11** To help you comment now in more detail, this document identifies the issues that need to be tackled within the Wood Street planning area. It also sets out the preferred options the Council has identified at this stage to deal with these issues.

### How can you get involved?

**1.1.12** The Council would like your views on this document. The consultation period runs from **29 July 2013 to 30 September 2013**.

**1.1.13** It is essential that we involve as many people as possible at this stage of the preparation of the AAP preparation process. We are encouraging online (electronic) submission responses. This is extremely helpful to us in managing the many representations we are likely to receive. The online submission system is also good for us all –it saves paper and postage costs and allows you to check the status of your submission at anytime. But, if you cannot, or prefer not to submit online for any reason, we will welcome paper submissions.

**1.1.14** For further information on this document, please contact us at the address below. The Council welcomes comments on this document. For this purpose, a questionnaire has been prepared and is available on the Council's website. Completed questionnaires can be returned by post or email to:

Planning Policy  
London Borough of Waltham Forest  
Room G08, Sycamore House  
Forest Road  
London  
E17 4JF  
Email: [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk)

**1.1.15** The Council also uses an electronic consultation system which enables individuals and organisations to register and make representations on planning policy documents online and view all comments which have been made. Please visit the website below:

[www.walthamforest-consult.limehouse.co.uk/portal](http://www.walthamforest-consult.limehouse.co.uk/portal)

**1.1.16** This document is also available to view on the Council's website:

[www.walthamforest.gov.uk/pages/services/planning-local-plans.aspx](http://www.walthamforest.gov.uk/pages/services/planning-local-plans.aspx)

## What happens next?

**1.1.17** At the end of the consultation, the Council will collate and analyse all the responses received and prepare publish a consultation report.

**1.1.18** Issues raised at the Preferred Options stage will be carefully considered and will inform the preparation of the Proposed Submission version. There will be a six-week statutory consultation on this document prior to submission to the Secretary of State for independent examination.

**1.1.19** Following the outcome of the independent examination, the Council hopes to adopt the document by spring 2015.

## 1.2 Context

### What are the boundaries of the AAP?

**1.2.1** The AAP boundary is shown in Figure 1.1.

**1.2.2** The boundary of the AAP has been drawn according to the following principles:

- the plan area is focused on the areas of greatest potential change;
- the plan area includes a number of sites that are within Council ownership; these sites provide a significant opportunity that can help to kick-start the regeneration within the wider plan area; and
- edges of the plan area and areas adjacent to the plan area will be considered in the plan making process, in particular with regards to accessibility, provision of infrastructure and facilities, and access to open spaces.



Figure 1.1 AAP Boundary

## Historic Development

**1.2.3** Wood Street is a neighbourhood area on the eastern side of Waltham Forest, bounded by Epping Forest on the east and adjoining Walthamstow on the west.

**1.2.4** Wood Street has a close relationship with the wider Walthamstow area which is a product of the area's historic development and geography.

**1.2.5** Walthamstow Village is situated at the top of the hill and clearly visible from the elevated platforms at Wood Street station in the form of the church spire and trees. To the west is Hoe Street, Walthamstow's main high road, which provides the historic link between the village and the crossing of the River Lea. Linking Hoe Street and Wood Street is Forest Road, characterised by a series of grand villas and institutional buildings.

**1.2.6** In addition, the area has a wealth of civic, religious and educational buildings that provide for a wide range of social, religious and educational needs. Wood Street itself was a small village, expanding as a suburban Victorian neighbourhood to the edge of Epping Forest in response to the arrival of the railway.

**1.2.7** These areas continue to have distinct characters and functions, which offer a diverse choice of facilities and amenities to local people and visitors.

## Wood Street Context

**1.2.8** Wood Street is typical of many London suburbs, having grown from a small village surrounded by fields and lanes into a more urban centre characterised by rows of terraces and industrial activities associated with the arrival of the railway.

**1.2.9** Today, Wood Street is a relatively successful district centre with very few vacancies and a unique offer of niche shops. However, it is also a deprived neighbourhood with a number of unattractive and partly failing housing estates, antisocial behaviour and safety concerns, and a number of underused spaces. The Council considers Wood Street as an area of great potential that should be better exploited in the future.

**1.2.10** Wood Street district centre is characterised by a diversity of independent and unique businesses. Shops and other businesses in the centre primarily meet the needs of local people, with a mixture of convenience retail, cafés and takeaways. There is a high proportion of independent retailers offering groceries, hardware, electrical goods and furniture as well as local chains and a number of specialist retailers and niche businesses.

**1.2.11** The town centre is supported by relatively dense residential catchments on either side of Wood Street. There are two distinct housing types in the area namely traditional Victorian/Edwardian terraced housing; and non-traditional housing, including two towers at either end of the town centre and slab blocks on both sides of Wood Street close to the station.



Wood Street, looking northbound



Wood Street, looking southbound



**Stockfield Estate**



**Residential Street of Victorian Houses**

**1.2.12** There are a number of areas of non-traditional housing in Wood Street including the Marlowe Road and Stocksfield Road estates and the two tower blocks at St David's Court and Northwood Tower. These were developed mainly during the 1960s and included a comprehensive remodelling of the original Victorian street pattern. Many of the new spaces created by these developments fail to completely resolve the original block structure and many areas are bounded by the rear of buildings, creating a weak public realm and areas which feel unsafe as they are poorly overlooked.

**1.2.13** A significant proportion of local industry is accommodated in older business and office buildings. Businesses north of Forest Road are mainly accommodated in system build structures typical of small industrial parks. In the southern part of the area, businesses are predominantly accommodated in older brick or concrete buildings of smaller scale and more fragmented in character. There is also a new trading estate to the south of the railway line.

**1.2.14** There are a number of civic buildings in the area, including a local library which is considered a significant asset for the area. Civic buildings are dispersed in the area and clustering civic services, possibly at the Plaza, might increase their profile and strengthen the community of the area.

**1.2.15** Wood Street is a well connected area that benefits from a variety of public transport options, including a station with good overland train service and direct services to the City of London. Access to the underground network is provided either via trains to Liverpool Street or Walthamstow Central or by 15 minutes walk on foot and there are also a number of bus routes operating in the proximity of Wood Street.

**1.2.16** The area has benefited recently from investment in the public realm and shop fronts. This has resulted in an enhancement of the trading environment and historic character of Wood Street.

**1.2.17** In the longer term there are opportunities for higher intervention with redevelopment of key sites. This would create a critical mass from a regeneration and delivery perspective, ensuring that Wood Street continues to fulfil a role as a district centre.



Public realm enhancements along Wood Street



Wood Street Plaza

## SWOT Analysis of the Area

**1.2.18** Wood Street has a number of positive and unique attributes, all of which add to the richness and interest in the area and make it unique. It has a lot of potential and offers considerable opportunities for development and improvement.

**1.2.19** The table on the next page summarises Wood Street's key strengths, weaknesses, opportunities and threats.



Listed building

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Relatively successful high street</li> <li>• Variety of independent traders</li> <li>• Cultural diversity</li> <li>• Good mix of uses in the town centre</li> <li>• Arcade as an interesting “niche” addition to the centre</li> <li>• Historic buildings</li> <li>• Good public transport links, in particular to Central London</li> <li>• Strong arts/cultural character</li> <li>• Recent public realm improvements</li> <li>• Proximity to Epping Forest</li> </ul>	<ul style="list-style-type: none"> <li>• Limited retail offer and lack of competitiveness</li> <li>• Areas of very poor architectural quality / townscape</li> <li>• Safety and security issues</li> <li>• Poorly connected pedestrian routes to and from the town centre</li> <li>• Deprivation</li> <li>• Inactive frontages and weakly defined streets in some areas</li> <li>• Lack of attractive green space and attractive play facilities within plan area</li> <li>• Traffic congestion at peak times and impacts on amenity</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Wide range of potential for change / improvement</li> <li>• Council freehold</li> <li>• Housing growth to support vitality of town centre and additional facilities</li> <li>• Improvements to pedestrian environment and public realm to kick-start regeneration of area</li> <li>• Consolidate areas of character</li> <li>• Enhancement of areas of weak townscape</li> </ul>	<ul style="list-style-type: none"> <li>• Ad hoc 'piecemeal' development (market-led)</li> <li>• Missed opportunities through uncoordinated development of key opportunity sites</li> <li>• Loss of identity and character due to growth aspirations</li> <li>• Lack of engagement by stakeholders</li> <li>• Competition from investment in Walthamstow town centre</li> <li>• Need for additional social infrastructure, in particular school places, in a climate of public spending cuts</li> </ul>



## Policy Context

**1.2.20** The Wood Street AAP is part of the Waltham Forest Local Plan. It is one of four Area Action Plan documents the Council is preparing to guide the future development of the borough following the adoption of the Core Strategy in March 2012. Other development plan documents include Development Management Policies, Site Specific Allocations and the North London Waste Plan.

**1.2.21** These local plan documents seek to co-ordinate and plan the physical development of Waltham Forest for the range of activities likely to affect spaces, including transport, environment, education, housing, employment and health, also integrating the other policies and programmes of other government departments/agencies and other key players whose activities also contribute in 'place shaping' the borough.

**1.2.22** The Core Strategy sets out the spatial vision and objectives for the borough and identifies the key growth areas within Waltham Forest, of which Wood Street is one. The Development Management Policies document is currently at examination stage and includes a number of more detailed policies that set out the general criteria against which planning applications will be considered.

**1.2.23** The Wood Street AAP expands on the policies contained in the Core Strategy and the Development Management Policies documents. In addition, this AAP contains some policies that are locally specific and supplement the policies in these documents.

**1.2.24** When adopted, this AAP in conjunction with the policies of the Core Strategy and the Development Management Policies will provide the statutory basis upon which planning decisions will be made.

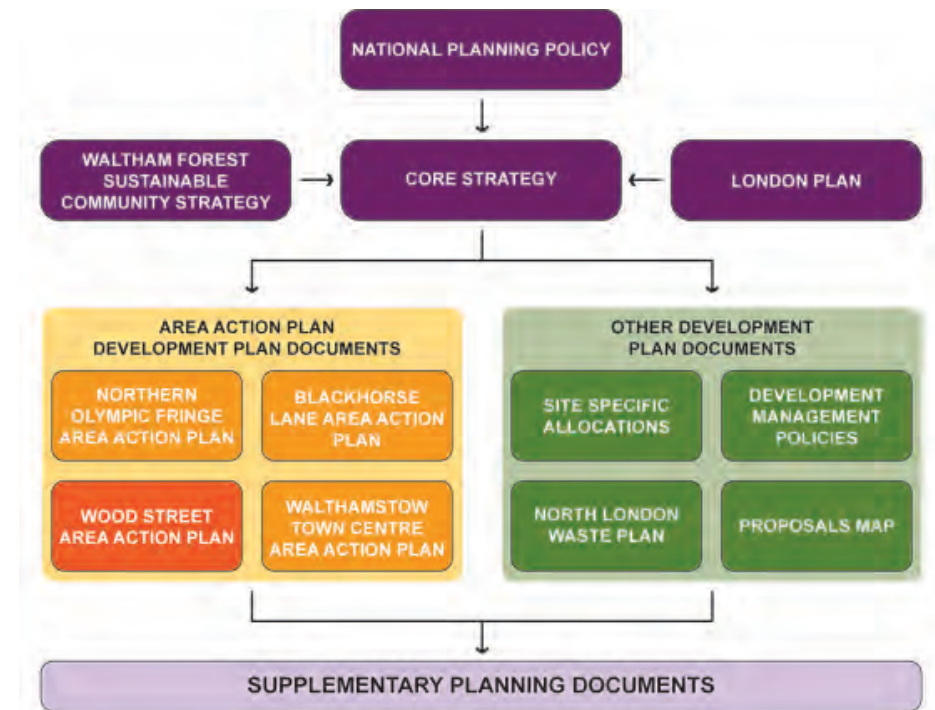


Figure 1.2 Waltham Forest Local Plan Documents



**1.2.31** Key summary outcomes from this consultation are as follows:

Things people liked about Wood Street;

- Local shops, independent / family businesses
- Arcade / indoor market
- Soul Project and play areas
- Good transport options
- Proximity to Epping Forest
- Sense of community

Things people disliked about Wood Street;

- Poor quality shops and shopfronts
- Limited offer / choice of shops (including too many fast food and betting shops)
- Lack of restaurants
- Neglected area
- Lack of maintenance / street cleaning
- Traffic and parking problems
- Vandalism, alcoholism, crime

Priorities for Wood Street:

- Improving Wood Street as a retail centre (including support for small independent retailers, improvement of shops and shopfronts, improvement of neglected Indoor Market)
- Enhancing the choice within the town centre (shops, restaurants, entertainment)
- Encouraging more people to visit Wood Street and increasing footfall
- Reducing crime and anti-social behaviour

- Improving green space, public realm and play areas; “beautifying the area”
- Improving maintenance and street cleaning

### Urban Design Framework

**1.2.32** In 2011, the Council commissioned work on the production of an urban design framework for the regeneration of Wood Street town centre. This work sought to develop a spatial concept for the whole area, also involving an investigation of options and development proposals for identified sites within the AAP boundary.



**1.2.33** The following informal consultation work was undertaken during the course of the preparation of the Development Framework:

- Market stall on Wood Street plaza on Saturday 17th September 2011 – drop-in consultation to explore issues, opportunities

and aspirations for Wood Street. This was attended by a wide range of stakeholders including businesses, residents and shoppers.

- Consultation with Northwood Tower and Marlowe residents on the evening of Wednesday 19th September 2011 – meeting focusing on specific issues and opportunities for the Marlowe Road and the Plaza area as well as the wider Wood Street area. LBWF Housing and Ascham Homes also undertook further outreach work with residents which was fed back to the Development Framework team.
- Stakeholder consultation – one-to-one meetings and discussions with a number of stakeholders.
- Presentation to Ward Members on 5<sup>th</sup> December 2011 – summary of emerging proposals for key sites and feedback.
- Marlowe Road Community Event on Saturday 19th December 2011 – a large marquee was set up on the basketball court in Marlowe Road estate to engage residents on emerging principles for the redevelopment of the estate and area around Northwood Tower.
- Exhibition on Saturday 19th December 2011 – an exhibition displaying the emerging proposals for the key sites was displayed in the Plaza. Members of the consultant team and Council were available to discuss the plans with members of the public. The exhibition was then displayed until June 2012 at Wood Street library.



## Vision and Objectives

## 2 Vision and Objectives

### 2.1 Vision Statement

**2.1.1** It is important that the Council and the local community jointly develop a strong vision and set of objectives for the area. This will be used to guide and assess the development of options and policies for the area.

**2.1.2** The Council's vision for Wood Street is a place where people choose to live, work and visit. To make this happen, Wood Street needs to have a range of elements including good housing, an attractive and diverse retail offer, active and safe spaces, good connections, and successful schools and facilities.



#### Vision Statement

Wood Street will continue to play a key role as a sustainable District Centre which is an attractive and successful location to live, work and shop. Its historic character will be protected and enhanced as the basis for its distinctive character.

The centre will continue to be a viable location for retail with a wide and diverse selection of units offering a good range of convenience, comparison and niche products which appeal to residents and visitors from across the Borough and East London. Artisan and artistic uses will be encouraged in the area to widen the town centre offer and employment opportunities in the area.

The area will benefit from a number of pleasant public spaces and safe and convenient routes for cycling, pedestrians and buses. Wood Street will become an increasingly important destination for local residents with an emphasis on a range of social and community activities.

Wood Street will offer well designed, high quality accommodation to attract people to move to and live in the area. With a good range of convenience, comparison and niche products, attractive community facilities, good public transport connections to central London and attractive open spaces on the doorstep, Wood Street will become a location of choice for families and professionals to live.

## 2.2 Objectives for the AAP

**2.2.1** The above vision has been developed into a set of themed objectives.

### Objective 1 – A Place to Grow

To take a balanced approach to growth and achieve required growth targets whilst protecting the special character of Wood Street.

### Objective 2 – A Distinctive Town Centre Place

To create an accessible, distinctive and vibrant town centre at Wood Street which is well connected into the surrounding neighbourhood; and which has an appropriate mix of uses including a range of shops, restaurants, and facilities to support housing growth.

### Objective 3 – A Well Designed Place

To provide a framework to coordinate change across a number of sites and over the plan period in a holistic manner to ensure that new development is of a high standard of design and that the character of the area is protected and improved where appropriate, to maximise benefits for the area as a whole.

### Objective 4 – A Place to Live

To provide a range of affordable, high quality, sustainable homes that address a variety of local needs and set high standards of design, quality and sustainability for the lifetime of this programme.

### Objective 5 – A Connected Place

To improve accessibility of the town centre and connections to adjacent housing areas and neighbourhoods and to encourage the use of more sustainable transport whilst balancing the various modal requirements in a complex town centre location.

### Objective 6 – A Sustainable Place

To support the long term sustainability of our environment and respond to climate change in a practical and effective way through decentralised energy and district heating.

### Objective 7 – A Green Place

To protect, enhance and develop the network of green infrastructure within the plan area and to improve access to open spaces and nature within and adjacent to the plan area, in particular Epping Forest.

### Objective 8 – A Place to do Business

To promote and create local employment opportunities for residents and to help the town centre to prosper.

### Objective 9 – A Community Place

To provide a wide range of high quality, integrated facilities and services that support growth and respond to the local needs of a wide range of groups and individuals and contribute towards strengthening the 'community spirit'.

### Objective 10 – A Safe Place

To promote development which provides safe and legible layouts, including active building frontages and well connected and safe pedestrian routes.

### Objective 11 – A Creative and Active Place

To support creativity, culture, and the art community to facilitate the contributions that the cultural sector can make towards the town centre economy and towards shaping the character, identity and urban life of Wood Street.





## Spatial Strategy and Development Opportunities

## 3 Spatial Strategy and Development Opportunities

### 3.1 Spatial Concept for Wood Street

**3.1.1** Wood Street area is one of four key growth areas identified by the Waltham Forest Core Strategy for delivering growth and change in the borough. Important drivers underlying the growth aspirations for this area are set out in the adopted Core Strategy and include the following:

- Strategic recognition to Wood Street as a District Centre for growth in town centre uses appropriate to its role including retail, leisure, office entertainment, hotel community, cultural and services uses
- Growth in employment opportunities – in particular, ensuring efficient use of employment land and safeguarding where justified the smaller industrial estates that fulfil an important role in terms of local employment and business opportunities.
- Growth in housing throughout the borough and particularly in the identified key growth areas - necessary to meet the demand for homes also reflecting a strategic need as set out in the London Plan.
- Provision of community facilities such as healthcare, education, and other social infrastructure as required supporting the development of sustainable communities.



**Housing Development on Fulbourne Road**



**Indoor Market**



**St Gabriel's Church**



**Lord Brooke Public House**

**3.1.2** Other policy drivers established by the Core Strategy and also informing the development of alternative spatial options include the following:

- Encouraging the development of mixed uses
- Maximising the number of quality homes and creating mixed and balanced communities
- Supporting the enhancement of the green infrastructure network
- Protecting heritage assets
- Creating better linkages and connectivity
- Protecting the shopping role of Wood Street and its vitality and viability as a District centre
- Creating safe and attractive environment through good urban design
- Tackling climate change locally
- Encouraging growth around public transport interchanges
- Improving the range of town centre facilities and ensuring a fully integrated and sustainable centre

## Preferred Spatial Concept – Balanced Approach

**3.1.3** To deliver the vision for Wood Street a number of different spatial growth options at a conceptual level have been considered. These seek to investigate different ways of distributing new development throughout the area. All of the options need to deliver a variety of uses and facilities reflecting the vibrant economic and social aspirations for the area and in particular the town centre.

**3.1.4** The preferred option is for a balanced approach to growth, which encourages growth at a number of sites across the plan area, whilst recognising the need to strengthen the town centre by consolidating town centre uses and activities.

**3.1.5** Key aspects of this option are as follows:

- Management of employment/town centre uses/activities throughout the area to protect the long term vitality and viability of Wood Street centre, while also ensuring that shopping/town centre needs of the new communities are met,
- A flexible approach to planned intervention by optimising development opportunity such that new uses and activities to take place at the most appropriate locations and sites,
- Rationalisation of existing land uses e.g. managed release of existing employment land for alternative uses, relocation of existing uses where justified and alternative employment activities,
- Promotes synergy between the different uses and activities, taking place on dispersed sites while also ensuring better functional linkages between the different areas, and creating greater opportunities to achieve integrated development,
- Provides the opportunity to balance needs over a wider area e.g. planning for a mix of housing types and tenures throughout

the area rather than in particular areas, also ensuring that the ripple effects of growth (social, economic and environmental benefits) are spread throughout the area,

- Allows growth to be distributed appropriately throughout the area taking into account the character of the different areas and development capacity as determined by site specific conditions or circumstances,
- Provides the opportunity to rationalise development plan objectives for better management of outcomes e.g. consolidating town centre uses and activities within the Wood Street town centre, while also supporting the development of new local activity hubs at appropriate locations to complement but not undermine town centre vitality and viability,
- Promotes better management of growth by making the fullest possible use of public transport, walking and cycling, also focusing significant development in the most sustainable locations.

## Rejected Option

**3.1.6** The following alternative options have been considered and rejected.

- **Dispersed Growth Option.** This option seeks to focus growth at the locations where redevelopment opportunities exist. Redevelopment opportunities are to be maximised at these locations to accommodate the growth requirements. The opportunity sites identified in the plan area are to be redeveloped for a range of uses as primarily determined by market considerations. However, a dispersed pattern of growth on a number of sites is unlikely to create sufficient critical mass to support the provision of central facilities, services or infrastructure.

This option is likely to reinforce the existing spatial pattern of activities in the area characterised by a proliferation of retail and commercial activities in long lengths along the main road corridors on Wood Street, Forest Road and Fulbourne Road. This could undermine the vitality and viability of the designated Wood Street centre.

- **Town Centre Focused Growth Option.** This option seeks to focus significant growth in the designated Wood Street town centre by refocusing or steering growth in employment/town centre uses in this centre. Existing commercial activities currently located outside the designated town centre boundary would be encouraged to relocate to the town centre area and redevelopment of the identified sites outside the town centre boundary would be prioritised for mainly residential purposes and supporting social infrastructure. This option would create a strong retail/cluster of town centre uses and activities providing a critical mass to support the vitality and viability of Wood Street centre. It may, however, involve significant increases to development density in the town centre which may impact upon the character of neighbouring areas and residents quality of life. Relocation of existing employment/town centre uses to the town centre area would require significant incentives to overcome current land and property market constraints.

### 3.2 Spatial Strategy

The proposed spatial strategy for Wood Street is illustrated in the key diagram below. Key aspects of the strategy can be summarised as follows:

- **Improve synergy between shopping and transport by encouraging anchor town centre developments within a core town centre area.**

This will maximise the benefits of transport connections and create a form of development that is well connected to a range of activities - including shopping, leisure and employment.

- **Reinforce the importance of Wood Street as a District Centre.**

Proposed new homes will help attract new residents in the area to add to established communities and contribute to a denser local centre which is better able to sustain a range of shops and services.

- **Promote a greater sense of integration between Wood Street and its surrounding areas.**

This will be achieved through the enhancement of linkages and connections, and sensitive redevelopment and refurbishment to create a more coherent townscape which contributes positively to the overall character of Wood Street. A major intervention is the proposal to enhance east-west permeability through Marlowe Road and the Plaza which will help to improve links between Wood Street and the historical Walthamstow Village along Orford Road as well as Walthamstow Central. This enhanced permeability combined

with more consistent street frontage will strengthen Wood Street's position as a local centre that serves local communities and can attract visitors from the wider area.

- **Transform the Marlowe Road estate and Wood Street Plaza**

Marlowe Road and the Plaza area offer a major opportunity to deliver housing renewal and establish a clearer sense of arrival and gravity to the north of the station. The proposals envisage a comprehensive approach to the redevelopment of the estate and the rejuvenation of the retail units around the Plaza.

The introduction of new residential dwellings adjacent to Northwood Tower and the Plaza and a more efficient arrangement of public and private space enable a more sensitive approach to massing.

- **Improve the Forest Road Gateway**

The junction of Forest Road and Wood Street is a significant space surrounded by several key opportunity sites. There is the potential to improve this area as a gateway to Wood Street with redevelopment of key sites for residential led mixed use and a new public space.

- **Enhance the Fulbourne Road area with a mix of employment and residential uses**

The Fulbourne Road area comprises a range of sites in employment uses. Walthamstow Business Centre (site 3) continues to trade well and provides viable business space. However, other parts of the area are less successful and do not necessarily respond to business needs. Redevelopment should facilitate an improved frontage to Fulbourne Road and the continuation of the residential terrace on Clifford Road respectively.

- **Improve the southern part of Wood Street as a residential quarter**

The southernmost sites in the AAP provide clear opportunities to deliver residential dwellings in an attractive and accessible location on a number of sites.

- **Rejuvenate the station area**

The area around the station is underused and does not contribute to the overall sense of arrival in the District Centre. There are some short to medium term opportunities in the area to improve the accessibility of the station and deliver mixed use infill.

- **Improve Thorpe Coombe Hospital Site**

The refurbishment and redevelopment of the former hospital buildings (site 9) would provide an opportunity to deliver an enhanced healthcare facility and residential dwellings while enhancing the setting and character of the Listed Building.

The AAP process has identified a number of sites which seek to steer the regeneration of the area and implement the proposed spatial strategy. Site specific proposals for these sites are outlined in Section 5.

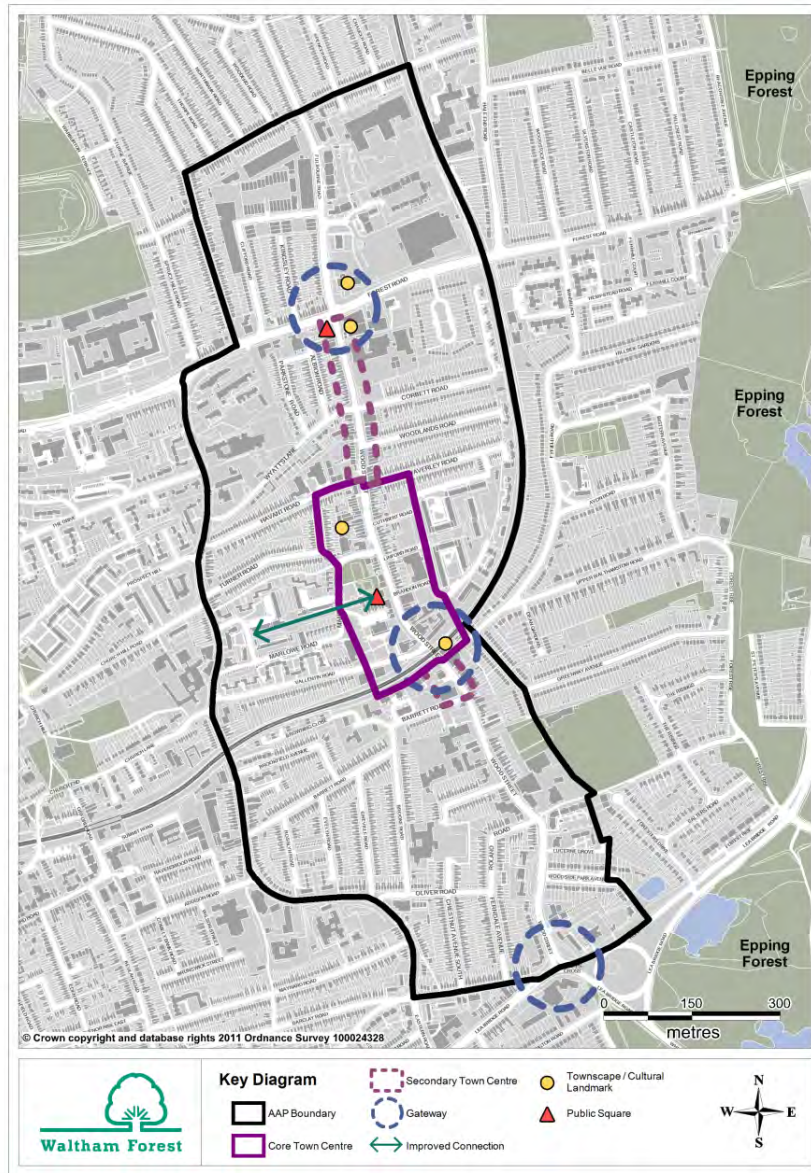


Figure 3.1 Key Diagram



Figure 3.2 Spatial Vision

### 3.3 Development Context

**3.3.1** The preparation of this document is also informed by a property market and viability study. This is to ensure that policies and proposals for Wood Street are robust and deliverable. The study included a high level assessment of the property market, which has informed the evolution of the site proposals including the appropriate use, scale, and mix of development for individual sites.

**3.3.2** The market review can be summarised as follows:

- Residential use is expected to be the predominant use in the plan area and there will contribute to be a demand for residential properties, even in this challenging climate.
- Town Centre: Wood Street is a reasonably healthy retail centre, with a steady demand largely coming from independent retailers. The town centre's cluster of independent retailers and the arcade provide a unique selling point compared to typical high streets. The assessment highlights that there is likely to be demand for a larger unit for a food store.
- Commercial Leisure Market: Wood Street has a number of independent restaurant operators, yet the food offer is largely dominated by fast food. Development proposals could provide the opportunity to attract national restaurant / coffee house operators. There is currently no health and fitness provision in Wood Street. The health and fitness market has been experiencing significant growth in recent years and there might be prospects of securing a small health and fitness centre in Wood Street as part of a mixed use scheme.
- Employment: Wood Street is predominately a residential and retail centre, but there are notable areas of industrial and logistic uses in the area. While there are evidently low levels

of vacancies in the area, there is little to suggest that wholesale redevelopment of these employment areas would be appropriate. Wood Street does not have an established office market. Given the economic climate and the nature of Wood Street it is unlikely that office development would prove viable.

**3.3.3** The viability assessment undertaken as part of the study provides an early indication that site specific requirements brought forward in the AAP are commercially sound and reflect market expectations. The Council therefore considers that the overall plan objectives for the area can be delivered. While the Council acknowledges that viability is an important consideration, this also needs to be balanced against many other issues to secure 'sustainable development'.





## Proposed Policies

## 4 Proposed Policies

### 4.1 Prosperity – A Place to Grow

#### Objective 1 - A Place to Grow

To take a balanced approach to growth and achieve our growth targets whilst protecting the special character of Wood Street.

#### Introduction / Background

**4.1.1** The Core Strategy has identified that a total of up to 1,000 new homes could be provided in the Wood Street AAP area over the plan period until 2026. In addition, growth of retail, social infrastructure, and business and employment space is proposed to support the anticipated increase of residents in Wood Street.

**4.1.2** There is scope for Wood Street redevelopment and intensification across a cluster of key sites in the area. These key sites and their development potential are discussed in Chapter 5 – Development Sites.

**4.1.3** The challenge for Wood Street is to retain a healthy mix of uses and an appropriate retail offer whilst maintaining its character. This document sets out the most suitable way to achieve this.

#### Issues

**4.1.4** The following issues and challenges have been identified for Wood Street:

- There is pressure to accommodate growth within the borough to provide for the increasing housing demand and to support prosperity of the borough. There are a number of potential developments sites in Wood Street as well as the opportunity to intensify underdeveloped sites to make a better use of the available land.
- Anticipated growth may threaten the local character and will need to be managed well in order to preserve Wood Street's special character and its distinctiveness from other town centres within Waltham Forest.
- There is a need to retain and improve residential wealth in the Wood Street area, so that people are attracted to live in Wood Street, local residents are provided with a more opportunities within the area and local businesses benefit from an increased spending power of local residents.



## Growth - Meeting targets through mixed use development

**4.1.5** It is important that Wood Street maintains its role for housing, shopping, businesses and services, culture, leisure and community and civic facilities in the future. We seek to improve its range of facilities to ensure that we provide you with improved opportunities in the area.

**4.1.6** This strategy seeks to accommodate growth of town centre uses in addition to new homes as part of mixed use development schemes. This will facilitate the development of a prosperous town centre that serves the need of local residents. Successful town centres very often have a diverse mix of uses.



### Preferred Policy WS1

#### Meeting growth targets through mixed use development

The Council will seek to facilitate a vibrant mix of uses and activities in Wood Street and will work with the private sector to deliver mixed use development at all opportunity sites. Development proposals will be expected to:

- prioritise the provision of new housing;
- enhance the town centre offer including the provision of additional retail/business floor space and other complementary uses such quality restaurants/cafes; and
- contribute towards the provision of social and physical infrastructure to support growth.

#### Justification

**4.1.7** Opportunity sites refer to vacant or underused sites/premises and other sites with redevelopment potential likely to contribute to the development plan objectives. This document has identified 19 of such sites. However others are likely to come forward during the plan period. Through the intensification and redevelopment of opportunity sites, this policy seeks to retain wealth and foster prosperity in Wood Street by encouraging the development of additional homes, retail and business floorspace in the area.

**4.1.8** The policy seeks to extend the range and quality of facilities and services in Wood Street to create a vibrant, thriving town centre that serves the needs of local people. The urban design framework has identified that there is the opportunity for over 6,000 sqm floorspace to be created over the plan period for commercial, social and community uses in addition to residential growth. This will ensure a vibrant mix of uses to support the town centre function. Policy DM27 of the Development Management Policies Document sets out the locational considerations applicable to new town centre uses.

**4.1.9** This policy needs to be read in conjunction with other objectives and policies in this document, in particular Chapter 4.3 – Housing and Chapter 4.2 – Town Centre.

**4.1.10** The identification of the development sites does not preclude other sites coming forward for redevelopment within the timescale of the AAP, where it can be demonstrated that these will meet the objectives and policies of the AAP. Development proposals will be considered against relevant planning policies including policies contained within this AAP, the Core Strategy and the Development Management policies documents.

## **Growth - Respecting Local Character**

**4.1.11** Wood Street has a special character that makes it unique. While seeking to accommodate growth in Wood Street, this must be balanced to ensure that its character is protected as much as possible - in particular what people like about Wood Street, what makes it special and unique within Waltham Forest and indeed East London.

**4.1.12** The AAP therefore seeks to develop a regeneration programme that appreciates and protects the area's intrinsic assets and takes a sensitive approach to growth and renewal. Maintaining and enhancing the existing character of the area could be achieved through retention, sensitive renewal and refurbishment of historic and character buildings and also by ensuring that new development integrates into the existing urban structure and character of individual the areas.

### **Preferred Policy WS2**

#### **Respecting Local Character**

Future development should be based on an appreciation of the existing local context in terms of: urban grain; building type; building scale; height and mass; and streetscape, including trees and landscaping.

Development proposals should seek to strengthen local character and identity. Developments that are expected to have a detrimental impact on the local character of the area will not be permitted.

Policy WS2 to WS11 set out the criteria that new developments will have to meet in order to preserve the character and identity of Wood Street and new developments need to be in conformity with these policies.

## Justification

**4.1.13** From previous consultations, people like Wood Street because it is special. People also valued Wood Street's diversity and the variety from the range of independent shops, work places and other activities. The Council wishes to protect this and provide the opportunity for people to enjoy the area's character.

**4.1.14** The vibrancy and diversity of the local community and the range of activities and attractions that the town centre contains make Wood Street's character and it is important that we protect this. To ensure that Wood Street maintains its distinctive sense of place, the AAP proposes a balanced package to achieve growth and improve the quality of the build environment, whilst preserving the positive features of the town centre

**4.1.15** The balance between growth and protection of character and identity is a key theme. The document sets out how best this balance could be struck. This is demonstrated through policies WS2 to WS11.

## Rejected Options

**4.1.16** It is considered that the options set out above are the only realistic and sustainable options for Wood Street to grow. No other options have therefore been considered.



## 4.2 Shopping – A Town Centre Place

### Objective 2

To create an accessible, distinctive and vibrant town centre at Wood Street which is well connected into the surrounding neighbourhood; and which has an appropriate mix of uses including a range of shops, restaurants, and facilities to support housing growth.

### Introduction / Background

**4.2.1** Wood Street's primary function and identity is as a District Centre. The area has a good range of uses, including some shops which, although traditional staples of the retail offer, are becoming increasingly rare in town centres. The Indoor Market further contributes to the unique character of Wood Street.

**4.2.2** While Wood Street Town Centre performs relatively well at the moment, there is a sense that initiatives are required to maintain and enhance the competitive position of Wood Street. Demand is identified from some multiple retailers, especially foodstore operators, however, though larger units would have to be provided to meet their requirements.

### Issues

**4.2.3** The following issues and challenges have been identified for Wood Street:

- Wood Street has a broad range of retailers. Comparison and convenience retail represent 45% and 10% of the total units respectively. Service retail represents 36% of total units. <sup>(1)</sup> There is no high street bank, but there is a good range of cafes and restaurants on Wood Street. Recorded vacancy rates are low, suggesting a good demand for space.
- There is a sense that initiatives are required to maintain and enhance the competitive position of Wood Street through creating a distinct offer that differs from other town centres, in particular in light of competing centres in the proximity such as Walthamstow Town Centre and Stratford City.
- There is a concern that the independent retailer base is being eroded by more generic forms of retail such as food stores and fast food outlets.
- The length of Wood Street is a challenge, because it will be difficult to attract enough visitors to support shops and facilities along the whole length of Wood Street. There needs to be a clear and coherent spatial strategy to create a sequence of areas with distinct character, function and balance of uses.

1 The High Street Life in Waltham Forest, p.110

## The Town Centre - Strengthening and enhancing vitality and viability

**4.2.4** To enhance the role of Wood Street as a District Centre it is necessary to consolidate the centre through the provision of additional retail floor space. Strengthening the existing retail offer through the provision of a range of shop unit sizes will attract new retailers and provide a balanced retail offer.

**4.2.5** The AAP seeks to retain the niche shops which make Wood Street an attractive shopping destination. The indoor market area should be capitalised upon in order to provide a unique selling point for Wood Street.

**4.2.6** The Council has been successful in obtaining funding from the Mayor's Outer London Fund, which has among other things resulted in a programme of shop front improvements. The Council will continue to work with land owners to enhance the existing frontages and historic assets in accordance with the principles set out in the High Street Life Guidance Document. Where shop fronts require reinstatement or enhancement, the Council will seek to preserve their integrity and intrinsic quality.

### Preferred Policy WS3

#### Strengthening and enhancing the town centre

Improve the quality and quantity of facilities including shopping, restaurants and community facilities, also ensuring the provision of a range of unit sizes to meet the demand of different shop operators;

Encourage the redevelopment of designated retail and town centre sites for new retail floorspace (up to /circa 5000 sqm net gain) including the provision for main and bulk food shopping commensurate with Wood Street's role as a District Centre;

Protect the existing character, identity and amenity of the town centre by

- seeking to protect and sensitively upgrade of the indoor market;
- retaining and protecting shops fronts located in 'Shop Front Character Areas' and resisting inappropriate development which would detract and alter their special character; and
- improving and enhancing new shop fronts located along the high street in accordance with High Street Life (2011).

## Justification

**4.2.7** Wood Street has a good mix of retail offer, independent retailers and niche shops contribute to the diversity, character, and identity of the area. This is a key strength of the town centre and the Council seeks to protect and enhance this through the AAP.

**4.2.8** In order for Wood Street to remain competitive, it is important that the centre responds to wider shifts in the economy and market trends. Some demand has been identified for multiple retailers and chains, in particular for foodstores. Ensuring the development of a range of shopping units will attract new shop operators including those providing niche shopping goods. This is expected to strengthen Wood Street's competitive position in the future.

**4.2.9** It is expected that there will be an expansion of the retail catchment of Wood Street from the new residential communities expected to settle within the Wood Street area and in the nearby fringe areas. It will be important for Wood Street to retain some of the additional spending power within the area. However, the centre's proximity to Walthamstow town centre will continue to restrict its catchment area. For this reason, Wood Street cannot, and should not try to compete with larger shopping centres such as Walthamstow centre. It should rather complement its role and provide greater differentiation and specialisation by offering a more unique retail offer.

**4.2.10** There is concern about the independent retail base in Wood Street being eroded. While the Council cannot protect individual shops, it can use its planning powers to ensure that retail space provided in Wood Street is suitable for the needs of small retail units.

**4.2.11** The indoor market is a special feature of the area with a range of A1 uses, specialist shops and artist studios. It will be necessary to protect and encourage sensitive upgrades to the market and retain its current retail offer.



The market could potentially become a focal point of any aspirations to strengthen culture in the area (Objective 11 Culture – A Creative Place) and could be used to showcase and sell culturally diverse arts and crafts and upcycled vintage.

**4.2.12** Wood Street has a large variety of shopfronts which intermingle with residential properties along the street. Frontages contribute significantly to the character of the high street and form part of the identity of Wood Street. Shop front design has a key role to play in creating an attractive centre. The shop front,



advertisements, signage, canopies, external lighting, shop security measures and access facilities are all elements, which if well designed can help to promote a high quality street scene and make positive contributions to the character and trading success of the centre.

**4.2.13** The Council intends to work with and support shop owners in refurbishing their shop fronts, taking regard of the character features. Existing shopfronts with historic value contributing to local character could be better restored rather than being completely replaced.

**4.2.14** Shopfront restoration has been shown to support business economy and neighbourhood regeneration. A small survey<sup>(2)</sup>, that was carried out in the borough on the public opinion of local retail environment, highlighted that 90% of the respondents thought that their decision to go into a shop was based on the quality of the overall shop front.



2 The High Street Life in Waltham Forest, Shopfronts strategy for safe, vibrant and attractive high streets. May 2011



Figure 4.1 Shop Front Character Area

**4.2.15** Improving shop fronts can help retailers to attract more customers and might contribute to retaining more of the Wood Street's spending power within the area by raising the quality of local retail.

**4.2.16** Shop fronts located within the 'Shop Front Character Areas' (see Figure 4.1 above) have recently been improved through the Outer London Fund and are considered to be high quality and special in character and therefore need to be protected.

**4.2.17** In order to provide sufficient protection we seek to apply an Article 4 Direction on properties located within this parade which will withdraw 'permitted development rights' to make changes to the shop fronts (and upper levels) and signage. This will mean that changes/amendments to shop fronts and signage will require planning permission. As 'permitted development rights' have been removed, no planning application fee will be charged.

**4.2.18** A number of shops have been converted into residential uses, in particular in the area south of the station. In many cases, this has been done in an unattractive manner with the architecture of ground and upper floors being unrelated. The policy therefore seeks to encourage good practice. The Council is preparing a Supplementary Planning Document to provide further guidance on shop conversions.

## The Town Centre - Consolidating Wood Street

**4.2.19** The AAP seeks to rejuvenate the Plaza area as the heart of Wood Street. The stretch to the north of the station adjacent to the Plaza will be strengthened as a hub for people visiting, pausing or moving through Wood Street. In addition to strengthening the retail offer, this area will be a priority for regeneration initiatives, including improved public spaces and public realm and the potential redevelopment of the buildings fronting the Plaza and the Marlowe Road Estate, as set out in more detail in Section 5.5.

**4.2.20** The primacy of the existing primary frontage as the retail core will be maintained. Areas north of Forest Road and south of the station continue to have a secondary feel with an emphasis on residential and employment uses as well as pockets of retail activity.

### Preferred Policy WS4

#### Consolidating Wood Street

Consolidate town centre uses within the designated town centre boundary as proposed in Figure 4.2. Accommodation for small-scale independent retail, leisure-related uses and for cultural/creative community facilities will be particularly encouraged in the designated town centre boundary.

New retail activity will be particularly focused within the designated primary frontage (as shown in Figure 4.2). In these frontages retail activity will be the dominant use in accordance with policy DM26 in the Development Management Policies DPD.

In the designated secondary frontages, as defined in Figure 4.2, a mixture of uses will be permitted in accordance with policy DM26 in the Development Management Policies DPD.

#### Justification

**4.2.21** In order to sustain Wood Street's role as a district centre, it is important that the area maintains a clear sense of focus.

**4.2.22** The primary focus for town centre activity is the area between the railway line in the south and Forest Road to the north. South of the railway, retail activity has a more secondary character. To the north of Forest Road, there is a rapid transition from retail towards employment uses.

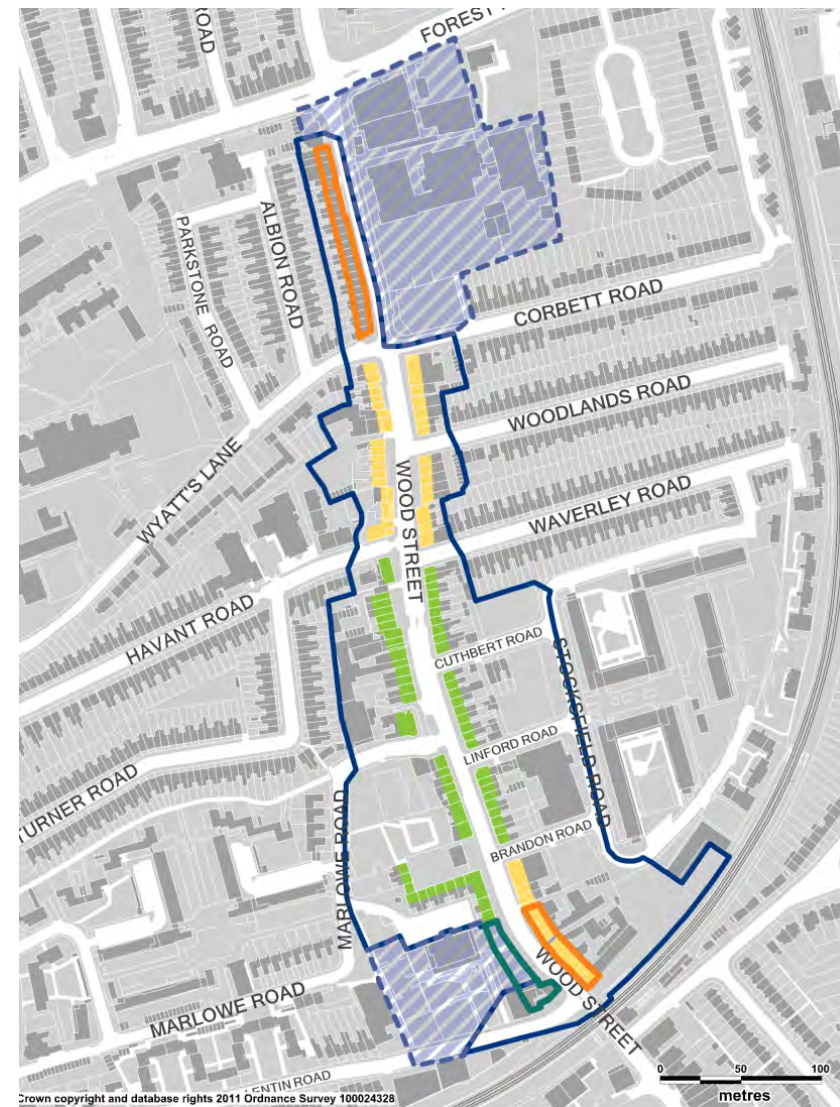
**4.2.23** The existing district centre boundary identifies the area north of the station as the main focus from a retail perspective, but there is a need to target specific interventions and proposals to establish a clear heart for Wood Street in relation to shopping and community activities. Without a proactive spatial strategy and critical mass, the area's vitality and vibrancy could decline.

**4.2.24** The definition of primary and secondary frontages as set out under Preferred Policy WS4 and Figure 4.2 seeks to consolidate retail activities in a well defined area which is expected to become the core area of the centre. The criteria-based policy applicable under Policy DM26 of the Development Management Policies document seeks to restrict the loss of retail uses and control the proliferation of non retail uses within this area.

**4.2.25** The contiguous secondary frontages enable a greater diversity of use within the town centre. Specialist retailers, independent retailers, cafes, bars and restaurants, community-related uses, financial, professional and other services, may enhance the retail offer.

**4.2.26** In seeking to strengthen the retail offer of Wood Street, it is also considered that a diverse offer of retail, cultural and social facilities will contribute to the vibrancy and success of the town centre.

**4.2.27** Restaurants, cafes, pubs and bars form the basis of a supporting night-time economy and will contribute towards active places. This will not only enhance economic prosperity and vitality of the town centre, but also help to achieve the development plan objectives.



#### District Centre Shopping Frontages

	District Centre		Primary Shopping Frontages		Secondary Shopping Frontages
	District Centre (Proposed Extension)		Primary Shopping Frontages (Proposed Extension)		Secondary Shopping Frontages (Proposed Extension)



**Figure 4.2 Designated Town Centre**

## Rejected Options

**4.2.28** The following options have been rejected:

- Significant increase in shopping space in Wood Street: Providing a significant increase in the amount of shopping floorspace would mean that Wood Street becomes a major centre in the hierarchy of centres. This is inconsistent with the Core Strategy. Further, Wood Street is not expected to have the catchment of a major centre in particular in light of the adjacency of Walthamstow Town Centre. Significantly increasing the floorspace could result in the failure of the vibrancy of Wood Street as a town centre and it is therefore considered more appropriate to strengthen Wood Street's role in the provision of niche shops.
- Following a market-led approach to ground floor uses along the high street with no policy restrictions on primary and secondary frontage: This option was rejected, because it undermines Wood Street's function as a retail centre and could result in a deterioration of character, vitality and vibrancy of the high street.
- Allowing retail development outside the core retail area of the designated Wood Street District Centre: Geographically distributing the retail offer would provide residents with a shopping offer within short walking distance. This option has been rejected because dispersing retail uses would weaken the function of the town centre, result in reduced footfall and vibrancy within the town centre and subsequently in less natural surveillance with the potential for increase in antisocial behaviour.

## 4.3 Placemaking – A Well Designed Place

### Objective 3

To provide a framework to coordinate change across a number of sites and over the plan period in a holistic manner to ensure that new development is of a high standard of design and that the character of the area is protected and improved where appropriate, to maximise benefits for the area as a whole.

### Introduction / Background

**4.3.1** Strengthening Wood Street's character and identity, improving it as a place to live and enhancing the experience of visiting Wood Street is an important objective of the regeneration of Wood Street. The area has a mix of buildings from different eras and historic periods. Some locally listed buildings and other heritage assets play a key role in defining Wood Street's character and identity.

**4.3.2** In broad terms, Wood Street suffers from a lack of urban cohesion, particularly where blocks are incomplete in prominent locations. There is an opportunity to promote infill development and intensification with a view to strengthening the urban fabric and assisting in the definition of coherent public spaces.

**4.3.3** A number of different sites with development potential have been identified (for further details, see Chapter 5 - Development Sites). Sites are of varying size, ownership and potential development timescale. It is the purpose of the AAP to provide an overarching framework within which change can happen in a

coordinated manner and in a way that takes account of the existing context and building stock to ensure that 'old' and 'new' form a coherent entity.

## Issues

**4.3.4** The following issues and challenges have been identified for Wood Street:

- There are a number of potential development sites in the area that are of varying size, ownership, and potential development timescale. Without an overarching concept for the whole area, there is a risk of development occurring in a piecemeal fashion without a consistent approach and with one development potentially compromising the options/potential of other sites.
- Whilst not subject to formal listed or conservation area status, several historic buildings and heritage assets play a key role in defining Wood Street's unique character and identity. Without specific intervention, there is a risk that the quality and integrity of historic assets could be eroded.
- Parts of Wood Street's residential hinterland are poorly connected to the main shopping area. The Marlowe Road and Northwood Tower area to the west of Wood Street is defined by weak frontages and a lack of surveillance which exacerbates community safety issues and perception of crime and anti-social behaviour. This poor environment encroaches onto Wood Street in the Plaza area which represents a major opportunity for enhancement.

## Approach to Placemaking

**4.3.5** This section sets out the approach to the planning, design and management of public spaces. It is intended to apply a comprehensive and integrated approach to placemaking. An urban design framework has been prepared in support of the AAP that has investigated a range of suitable development criteria. The urban design framework is an indicative plan and a visual representation of the vision for the regeneration of the area and it sets out the principles that will ensure that the new development contributes to a high quality neighbourhood.

**4.3.6** These urban design parameters have been translated into a set of policies that developments will need to comply with.

## Preferred Policy WS5

### Placemaking principles

Developments in the plan area will be expected to comply with the following place-making principles:

- a) Appreciating the context;
- b) Designing for diversity and mixed uses;
- c) Creating a fine grid of streets;
- d) Augmenting permeability of the area and making places easy to understand and to get around
- e) Providing strong and continuous frontage with active uses on ground floor
- f) Contributing to a clear definition of public and private spaces
- g) Orienting fronts and backs correctly
- h) Designing for community safety

Major Development will be expected to demonstrate that they meet the Building for Life Criteria.

### Justification

**4.3.7** The AAP presents an excellent opportunity to take a holistic approach to the regeneration of the whole plan area and the various potential development sites that have been identified. It can help promote the re-integration of routes and blocks back into Wood Street, strengthening frontage, and creating attractive spaces.

**4.3.8** Wood Street has a coherent identity as a linear retail high street and the relatively consistent presence of active retail frontages helps to define an appealing character.

**4.3.9** A number of strong non-retail frontages also exist to the east and west of Wood Street, with the Victorian terraces being the most consistent and successful typologies. The creation of strong frontage is important because it helps to define a clear hierarchy of public and private space, and create legible, welcoming streets.

**4.3.10** The redevelopment of the Marlowe Road estate and areas around the Plaza and Northwood Tower will facilitate major improvements to spaces and streets, transforming the estate into a more conventional street-based London neighbourhood.

**4.3.11** One of the distinctive features of Wood Street is the frequency of streets which intersect with the main street. These east-west tributaries vary in character, from quiet residential streets lined with trees and terraces such as Woodlands and Waverley Road, to smaller alleyways that lead to inner yards. They provide a good choice of accessible routes to the main high street for local residents and enable servicing and access to the relatively deep blocks which form an edge to Wood Street.

**4.3.12** This AAP seeks to augment this strong sense of permeability by creating new routes and improving existing connections with better frontages. The redevelopment of the Marlowe Road area and areas around Wood Street Plaza (sites 10 and 11) will help to improve the permeability of the estate and enable better connections to the retail area.

**4.3.13** Elsewhere, new alleyways and mews streets will unlock development in deeper blocks with limited access.

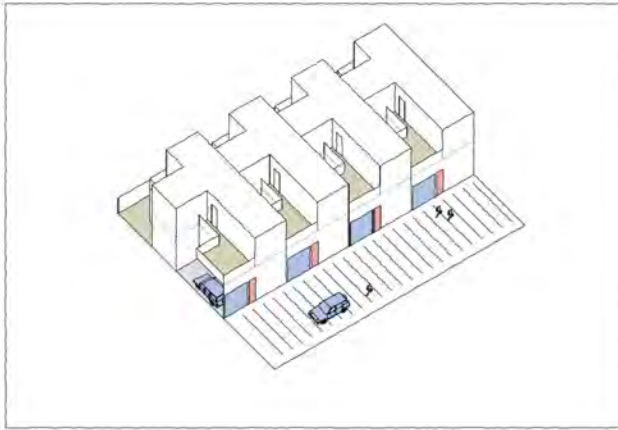
**4.3.14** It is envisaged that a series of contemporary housing typologies will come forward in the area, which draw on the typical traits of successful London neighbourhoods. These typologies (as illustrated below ) offer innovative and flexible solutions to constrained urban sites and have been developed with good practice guidance such as the London Housing Design Guide in mind.

**4.3.15** It is envisaged that these typologies all succeed in making a positive contribution to the street by identifying a clear relationship between building fronts and backs, and defining coherent public and private space.

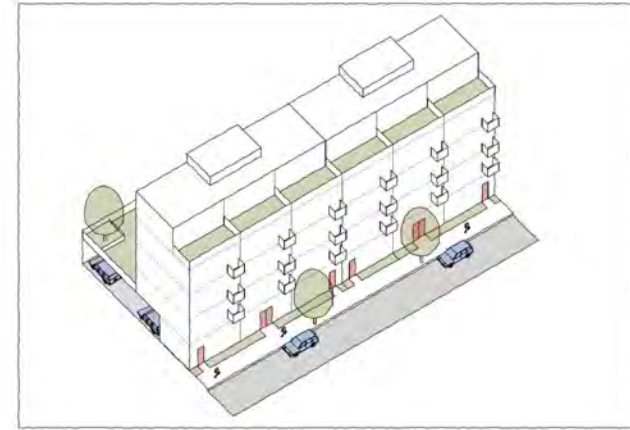
**4.3.16** Building for Life is a tool for assessing the design quality of homes and neighbourhoods in England. The criteria reflect the importance of functionality, attractiveness and sustainability in well-designed homes and neighbourhoods. The tool will help the Council to assess the design quality of development comprehensively.



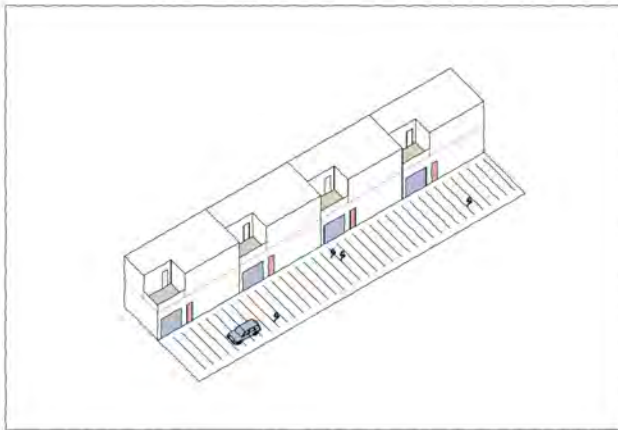




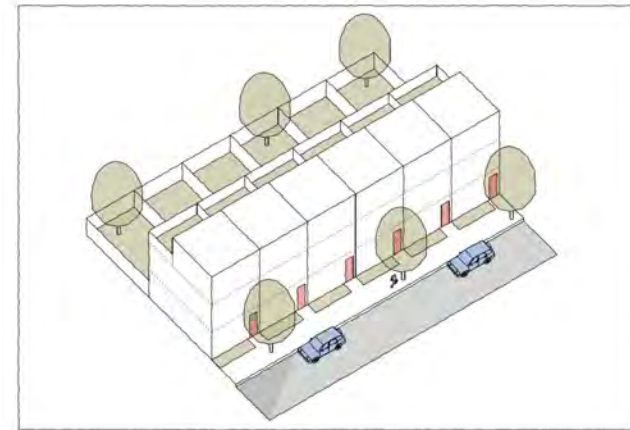
**Mews houses on deep plots with private patio**



**Terraced Apartments**



**Mews house with shallow plan with private terrace**



**Terraced house with on-street parking**

## Placemaking - Protecting and enhancing historic assets and local heritage

**4.3.17** This AAP seeks to maintain and enhance the existing character of the area through retention, sensitive renewal and refurbishment of historic and character buildings and other heritage assets and we will ensure that new development blends into the existing urban structure and character of the areas and does not negatively impact on heritage and local assets.

**4.3.18** It is intended to maintain the integrity and intrinsic quality of shop fronts, particularly intact groups of terraces wherever possible. Measures to encourage owners to reinstate and enhance the facade will be necessary particularly where shop fronts have been weakened and features lost or altered.

### Preferred Policy WS6

#### Protecting and enhancing historic assets and local heritage

The Council will seek the retention, re-use or sensitive renewal, refurbishment or redevelopment of historic buildings and heritage assets to preserve the historic and valued character of the area.

The Council will require development to demonstrate that they take account of and minimise the impact on the setting of local assets and historic buildings.



Figure 4.3 Heritage

## Justification

**4.3.19** Wood Street's shop fronts together with some locally listed buildings are important in making Wood Street special. Protecting these buildings and their facades will contribute to the area's special character.

**4.3.20** As part of the Outer London Fund, the Council was able to secure money for a shop front improvement programme in Wood Street. Opportunities to implement such schemes will strengthen local character and contribute to urban improvement.

**4.3.21** In addition to shopfronts, as set out in Preferred Policy WS3, there are several listed buildings in the area which add to the area's distinct character. The most prominent of these are the timber clad former butchers shop, the library on the junction with Forest Road, and the clock house. Further, locally listed buildings include buildings of Thorpe Coombe Hospital, Walthamstow House Holy Family, Cedar Wood House, St Gabriel's, Lord Brooke, the Woodside School, and Duke's Head.



**Woodside School - Locally Listed**



**Clock House - Listed Building**

## Placemaking - Building heights and tall buildings

**4.3.22** New developments should achieve building heights that fit into the urban context of Wood Street. For the majority of the plan area, this would relate to building heights of 2-3 storeys.

**4.3.23** Tall buildings are not appropriate in Wood Street. However, there may be some limited circumstances where taller buildings (as defined in the Core Strategy - see Policy CS15) may be appropriate, subject to the highest quality of design and meeting the criteria set out in Development Management policy DM32 and the Council's Urban Design SPD. Appropriate locations could include key "gateway" sites on the Forest Road/Wood Street junction or on sites within the immediate vicinity of Wood Street overground station.

**4.3.24** New developments should achieve building heights that fit into the urban context of Wood Street. Tall buildings will not be allowed where they harm our heritage.

### Preferred Policy WS7

#### Building heights and tall buildings

The height and scale of new development should fit into the urban context of Wood Street and should respect the setting of existing development including listed buildings. For the majority of the plan area, this would relate to building heights of 2-3 storeys.

Taller buildings (as defined in the Core Strategy CS15) may be appropriate in certain locations, subject to the highest quality of design and fully meeting the criteria set out in Development Management policy DM32 and the Council's Urban Design SPD.



### Justification

**4.3.25** Wood Street's residential hinterland is characterised by predominantly terraced streets of Victorian and Edwardian housing of mainly 2-3 storeys. Wood Street itself includes some variety, but is typically low rise, varying from two to three storeys along its length. On either side of Wood Street, there are post-war slab block developments, which are up to five storeys high. Northwood Tower, adjacent to the Plaza, is a notable feature in the area. Taller buildings can also be found in the northern and southern gateway sites.

**4.3.26** Given that Wood Street is predominantly covered in 2-3 storey development, the occurrence of taller buildings must be managed sensitively against this backdrop.

**4.3.27** In the right location, taller buildings can make good use of land helping to create a memorable townscape, defining key arrival points and emphasising topography. However, in inappropriate locations they have the potential to cause damage to the town centre's character and appearance.

**4.3.28** Locations suitable for taller buildings are those areas of Wood Street, where tall buildings already exist, such as key gateway areas. At these locations, the siting of taller buildings should help to 'mark' the main access points to the regeneration area and therefore contribute to the legibility of the area.

**4.3.29** Further, taller buildings might be appropriate in areas that are highly accessible by public transport and have good access to services and facilities, such as the sites in close proximity of the train station and the Plaza.

**4.3.30** In re-planning Marlowe Road and the area around Northwood Tower, there is a major opportunity to re-balance the current pattern of massing to achieve a scale within the estate which relates to the surrounding residential character of Victorian properties, and a greater sense of activity on Wood Street in close proximity to the station.

### Rejected Options

**4.3.31** The Council has considered and rejected the following options:

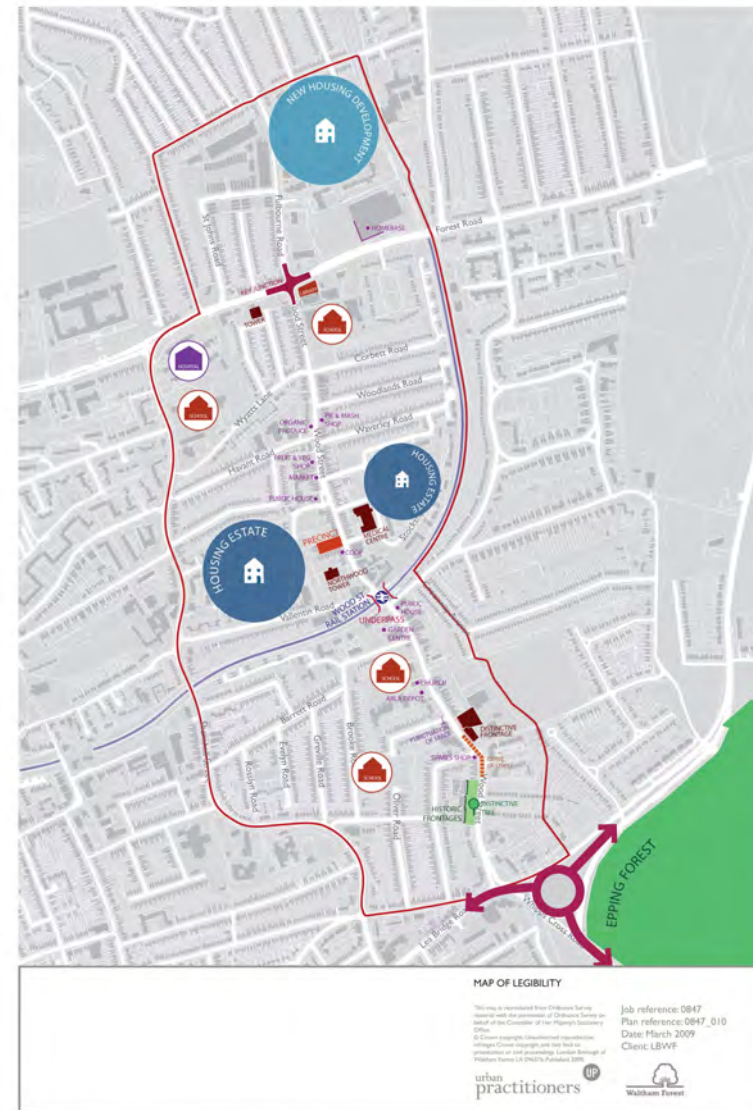
- Market-led approach to regeneration of the area: We have rejected this option, since we think that a market-led approach would result in "piecemeal" development and opportunities might be missed due to uncoordinated development.





30 Wood Street AAP Scoping Study | Final report | September 2009

Picture 4.1 Existing building heights



40 Wood Street AAP Scoping Study | Final report | September 2009

Figure 4.4 Map of Legibility

## 4.4 Housing – A Place to Live

### Objective 4

To provide a range of affordable, high quality, sustainable homes that address a variety of local needs and to redevelop the existing Marlowe Road Estate buildings with a housing development that sets high standards of design, quality and sustainability for the lifetime of this programme.

### Introduction / Background

**4.4.1** The Core Strategy has identified that over the plan period, a total of up to 1,000 new homes could be provided in the Wood Street AAP area over the plan period until 2026.

**4.4.2** Wood Street has an established residential population living in close proximity to the main retail area. The character of the area is predominantly Victorian terraced housing.

**4.4.3** There are a number of housing estates in the area, of which Marlowe Road Estate and Stocksfields Estate are the most significant ones. Significant opportunities exist to achieve the renewal of Council/ Housing Association housing.

### Issues

**4.4.4** The following issues and challenges have been identified for Wood Street:

- There is a high percentage of social housing in the area compared to the Waltham Forest average. New housing needs to contribute to achieving a mix and balance of communities.
- The Marlowe Road and Northwood Tower area is defined by weak frontages, a lack of connections, a sense of isolation at ground level, and a lack of surveillance which exacerbates community safety fears and anti-social behaviour. This poor environment encroaches onto Wood Street in the Plaza area which represents a major opportunity for enhancement.
- In 2010, the Council undertook an Estates Review, which assessed a number of factors that determine the 'quality of life experiences' of tenants living in Council estates, (such as stock condition, design and environmental issues, socio-economic factors, and estate popularity). The Marlowe Road estate was identified as a high priority for housing regeneration investment and it was recommended that options for improving the estate should be explored by the Council with residents.

## Housing Growth

**4.4.5** It is anticipated that residential capacity in the Wood Street plan area could be increased to up to 1,000 new homes. This includes the provision of new homes built to a high standard and that meet local needs, including the right mix of housing types, size, and tenure and affordable housing.

### Preferred Policy WS8

#### Housing growth

To increase housing capacity in the Wood Street area, proposals for residential development will be encouraged on the key sites identified (see Section 5).

#### Justification

**4.4.6** Residential development has a role to play in ensuring the long term future of the town centre. It will add vibrancy, increase security, and assist in supporting the evening economy. In addition residential development can provide the financial backbone to ensure scheme viability, and could potentially offer long term opportunities to deliver additional retail/ commercial space through mixed use development.

**4.4.7** Based on the capacity analysis undertaken as part of the Wood Street Development Framework, there is potential during the plan period to provide up to/circa 800 new homes. Further units are expected to come forward in the plan period on sites not identified as key sites in the AAP and this is expected to contribute towards the Core Strategy target of 1000 units. Given Wood Street's

proximity to Walthamstow Town Centre, its good accessibility by rail, and the range of shops and facilities within the plan area itself, this area is well suited to accommodate some of the required growth in a sustainable manner.



Housing Development - Fulbourne Road





**Victorian Houses**

**4.4.8** Providing new homes in Wood Street will not only help to meet housing targets in the borough, but it will also increase spending power and activity within the area. It will act as a catalyst for improvements and will support increases in community infrastructure provision.

### **Housing - Mix and tenure**

**4.4.9** It is considered that a well-balanced community in Wood Street can be achieved through the provision of an appropriate mix of new dwellings in terms of size, type and tenure. The Council wants new homes to be attractive to, and meet the needs of all ages and sections of society including those with disabilities. This should include new homes being designed to Lifetime Home Standards with 10% of units being suitable, or easily adaptable for wheelchair users in line with the Council's Inclusive Design SPD.

**4.4.10** The Council's preferred approach is to prioritise the provision of family housing in Wood Street. It is envisaged that a series of contemporary housing typologies will come forward in the area, which will make a positive contribution to the street and defining coherent public and private space (see also Preferred Policy WS5).

**4.4.11** Since there is currently a higher than average provision of affordable housing in Wood Street, it is considered that there is the opportunity for some sites to be brought forward with a higher proportion of open market housing than the Council's adopted target of a maximum of 50%. Instead of on-site affordable housing provision, financial contributions could be used to provide cross subsidy to support the regeneration of existing affordable homes in the Wood Street area.

## Preferred Policy WS9

### Housing mix and tenure

To ensure that mixed sustainable communities are created, development proposals will be required to:

- a) provide a balanced provision of dwelling sizes within each development in accordance with the requirements set out in the Development Management Policies DPD, with particular emphasis on the need to provide for larger families (3 bedrooms and above);
- b) provide affordable housing in accordance with the Development Management Policies DPD, with requirements established on a site-by-site basis. Also in accordance with the Development Management Policies DPD, where developments provide less affordable housing, deferred contributions will be required.
- c) develop a balanced provision of contemporary typologies that blend into the existing urban form, scale and massing of the plan area and make a positive contribution to the street and defining public and private spaces;
- d) promote high architectural, urban design and environmental standards, regardless of tenure; and
- e) make funding contributions towards community infrastructure provision in accordance with policy DM37 of the Development Management DPD.

### Justification

**4.4.12** Promoting the right mix of homes, both in terms of tenures and type should facilitate achieving balanced communities. The Council's Core Strategy and Development Management Policies DPD have identified a borough wide need for family housing. These documents also set out commitment to achieving an appropriate mix of housing types and tenures for new developments across the borough.

**4.4.13** The Council considers that it is important that housing policies for the Wood Street area take into account the current provision in the area. The Waltham Forest Strategic Housing Market and Needs Assessment (SHMNA) indicates that around 75% of dwellings in the plan area are houses or bungalows, and 25% of dwellings are flats, of which around 12% are converted dwellings with the remainder being purpose built flats. The Waltham Forest average indicates a higher proportion of flats (35% of the dwellings, of which around 15% are converted dwellings and around 20% are purpose build) and a lower proportion of houses and bungalows (around 65%). The SHMNA also indicate that households in the Wood Street area have higher number of bedrooms on average compared to other areas in Waltham Forest.

**4.4.14** The Council considers that it is important to encourage the provision of family houses. This is consistent with the aspiration to increase the provision of family housing in the borough and relates to the historic context of Wood Street, which used to be predominately made up of Victorian houses.

**4.4.15** As set out in the Core Strategy, the Council seeks to retain and attract economically active families in the borough. It is considered that Wood Street is attractive to families, due to the proximity to Walthamstow Town Centre, attractive public transport

connections to central London, the good provision of open spaces and the proximity of Epping Forest. The plan therefore seeks to encourage families to the Wood Street area by providing a suitable offer in family housing.

**4.4.16** In pursuit of policy WS9, new developments will be required to meet the following dwelling mix as set out in the Development Management DPD (policy DM5):

No Bed Rooms	1 bed	2 bed	3 bed	4 bed
Market	20%	30%	40%	10%
Intermediate	20%	40%	30%	10%
Social	20%	30%	40%	10%

**Table 1 Preferred Dwelling Mix (DM DPD, policy DM5)**



**Stockfield Estate**

**4.4.17** Tenure data indicates that there is an average provision for socially rented dwellings in Wood Street area. Around 25% of the households in Wood Street are socially rented (either from the Council or a Registered Social Landlord), around 45% is privately owned and around 30% is privately rented. This is similar to the Waltham Forest average (Source: SHMNA).

**4.4.18** The Council has identified a need to improve the existing affordable homes in the Wood Street area, in particular Marlowe Road Estate. On some development sites a lower proportion of affordable units could be provided with the shortfall to be treated as a deferred contribution to support the regeneration of existing affordable homes in the Wood Street area.

**4.4.19** This means that the Council will require a subsequent viability assessment to be undertaken when the scheme is completed or nearing completion and largely occupied. If viability of the scheme has improved, the Council will seek further contribution up to a maximum of the policy shortfall. For larger schemes this assessment will take place on a phased basis. This approach is in line with Policy DM3 of the Development Management Policies document.

**4.4.20** Intermediate housing will also be needed to provide homes for those who cannot afford to access open market housing. This will include shared ownership housing, which we will prefer in the Wood Street area as opposed to rented intermediate housing. There is an under-supply of intermediate housing in the Wood Street area, and therefore the Council will seek to provide more intermediate housing within the plan area.

## Housing - Distribution and Density

**4.4.21** Along Wood Street itself and around the Plaza we seek mixed use developments with active use at ground floor level and residential flats above. Higher densities of over 100 dwellings per hectare are likely to be suitable in close proximity to the train station, around the Plaza area and potentially in key gateway sites. Larger family houses at lower density should be provided in all other parts of the AAP. Residential density should reflect site characteristics and take into account the character of the surrounding area.

### Preferred Policy WS10

#### Distribution and Density of Homes

In pursuit of the London Plan 2011 density matrix (Table 3.2) and the preferred housing mix set out in Table 3 above, developments will be required to meet a density of:

- 50 – 180 units per ha for areas with a PTAL (public transport accessibility level) of 4-6;
- 50 – 115 units per ha for areas with a PTAL of 2-3; and
- 40 – 65 units per ha for areas with a PTAL of 0-1.

Higher residential densities should be concentrated in the following areas:

- along key Wood Street frontages;
- adjacent to the train station;
- fronting the Plaza; and
- at gateway sites.

## Justification

**4.4.22** National and London Plan policies require developments to make the most efficient use of land to prevent further urban sprawl and to optimise the potential of development sites. Greater densities along the central area of Wood Street and the Plaza will mean that more people live close to facilities and public transport. Higher density does not necessarily mean higher buildings.

**4.4.23** The proposed density ranges are in accordance with the requirements of the London Plan. However, this is a guide to potential density, and considerations relating to good urban design and impact on townscape will be taken into account as well. The preferred dwelling mix set out in Table 3 above will need to be met within the anticipated density ranges.



Victorian terraced housing

## Housing - Marlowe Road

**4.4.24** We will seek to consult residents from the Marlowe Road Estate to discuss the issues identified in the Estates Review and to discuss potential options for the regeneration of this estate. In accordance with the policies above, we will seek to achieve a higher number of family sized units (in particular houses and bungalows) at the Marlowe Road Estate.

No of Bedrooms	0 bed	1 bed	2 bed	3 bed	4+ bed	Total
Current	21	73	13	95	0	202
Current (% of total)	10%	36%	6%	47%	0%	
Preferred Approach (% of total)	0%	10%	30%	50%	10%	

**Table 2**



**Marlowe Road Estate**

### Preferred Policy WS11

#### Marlowe Road Estate

High quality family housing will be provided through the redevelopment of the Marlowe Road Estate. Proposals for the Marlowe Road Estate will be developed in conjunction with the Plaza redevelopment to maximise mutual benefits and synergies.

#### Justification

**4.4.25** The majority of issues identified for the Marlowe Road Estate are concentrated in blocks north and west of Marlowe Road. Therefore redevelopment of this area could help to resolve the issues and improve the quality of life for residents. Redevelopment of the estate could remove the security issues on the affected blocks, provide opportunities to improve the quality of the public realm, remove the sense of isolation and enable a new connection through to Wood Street as part of the improved estate layout and to connect to wider regeneration opportunities.

**4.4.26** The redesign of Marlowe Road Estate presents an excellent opportunity to promote the re-integration of routes and blocks back into Wood Street. It could therefore help to connect the adjacent neighbourhoods and help to achieve the development plan objectives. The Council considers the comprehensive redevelopment of the Plaza and Marlowe Road Estate area would be better. However these sites may not necessarily come forward at the same time. Accordingly, if the sites come forward individually, then proposals should ensure that key principles such as block structure and linkages of the two sites correspond to one another.

**4.4.27** As part of the redesign, it will be important that a significant emphasis is placed on urban and architectural design, particularly in securing clear and safe routes and public spaces. In accordance with the development plan objectives, routes and spaces should benefit from active frontage and front doors to promote a sense of safety through natural overlooking.

**4.4.28** The redevelopment of the Marlowe Road Estate will be partly financed through contributions that will be accepted in lieu of affordable housing provision (see Policy WS9). Existing residents of the Marlowe Road Estate will be given the opportunity to remain in affordable homes in the borough, and return to the Estate following redevelopment if desired.



Figure 4.5 Marlowe Road Estate, Plaza and Northwood Tower

## Rejected Options

**4.4.29** We have considered and rejected the following options:

- Do nothing approach: Retain the Marlowe Road Estate largely in its present condition. This will not take into consideration some of the key issues currently associated with the estate. This area has been identified by the Waltham Forest Estates review process as one of two estates within the borough with the highest priority for intervention. The estate is characterised by deck access, poor pedestrian access and linkages, decaying system-built building fabric and suffers from crime and deprivation. Opportunities to kick start the regeneration of this area by creating a high quality, sustainable, urban environment in this area will be missed including the long term benefits for economic, environmental and social change.
- Significant refurbishment of Marlowe Road Estate: The refurbishment of the estate (as opposed to redevelopment) has been rejected since this option is unlikely to resolve the majority of the issues identified. It will in particular not be possible to tackle the social security / deprivation issues, which are considered crucial in transforming the area into an attractive neighbourhood.

## 4.5 Connections – A Well Connected Place

### Objective 5 – A Well Connected Place

To improve accessibility of the town centre and connections to adjacent housing areas and neighbourhoods and to encourage the use of more sustainable transport whilst balancing the various modal requirements in a complex town centre location.

### Introduction / Background

**4.5.1** Good connections and movement to and through Wood Street are important for its social and economic development as a town centre. With Walthamstow town centre and its various transport options only a short walk away, Wood Street is well accessible. It also benefits from a train station with good connections to central London.



Figure 4.6 Transport Connections

**4.5.2** Ensuring that Wood Street is easy to get to, particularly by sustainable modes of transport, such as walking, cycling and public transport will minimise the impacts of growth on the transport network and avoid congestion.

**4.5.3** Wood Street benefits from a successful funding bid from Transport for London (Major Schemes) and from the Outer London Fund for streetscape improvements to the Wood Street town centre. This funding has helped to create a modern, attractive and safe high street and increase opportunities to use the streets as social spaces, in particular the new “Plaza”.

**4.5.4** The AAP seeks to build upon the benefits of the Wood Street Town Centre regeneration programme, which is expected to be a catalyst for the regeneration of the wider area.

**4.5.5** The aspiration for the Wood Street area is to make the streets and public spaces more pleasant and easier to use, reduce the need to travel by car and encourage people to walk, cycle and use public transport, whilst striking a balance between the different requirements on the public realm and ensuring that town centre related transport requirements are met and a reasonable amount of parking provided.

## Issues

**4.5.6** The following transport and movement issues have been identified for Wood Street:

- In addition to maintaining a healthy shopping centre, it is important for the attractiveness of the town centre that both residents and visitors find the journey to Wood Street pleasant and enjoyable. An important aspect of this is the ease of travel and arrival by a range of modes and by making the public spaces attractive and safe to use.
- Wood Street has a station with a good overland train service, which has direct services to the City. Access to the underground network is provided either via trains to Liverpool Street or Walthamstow Central or by a fifteen minute walk to Walthamstow Central. While there are excellent bus services along Lea Bridge Road, there are only two bus routes along Wood Street and indirect routing makes the bus a less favourable option for time-critical journeys.
- Whilst Public Transport Accessibility Levels (PTALs) for Wood Street indicate poor overall public transport accessibility for the area with PTALs ranging from low in the majority of the area to medium in the south of Wood Street, residents in Wood Street benefit from different public transport options within easy walking distance. It is therefore considered that public transport provision might be stronger than the PTAL rating suggests.



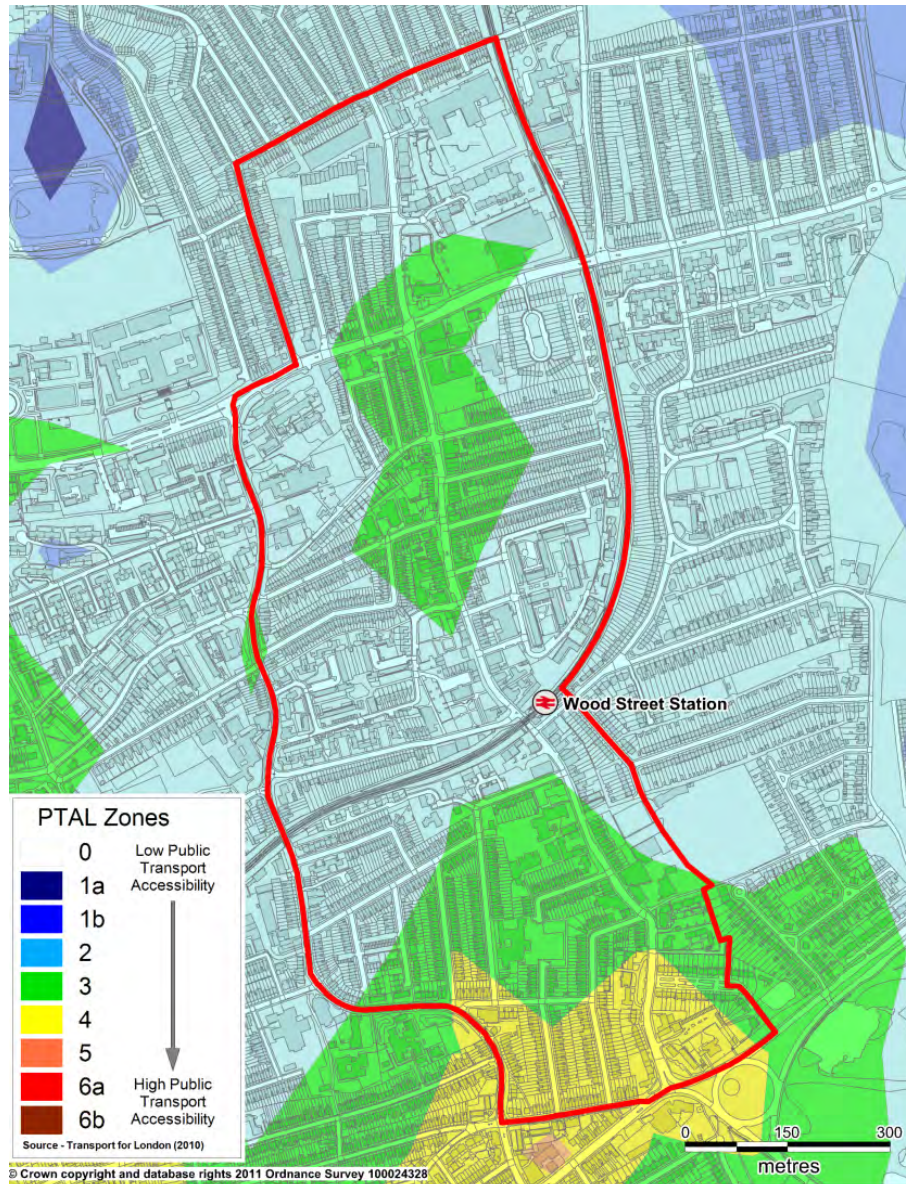


Figure 4.7 PTAL for Wood Street

- Whilst traditional streets in the area are easy to move through and allow for a choice of routes, the post war housing areas present a less coherent street network, which lacks a sensible hierarchy. As a consequence, accessibility around these blocks is lower and there are issues of safety and security due to the lack of active frontages, resulting in an unattractive pedestrian environment.
- Parking surveys indicate that off-street car parking, which is provided on a number of low capacity sites, is not well-used. It is desirable to make better use of these sites and provide car parking in a more efficient way. Indiscriminate on-street parking has been observed, which can cause safety problems, in particular for more vulnerable road users.



Train Station

## Connections - Attractive and functional high Street

**4.5.7** The Council has recently implemented a streetscape improvement scheme in Wood Street to make it safer and more pleasant to walk or cycle.

**4.5.8** This plan seeks to protect Wood Street's function both as an important connection to the town centre and the surrounding neighbourhoods. It will be important to ensure that development will not have negative impacts on the amenity of Wood Street, on highway safety, in particular for vulnerable road users such as elderly, children and mobility impaired people.



### Preferred Policy WS12

#### Ensuring a functional high street

The Council will protect the function of the different streets in the Wood Street area by ensuring that an appropriate balance is made between the different requirements of road users.

Proposals are expected to contribute to the creation of a safe and vibrant environment for all visitors and residents such that there will be no negative impacts on the amenity of all road users, in particular, vulnerable users.



## Justification

**4.5.9** Different streets in the AAP area have different functions and therefore need to be designed in different ways. Wood Street itself has an important function as both a space to pass through and as a place, for people to meet, shop and do business. A number of different activities and requirements need to be accommodated within a limited amount of street space, including walking along and across Wood Street, socialising, loading and servicing, car and cycle movement. We seek to protect all these functions to ensure that Wood Street is both a well-functioning connector and place.

**4.5.10** Wood Street is an important north–south connection for vehicular traffic and we must retain its function as a local distributor road. However, social activity strongly contributes to the identity and character of Wood Street and it is therefore important that to maintain and enhance this by providing sufficient space and an attractive and safe environment for activities to take place.

**4.5.11** Making the town centre more accessible may encourage more people to visit it and may subsequently result in a higher footfall. This would help to encourage the local economy and would contribute to achieving the development plan objectives.

## Connections - Walking and Cycling

**4.5.12** The Council's preferred approach is to improve the pedestrian and cycle connections and provide a safe, accessible, comfortable, inclusive and attractive environment for walking and cycling by:

- Improving connections to key destinations such as Walthamstow Town Centre and Walthamstow Central Station, Epping Forest, Walthamstow Village, and Whipps Cross Hospital;
- Reintegrating routes and blocks back into the traditional grid network and establishing a grid based network where redevelopment provides the opportunity to do so; thereby creating short and direct pedestrian routes that are easy to understand and navigate through and allow a choice of routes;
- Where redevelopment provides the opportunity, ensuring buildings line primary routes and active uses, including entrances to buildings, face the street to improve natural surveillance and activity to make the area safe and secure. The proposed mix of uses will help ensure natural surveillance throughout the day and evening;
- Where redevelopment provides the opportunity, designing residential streets and mews as Homes Zones to create an environment with local amenity that encourages social interaction;
- Designing streets in a manner that, where appropriate, avoids segregation of different road users (i.e. pedestrians, cyclists and cars) and calms traffic, contributing towards achieving an appropriate balance between the needs of all transport modes and make all users more aware of the presence and priority accorded to themselves and others. Introducing a 20mph

- speed limit along Wood Street and surrounding residential streets to improve road safety in the area; and
- Improving pedestrian facilities at Forest Road and Wood Street junction, which is a main gateway to the area.

### Preferred Policy WS13

#### Walking and Cycling

To create a pedestrian and cycle friendly environment and encourage walking and cycling within the area, development proposals will be required to take account of the requirements of walking and cycling.

Where development includes the creation of new, or the modification of existing public highway, it needs to provide a well connected network of high quality, safe, direct and accessible streets that provide an attractive walking and cycling environment, while creating access for motor vehicles where appropriate. Streets must cater for a range of uses with priority generally given to pedestrians and cyclists and account taken of the requirements of vulnerable road users and mobility impaired people.

#### Justification

**4.5.13** It is important that a safe, accessible, comfortable and attractive pedestrian and cycle environment is provided. Creating safe and attractive walking and cycling routes contributes towards social equality and inclusion, encourages interaction, and will help people to access local and London wide destinations in a range of ways and making public spaces feel safer.

**4.5.14** Over the lifetime of the plan, more people will be living in and visiting the Wood Street area and this growth in travel demand needs to be accommodated in a sustainable manner. Car traffic degrades the environment, results in congestion (and therefore travel delays), creates noise and air pollution, and contributes to climate change. In contrast, walking and cycling supports the sustainability objectives as set out in Chapter 4.6, since they have no negative impact on the local environment and contribute to improving people's health and well being.



## Connections - Public Transport

**4.5.15** The Council will continue to work with Transport for London (TfL) and Network Rail to improve the frequency, quality and reliability of the public transport services and associated infrastructure in the area. This includes improving bus frequency, providing bus stops in well overlooked, safe and accessible locations, and improving access to Wood Street Station.

**4.5.16** The Council also seeks to link land use and transport and make local facilities more accessible by locating them within a short distance of public transport routes.

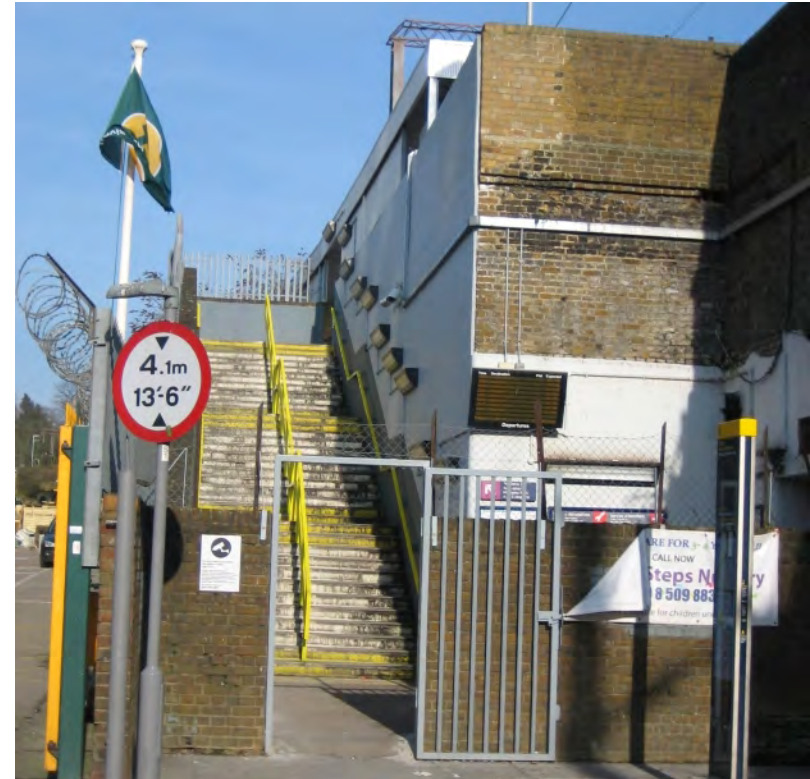
### Preferred Policy WS14

#### Public transport

The Council will continue to work with Transport for London (TfL) and Network Rail to improve the frequency, quality and reliability of public transport services and infrastructure.

#### Justification

**4.5.17** Improving bus services might result in less people driving along Wood Street and will therefore reduce the problems associated with traffic such as congestion, noise and air pollution. Improvements to key public transport hubs and to the bus network will increase travel choice and achieve social inclusion objectives.



## Connections - Transport Impacts

**4.5.18** The Council seeks to deliver an efficient and effective transport network where delays and congestion are minimised and people and goods can move efficiently. The Council does not anticipate increasing the capacity of the road network, but to use a range of measures, including public transport improvements, travel plans, road improvements and parking management to ease the impact of new development on the transport network and services.

### Preferred Policy WS15

#### Transport impacts

To ease the impact of new development on the transport network and services, the Council will use a range of measures including public transport improvements, travel plans, road improvements and better car parking management.

Development proposals need to be supported by a transport assessment and a travel plan demonstrating that sufficient transport capacity is available to meet additional traffic demands and how impacts on the road network will be minimised and mitigated.

## Justification

**4.5.19** Currently many parts of the transport network within Waltham Forest experience highway congestion which has a negative impact on the efficiency and effectiveness of the network. Along Wood Street queuing occurs at the junction with Forest Road.

**4.5.20** Over the lifetime of the plan, there will be more people living in and visiting Wood Street and it is expected that there will be an increase in travel demand in the area. If measures are not taken to encourage residents and visitors of Wood Street to travel by modes other than the private car, congestion is likely to increase with implications on local air quality and noise pollution.

## Connections - Parking

### Residential Parking

**4.5.21** Too many car parking spaces will encourage higher than necessary car ownership and use, too few could lead to overspill parking. The Council seeks to provide an appropriate level of car parking in the area, based on accessibility and connectivity of the area.

**4.5.22** The ratio of parking spaces per unit across the AAP area will vary depending on public transport accessibility, housing tenure, size and mix. In accordance with the parking hierarchy, those who mostly need a parking space will be given priority. That means that in general, car parking spaces will be provided for larger family housing and there will be priority spaces for homes with wheelchair access.

**4.5.23** Not every new dwelling in the plan area will have a parking space and parking will need to be managed effectively across the plan area. Car club bays can be provided in the area to allow people to have affordable and convenient access to cars when they need them. Car clubs provide cheap and convenient access to a high quality car or van when needed, without the expense and inconvenience of owning one.

### Visitor / Shopper Parking

**4.5.24** Whilst it is desirable to reduce the parking provision in the area, it is considered that some traders might benefit from sufficient provision of parking for their customers and servicing.

**4.5.25** Control measures that give priority to local residents and discourage people from outside of the area from parking within the Wood Street area could be encouraged.

## Preferred Policy WS16

### Parking

The amount of car parking in residential development proposals should not exceed the maximum parking standards set out in Appendix 4 of the Development Management Policies DPD. Parking levels for individual developments will be determined on the basis of need in accordance with the parking hierarchy, public transport accessibility levels, supporting Transport Assessment and the Travel Plan. Car-free developments will be encouraged in areas that are close to the station.

Non-residential parking will need to be provided in accordance with parking standards set out in the Development Management Policies DPD.

Spaces for visitor parking and loading requirements will be provided both along Wood Street and off-street. The Council will seek the efficient use and management of parking spaces throughout the day and evening.

### Justification

**4.5.26** Car travel requires a significantly higher proportion of land per person transported when compared to public transport, walking or cycling. Parked vehicles can also occupy large areas of land. A parked car takes up around ten square meters – this is a huge amount in urban areas where land is expensive. This justifies the need to manage parking and limit the amount of parking provided. By providing parking for just the right amount of cars we will ensure that any spare land can be developed for other useful facilities for all such as open spaces, play areas or community facilities. It will also reduce the cost of the development as the provision of car parking spaces is expensive.

**4.5.27** Overgenerous provision of parking spaces encourages high car ownership levels, which tend to result in higher car usage. As a result, congestion levels, noise and impacts on air quality are likely to increase. The Council would like Wood Street to be an area where residents are encouraged to walk, cycle and use public transport, which will help to achieve sustainability objectives. This

will be supported by a reduced provision of parking spaces. Other advantages will include environmental improvements (less air pollution and noise), improved road safety, and social inclusion.

**4.5.28** Car Clubs will be required in Wood Street to justify a reduced number of parking spaces. This will allow people to have access to a car without owning one. As such, car clubs contribute towards supporting travel choices, environmental improvements and a better quality of life for residents.

**4.5.29** Two Controlled Parking Zones (CPZ) have recently been introduced in the plan area to manage parking effectively. On street parking needs to be controlled in order to ensure that parking bays are available to those with the most pressing needs (as identified above). The CPZ will help to control and minimise long-term parking in Wood Street, for instance for people commuting to Central London, and therefore ensure that the parking bays are available for the local residents. There will also be designated visitor parking bays.

**4.5.30** There is evidence that there is currently an overprovision of parking spaces in the area. Car parking surveys undertaken in 2010 suggest that even during peak periods, some of the car parks in the area had an occupancy rate of less than 50% with one car park only being 16% occupied.



**Brandon Road Car Park**

## Rejected Options

**4.5.31** We have considered and rejected the following options:

- Increase capacity of the road network following a ‘predict and provide approach’: Unless restraint measures are introduced and demand is managed, travel impacts of new developments are likely to be felt most strongly on the road system. New roads and/or junction widening could reduce this potential congestion for a short time. However, provision of additional capacity has been shown to create new demand for car travel with additional capacity consumed and congestion and environmental issues arising again unless control measures are adopted.
- Transforming Wood Street into a one-way street or restricting the central sections of Wood Street for car traffic altogether:



Whilst this option would result in an attractive pedestrian and cycle environment in the centre of Wood Street, it is expected that traffic currently using Wood Street would be displaced into less suitable streets, such as Shernhall Street where a number of schools are located and where significant increases in traffic would raise severe safety concerns.

## 4.6 Sustainability and Energy – A Sustainable Place

### Objective 6 – A Sustainable Place

To support the long term sustainability of our environment and respond to climate change in a practical and effective way through decentralised energy and district heating.

### Introduction / Background

**4.6.1** The importance of minimising climate change is highlighted in many government documents and is a priority issue these days. The Council is committed to reducing carbon emissions across the borough in order to minimise climate change.

**4.6.2** This is an important issue for the whole borough, including Wood Street. The Council's Core Strategy and Development Management Policies documents set out the approach to tackling climate change. New development coming forward in Wood Street will need to comply with the Council's policies as set out in these documents. These policies require new developments to reduce carbon emissions in accordance with the energy hierarchy of the London Plan.

### Fact Box: Climate Change

Climate change describes the impact that increased amounts of greenhouse gases, primarily carbon dioxide, are having on the environment. Increasing levels of greenhouse gases in the atmosphere are the cause of rising global temperatures and extreme weather events. The most likely impacts of climate change that we might experience in Waltham Forest are more severe flooding, water stress and overheating.

### Fact Box: Energy Hierarchy

The energy hierarchy is a hierarchical approach to addressing energy considerations by:

- a) firstly minimising the need to use energy,
- b) secondly using energy from the most efficient sources (including decentralised energy networks), and
- c) thirdly making use of energy from renewable resources.

New developments are expected to meet much higher environmental standards than existing buildings. New developments must be designed in a way that minimises energy use through measures such as a high standard of insulation, natural ventilation and shading from the sun to prevent overheating. New development in Wood Street will be expected to achieve certain nationally recognised building design standards. These measures will help us to minimise the local impacts from climate change.

Climate change has been identified as a major cause of increased flood risk in the future. Wood Street is situated in Flood Zone 1, and has only a low risk of fluvial flooding. However, in accordance with the Core Strategy, developments in Wood Street will be required to incorporate Sustainable Urban Drainage Systems (SUDS), green roofs and walls in order to minimise water run-off and minimise surface water flood risk.

Since developments in the Wood Street AAP area need to comply with the sustainability policies in the Core Strategy and Development Management Policies, it is considered that no additional policies for Wood Street on energy efficiency, building standards, renewable energy and flooding will be required. This section therefore focuses on decentralised energy and district heating in the plan area.

## Issues

**4.6.3** The following issues and challenges have been identified for Wood Street:

- Borough residents and businesses including those in the Wood Street area will need to help reduce carbon emissions in order to meet the targets set in the London Plan and the Core Strategy.
- An energy study undertaken on heat demand in the borough indicates that there is an opportunity in Wood Street to establish a decentralised energy network. This could potentially be a very effective way of reducing carbon emissions in the area.
- There are a number of public sector buildings in the plan area, which have significant heat demand. These uses could act as “anchor loads” and help to make a decentralised energy network viable.
- A number of estates within Wood Street have communal heating systems including the Marlowe Road Estate and Stocksfield Estate, which both have a CHP plant. It is important to protect the communal heating systems since they are compatible with (future) decentralised energy networks.

**Fact Box: Combined Heat and Power (CHP)**

Combined Heat and Power (CHP) systems combine electricity generation with heat production processes, using heat exchangers to reclaim waste heat during the electricity generation process. This heat will be used to heat buildings. CHP systems are therefore much more efficient than using energy from the national grid generated in conventional power plants.

**Fact Box: Decentralised Energy / District Heating**

A Decentralised Energy (DE) or District Heating (DH) system produces heat as well as electricity at or near the point of consumption. Highly efficient combined heat and power systems are normally the main source of low carbon heat for decentralised energy schemes. Because DE systems require expensive pipework, the distance over which energy can be distributed is normally limited.

**Sustainability and Energy - Combined Heat and Power (CHP) and Decentralised Energy**

**4.6.4** The Council seeks to facilitate the delivery of a combined heat and power (CHP) and decentralised energy network (DEN) in the Wood Street action plan area in order to reduce carbon dioxide emissions, provide a cost effective way to reduce energy consumption, and secure affordable energy supply in the future. In this regard, the Council will work with neighbouring boroughs and the GLA to deliver a local satellite decentralised energy network in the Wood Street area.

**4.6.5** The Council will also work with its partners to ensure the communal heating systems in the plan area will be protected. Once a district heating system becomes available, communal heating systems will be compatible to connect into those district heating systems.

**4.6.6** New developments in the AAP area will be required to connect to an existing or planned district heating network where appropriate, and to be “connection ready” for future networks.

**4.6.7** Infrastructure should be designed in line with district heating best practice. The GLA is currently developing a ‘Decentralised Energy Manual’ which is expected in early 2013. New developments should comply with the principles and standards set out in this manual.

## Preferred Policy WS17

### Combined Heat and Power (CHP) and Decentralised Energy

The Council will seek to facilitate a decentralised energy network (DEN) in the Wood Street and Town Hall area to supply the area with low carbon energy by:

- a) working with neighbouring boroughs and the GLA on the delivery of a decentralised energy network;
- b) working with public sector partners and redevelopment of Council properties to connect to the network in order to provide sufficient anchor loads; and
- c) requiring developments in the area to be connection ready and connect to a committed network in the future in accordance with policy DM12 in the DM Policies DPD.

### Justification

**4.6.8** This approach is in line with policies set out in the Core Strategy and Development Management Policies. It supports the Mayor's aspiration of supplying 25% of the energy in London through Decentralised Energy by 2025.

**4.6.9** A CHP and district heating system can be a cost effective way of reducing carbon emissions and reducing energy consumption and will further help to achieve environmental standards and targets for new developments more easily. It further provides flexibility to meet increases in government targets (for

example for all new residential development to be zero carbon by 2016 and for non-residential development to be zero carbon by 2019).

**4.6.10** Modern CHP and district heating systems are very reliable and individual households are able to control the heating in their own homes.

**4.6.11** CHP systems can vary in scale from neighbourhood heating to small micro-CHP units serving individual buildings. They are, however, most viable and effective for large mixed use developments with a relatively even and constant demand for energy. This AAP proposes to establish an area wide energy network within Wood Street area. In addition, the existing and potential future mix of uses in Wood Street including residents, retail, business and community uses will help to establish a balanced energy demand over both day and night time which could support a viable heat network.

**4.6.12** Energy studies recently undertaken on behalf of the Council have assessed the feasibility and viability of a DEN network for the Wood Street and Town Hall area and identified potential locations for an energy centre and routing of pipes as illustrated in the indicative plan in Figure 4.8. Implementation of such a network could potentially start within the next 5 years. The studies also identified opportunities to potentially link this Wood Street / Town Hall network with other DEN satellite networks in the borough including the Upper Lea Valley in the future. While these aspirations are long-term and outside the period of this plan, we seek to ensure that the networks are built in a way that allow for individual "satellite" energy centres in the borough to grow to a joint-up large scale network in the future.



Figure 4.8 Indicative Plan for DEN network and key loads

## Rejected Options

4.6.13 We have considered and rejected the following options:

- Setting higher environmental targets and building design standards for Wood Street: The Council's established targets are supported by higher-level policies and also by the testing that we have undertaken on the viability of carbon reduction measures for developments within Waltham Forest. Achieving even higher levels of sustainable building design may well be more feasible in the future, but is currently difficult to achieve. It is considered that setting higher standards and targets for the Wood Street area has the risk of reducing the overall viability of the regeneration of the area in the short term.
- Focusing on energy efficiency and renewable energy generation to reduce carbon emissions and not drive decentralised energy forward in the area: While encouraging developments to incorporate renewable energy generation on site, it is considered that decentralised energy systems are a more cost effective and sustainable way of securing the long-term energy supply for the area. Relying solely on energy efficiency and renewable energy generation to meet the carbon reduction targets might either jeopardise the viability of the development or the risk that sustainability targets will not be met. Reducing carbon emissions through decentralised energy is consistent with the energy hierarchy and the policies contained in the London Plan and the Core Strategy.

## 4.7 Open Space and Nature – A Green Place

### Objective 7

To protect, enhance and develop the network of green infrastructure within the plan area and to improve access to open spaces and nature within and adjacent to the plan area, in particular Epping Forest.

### Introduction/Background

#### Fact Box: Green Infrastructure

The term green infrastructure is used to describe the network of green spaces and other environmental features that are created and managed as a multi-functional resource.

**4.7.1** The Council seeks to improve green infrastructure links in order to support community recreation and biodiversity. Green infrastructure is recognised as a vital element in delivering successful community regeneration, in improving health, fitness and well-being, and in creating pleasant environments where people want to live.

**4.7.2** Wood Street benefits from good access to nature and open space with a number of green spaces in its proximity, of which Epping Forest is the most notable. There is, however, generally a lack of green space in the plan area itself. The area around the

Plaza is the only open spaces close to the High Street. This area has recently been improved as part of the public realm improvement scheme.

**4.7.3** Within the plan area and in close proximity there are a number of sites with local and borough significance for nature conservation. These sites are protected through the Core Strategy and Development Management Policies DPDs. These documents further set out how we seek to enhance biodiversity through living roofs and walls, sustainable urban drainage systems (SUDS) and planting. Development coming forward in Wood Street will need to comply with these policies and therefore no additional policies will be required to protect these sites or enhance biodiversity in the AAP.



## Issues

**4.7.4** The following issues and challenges have been identified for Wood Street:

- Epping Forest (including Hollow Pond) is only a short walking distance away from Wood Street, and compensates for the lack of open space in the plan area. However, access routes to Epping Forest are unattractive via main roads or dark alleyways. Both access and signage to Epping Forest could be improved; however, access needs to be managed to ensure that impacts on wildlife and habitat are minimised.
- Access to open space (as defined by the GLA and analysed in the Council's open space strategy) is generally sufficient for the majority of the plan area. That means that most people have a small or local park within 400m of their home in addition to Epping Forest, which is classified as park with metropolitan/district functions and which is less than 3.2km of walking distance from all homes in the plan area.
- The open space around the Plaza provides a welcome and much used open space including play equipment aimed at a wide variety of age groups, which is being improved and upgraded as part of the Outer London Fund programme. Green spaces around the tower appear less well used, possibly because of their poor relationship with the street rather than any absence of need.
- Access to play facilities in Wood Street is sufficient in the central part of the plan area. However, deficiencies have been identified north of Forest Road and south of the railway line. These parts of Wood Street would benefit from additional play facilities.
- Street tree provision is relatively good in the Wood Street area, and this is being further improved through the Outer London

Fund programme and there are a few examples of notable trees including the very prominent one at the corner of Wood Street and Havant Road which is a landmark in itself and needs to be protected.



**Figure 4.9 Plaza Improvement**

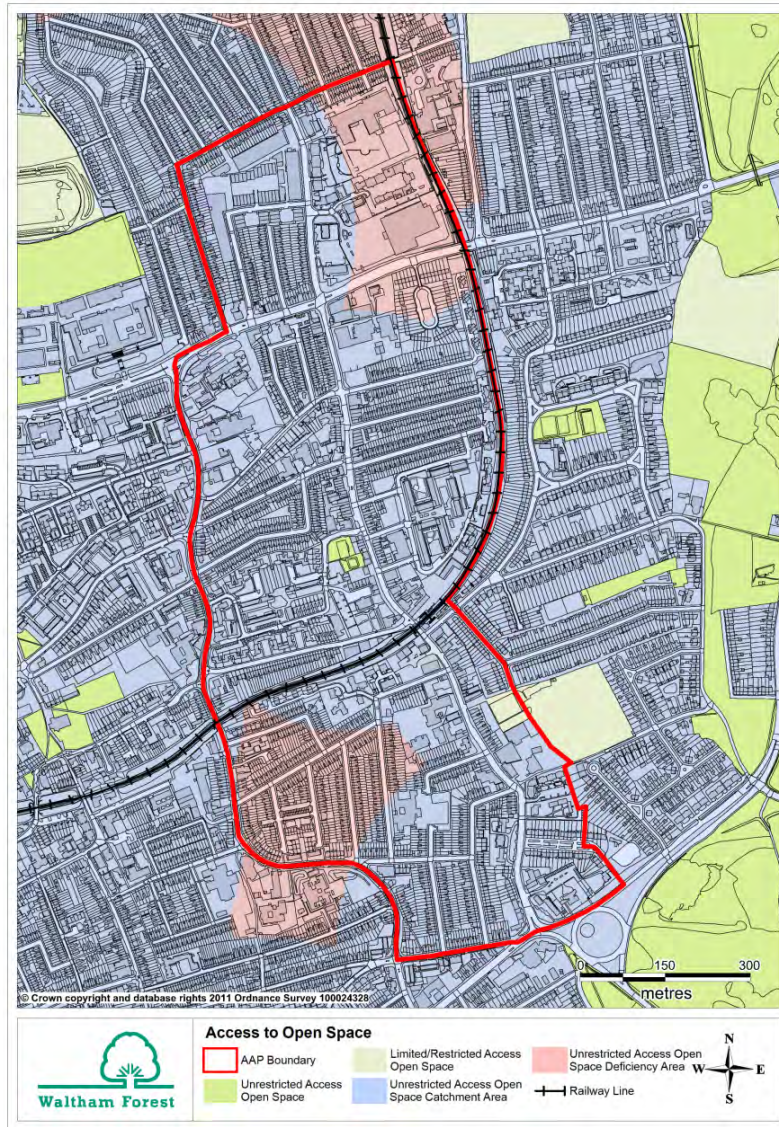


Figure 4.10 Access to open space

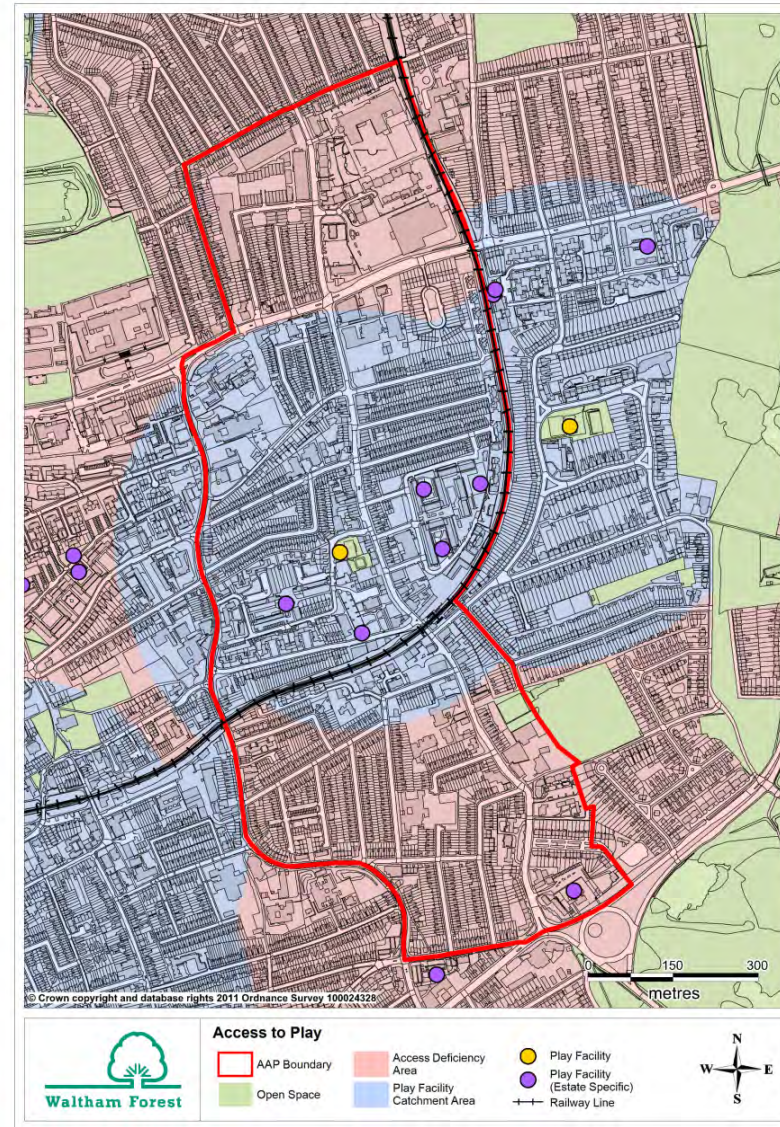


Figure 4.11 Access to play areas



## Open Spaces - Providing alternatives to existing sensitive sites

**4.7.5** The Council is seeking to ensure that residents and visitors of the Wood Street area will be able to enjoy a variety of open spaces close to their home or workplace, where they can do sports, meet other people, or relax. Protecting open spaces with local and borough significance for nature conservation will be necessary.

**4.7.6** The Council will continue to improve existing open spaces in the plan area. It also seeks to create new public open spaces to offer residents more choice and to help in preserving the more sensitive sites. An opportunity for creating new public square has been identified on Site 6 (Willow House) as identified in Chapter 5 – Development Sites.

### Preferred Policy WS18

#### Providing new open spaces

New development in Wood Street must protect and enhance existing open spaces within and in proximity to the plan area, in particular, Epping Forest and designated Sites of Local Importance to Nature.

A new and/or improved public open space in the plan area will be provided to support the provision of green infrastructure and create more alternatives for recreational use.

Where appropriate, the Council will require developer contributions for the enhancement and maintenance of existing green infrastructure.

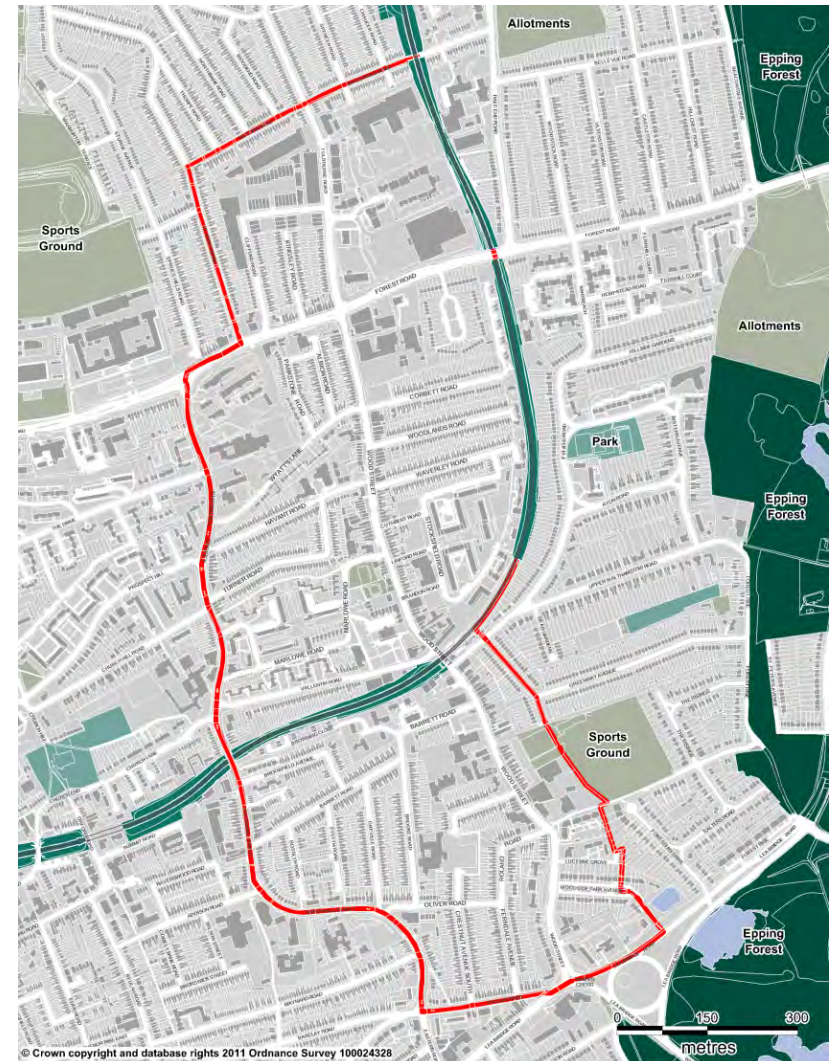


Figure 4.12 Sites of Importance to Nature Conservation

## Justification

**4.7.7** Access to nature and open spaces has been shown to have positive impact on residents in relation to health and wellbeing. Well designed open spaces can improve the image of an area and contribute to the identity of Wood Street and to creating a sense of place.

**4.7.8** Epping Forest is a Metropolitan Park. As an important resource for local people and for north and east London, it offers a combination of facilities and features at sub-regional level. While wishing to encourage people to visit Epping Forest, the Forest and its habitat and wildlife need to be protected and access needs to be managed. Therefore, creating a new open space in Wood Street will help to ensure that there are sufficient alternatives of open spaces for recreational activities.

**4.7.9** There are three Sites of Local Importance to Nature Conservation in close proximity to the Wood Street AAP area: Greenway Avenue is an open space with disused tennis courts, that has been identified as one of the poorest quality open spaces in the borough and in need for enhancement. The Council is currently implementing a scheme that will transform the disused tennis courts into community gardens for residents of Greenway Avenue to bring underused space back in use in line with nature conservation and to improve access to a nature conservation area.

**4.7.10** Further to the north is Bistern Avenue Park that has been rated as good quality park and provides a children's play area. A third site has been identified along the railway corridor. These three sites contribute to the biodiversity of the area and need to be protected and enhanced.

**4.7.11** Creating an attractive new open space in the plan area would offer residents more choice and might help to preserve the more sensitive sites. Creating new or improving existing open spaces in the plan area is also important to help support the growing population and to meet additional demand placed on these spaces by the increasing number of people living and working in the area. The recently improved Plaza as part of the TfL funded Town Centre Public Realm Improvement Scheme has created a more attractive and safer public open space in the heart of Wood Street. A project to improve and enhance the children's play space near the Plaza is also being undertaken as part of the Outer London Fund.

**4.7.12** More attractive open spaces are also an essential part of the regeneration of the whole Wood Street area: Attractive open spaces have been shown to increase land and property values and will therefore bringing in investment to the area which will help to regenerate the whole area.



## Open Spaces and Nature - Provision and quality of spaces

**4.7.13** The Council's preferred approach is to provide a balance of private, communal and public open space within the Wood Street plan area. In addition to creating a new open space in Wood Street (as per Policy WS18), opportunities to create private or communal open spaces will be necessary.

**4.7.14** Where a development cannot provide sufficient private or communal amenity space (as required in DM7 of the Development Management DPD), it will be important to ensure that a mechanism is in place to require contributions towards the enhancement and/or maintenance of existing open spaces and play areas. Although contributions may be accepted to mitigate a shortfall in the provision of open space on site, it may be unacceptable to justify the use of such contributions to entirely replace open spaces on site.

**4.7.15** Open spaces in Wood Street should have a variety of functions, which include children's play areas, places to sit, relax and take part in recreational activities. New play areas will need to be established in the southern and northern part of Wood Street. Features of natural play should be incorporated where appropriate.

### Preferred Policy WS19

#### Provision and quality of private and communal spaces and play areas

The Council will require new developments to provide private or communal external amenity space in accordance with the space standards set out the Development Management Policies Document.

Where this cannot fully be achieved the Council will require developments to contribute to enhancing existing open spaces to ensure that residents have access to open spaces of different sizes and functions. New children's play areas will be required in residential developments where appropriate, particularly in the southern and northern part of the plan area.



Community Garden at Greenway Avenue

## Justification

**4.7.16** The Council wishes to ensure that there is a range of open spaces within or in close proximity to the Wood Street plan area that are of good quality and that residents can enjoy. While seeking to improve the usability and attractiveness of existing spaces, the Council will also require new developments to provide high quality communal gardens and private open spaces, particularly in major schemes and family schemes as well as in the southern and northern part of the plan area, where a shortfall has been identified.

**4.7.17** These spaces should include both equipped and informal play and sports spaces for all age groups as well as more formal spaces for relaxation and learning. The Council seeks to attract families to the plan area to help establish a balanced and diverse community. Play and recreational facilities are vital amenities for families and young people and will need to be placed at the heart of proposals to encourage families to move to the area.

**4.7.18** Landscaping plans will be required as an integral part of development proposals.

## Connections to Open Spaces and Nature - Epping Forest

**4.7.19** Epping Forest is an open space with metropolitan and district park function and therefore an important resource for the local area. The Council wishes to improve the access routes between Wood Street and Epping Forest and create safe, direct and attractive pedestrian and cycle routes.

## Preferred Policy WS20

### Connections to open spaces and nature - Epping Forest

The Council will seek to improve pedestrian connections between Wood Street and Epping Forest and between Epping Forest and other open spaces in the area and seek tree planting along key links to create a network of green infrastructure.

## Justification

**4.7.20** Improving access routes between the Forest and Wood Street will contribute to enhancing its usability and attractiveness. This could be achieved by creating new links, forming a new park edge where development allows for that, and improving existing pedestrian links through for instance public realm improvements, increasing natural surveillance, improving lighting. Where new links are created, opportunities to establish home zones should be investigated and green infrastructure provision and tree planning should be at the heart of the design proposals to increase the existing network of green infrastructure.

**4.7.21** Access to Epping Forest will need to be managed though, to minimise the impact this will have on wildlife. The Council will work with the Corporation of London who own and manage Epping Forest to ensure appropriate usage and access that avoids negative impacts on habitat and wildlife.

**4.7.22** This policy also seeks to increase safety and personal security in accordance with the development plan objectives. When people feel safe to walk to Epping Forest they are likely to use it more frequently which is expected to have positive impacts on their health and wellbeing.

**4.7.23** The policy further contributes to the objectives and policies set out in the Core Strategy.



## Rejected Options

**4.7.24** The following options have been considered and rejected:

- Maximise the amount of open space to be provided in the plan area: This option would consider establishing a large network new of open spaces in the plan area. With Epping Forest providing a large open space in short walking distance, it is not considered necessary to provide substantially new and additional open space. The option would reduce the amount of land that could be developed and may jeopardise the viability of development coming forward. The option would further result in high maintenance costs.
- Maximise the amount of private amenity space: Maximising the amount of private space in the form of private and communal gardens is unlikely to make the best use of land in the plan area and it may have an impact on the viability of the development. Further, public open spaces are important in creating opportunities for informal and formal play, sport and recreation, and social interaction, and it is therefore important that an appropriate balance of private amenity space and public open space will be maintained.

## 4.8 Employment – A Place to do Business

### Objective 8

To promote and create local employment opportunities for residents and to help the town centre to prosper.

### Introduction / Background

**4.8.1** Wood Street as a diverse employment offer. with the most significant sectors in terms of jobs provision including the wholesale and retail sector, business services, finance, other/personal services.

**4.8.2** The majority of businesses registered in Wood Street employ less than 5 people. There is generally an under supply of small commercial units in the borough. We need to ensure that we protect existing and provide additional suitable business space to encourage businesses in the area.

**4.8.3** There are two protected borough employment sites within the Wood Street plan area: a Small-Medium Enterprise Cluster at Clifford Road and an Industrial Estate at Barratt Road with B8 units and a large trade counter.

**4.8.4** A significant proportion of the existing employment floor space in the plan area is provided by Council Offices at Willow House and Cedar Wood House. As both sites are identified as key

development sites for mixed-use development, not all of the current employment/office floorspace may be re-provided within the plan area.

### Issues

**4.8.5** The following issues and challenges have been identified for Wood Street:

- In terms of economic activity, against a backdrop of employment increases in Waltham Forest, there has been a slight decrease (of 1%) of overall employment in Wood Street since 2006. <sup>(3)</sup>
- There is generally an under supply of small commercial units in the borough. We need to ensure that we provide suitable business space that matches the local demand profile to encourage businesses in the area.
- The property market and viability report for Wood Street has assessed future employment demand for the Wood Street plan area: The study concluded that demand for office use is weak, and any new development is only likely to be small scale and aimed at local service providers or relocations of existing occupiers.
- No specific demand has been identified for commercial leisure provision. Public services and community uses have been identified as important in diversifying the role that Wood Street performs.

3 LEA, Feb 2011, p.123

## Employment - Protection of Borough Employment Sites

**4.8.6** To ensure the best use of available land and secure jobs in the area, the Council considers it necessary to continue to protect, intensify, and upgrade the designated borough employment sites at Clifford Road and Barrett Road through mixed use schemes. In particular, measures to encourage small-medium enterprises and creative and cultural industries to be established on these sites will be necessary.

### Preferred Policy WS21

#### Protecting Borough Employment Sites

The Council will protect the borough employment sites at Clifford Road and Barrett Road. If sites within these areas come forward for redevelopment, the Council will allow mixed-use schemes where the development can demonstrate an adequate provision of employment space through an intensification of use on these sites.

#### Justification

**4.8.7** It is important to provide attractive business and employment opportunities within the borough. The borough employment sites at Clifford Road play an important role in providing a diverse job offer in Wood Street and they appear to function reasonably well. It is therefore intended to protect the employment function on these sites.

**4.8.8** However, some of the stock within the designated employment sites at Clifford Road and Barrett Road is becoming dated and may not meet the needs of current and future potential occupiers. To replenish the existing stock and help meet the forecast need for employment space, this policy allows for more intensive development. The Employment Land Study (2009) identifies that the borough employment land at Barrett Road suffers from poor access to the strategic road network. The study recommends that the borough employment land at Barrett Road could be redeveloped to provide new office accommodation.

**4.8.9** Intensification of borough employment land means that we are seeking more jobs to be provided. Uses such as warehousing generally take up a lot of land whilst creating only a few jobs. In comparison, office uses provide more jobs per sqm of land. Therefore a different type of employment use would allow for more jobs to be created on a smaller amount of land and employment could therefore come forward as part of a mixed use scheme, contributing to the overall viability of a development scheme. This would make a better use of the land in the plan area.

**4.8.10** The policy also seeks to encourage where possible office based SMEs and start up companies on borough employment land, as supported by the Core Strategy and Development Management Policies DPD.

**4.8.11** The potential redevelopment of these sites (or part of them) provides not only the opportunity to intensify the employment land but to also improve its integration into the surrounding area, which is predominately residential. We seek high quality buildings to be created with active frontage along key routes and an attractive and robust public realm in line with other policies included within this document.



Borough Employment Land at Clifford Road

## Employment - Creating new jobs and diversifying the area

**4.8.12** The Council seeks to stimulate an entrepreneurial spirit in the area and to create an environment in which businesses can thrive. Encouraging the creation of small and medium enterprises and community uses in the area will create additional jobs and diversify the employment offer in the area.

### Preferred Policy WS22

#### Creating new jobs and diversifying the area

The Council will seek to diversify the employment offer in the area and encourage developers to provide flexible employment space and community uses, where deemed viable.

### Justification

**4.8.13** It is an important development plan objective to create a wider mix of uses in Wood Street, including flexible office space and small units to increase the vitality of the centre and to help local people to start up small businesses.

**4.8.14** A borough-wide need for small commercial units has been identified and Wood Street's current employment profile suggests that the area attracts micro businesses. It is important to ensure the provision of suitable and flexible business space within the plan area to attract businesses and create job opportunities.



**4.8.15** Wood Street area is one of the most deprived areas in the borough. Providing additional employment in the plan area will improve local resident's access to jobs.

**4.8.16** The economic success of the town centre is an important component of its regeneration. A range of employment opportunities are needed in Wood Street to help ensure the local economy is not too reliant on one sector, such as retail, and that diverse employment opportunities are created for the local community.

**4.8.17** Additional social infrastructure will help diversify the employment offer in Wood Street and the redevelopment of sites as well as public realm improvements will provide additional jobs in the construction industry, even though just temporary.



## Employment - Protecting local amenity

**4.8.18** Modern, well designed and well operated employment facilities of a suitable nature can make a positive impact on the local environment. The Council seeks to encourage employment uses within Wood Street that complement the character and nature of the town centre.

**4.8.19** Development proposals therefore need to demonstrate that they will be 'good neighbours' that will protect the local amenity and character of the area and will not result in significant negative impacts on the town centre or the residential areas.

**4.8.20** The Council will also seek to ensure that developers demonstrate that high quality design and sustainability considerations have been built into their proposals.

### Preferred Policy WS23

#### Protecting Local Amenity

Employment uses will be required to be of a suitable type and nature to complement town centre uses. All employment proposals will be required to demonstrate to the Council's satisfaction that they will not result in material negative impacts on neighbouring uses.

Therefore, the development needs to demonstrate that

- a) the amenity of local residents is protected;
- b) the development is of a scale, form and character appropriate to its location and incorporates high quality design;

c) there are no significant adverse impacts on the function and vitality of Wood Street as a town centre;

d) there is no significant adverse impact on the historic environment or the recreational, open space and landscape character or value of the area;

e) there are no significant adverse transport impacts outside or inside the site as a result of the development, in particular with regards to the pedestrian and cycle environment; and

f) the development makes the fullest possible contribution to climate change adaptation and mitigation.

### Justification

**4.8.21** The Council considers that due regard should be given to the amenity of nearby occupiers in the local and wider area. While seeking to encourage employment uses that complement the town centre, other employment types might not be appropriate. This might include uses that are reliant on heavy goods vehicular traffic or that generate a significant amount of vehicular traffic, which might impede the pedestrian and cycle environment and safety in the town centre. Employment uses resulting in noise, dust, or litter might also not be appropriate for the plan area.

**4.8.22** Good design is fundamental to the development of employment facilities and we seek employment developments with high quality design that contribute to safe and inclusive environments. The design and access statement should set out how the development takes on board good practice and set out a range of appropriate measures needed to minimise any potential impacts identified.

**4.8.23** This policy needs to be read in conjunction with other policies in this document as well as policies in the Core strategy and the Development management DPD and is not an exhaustive list of issues to be considered or assessments required.

### Rejected Options

- Creating an employment hub in Wood Street. Wood Street is not able to compete with other centres such as Stratford or Walthamstow Town Centre as an employment location. We believe that instead of establishing Wood Street as an employment hub, for instance around the designated borough employment sites, it should build on its existing assets through improvements to existing facilities and by facilitating natural growth within the employment market as part of a suitable employment mix.

## 4.9 Social Infrastructure – A Community Place

### Objective 9

To provide a wide range of high quality, integrated facilities and services that support growth and respond to the local needs of a wide range of groups and individuals and contribute towards strengthening 'community spirit'.

### Introduction / Background

**4.9.1** Wood Street area benefits from a number of schools, childcare services, council offices, health services, a library and other community facilities, as identified in Figures xy. Facilities are dispersed around the whole plan area and additional services and facilities can be found in the proximity, including Whipps Cross Hospital.

**4.9.2** Wood Street benefits from its proximity to Walthamstow Town centre and its wide ranging offer of community facilities. While it is important that Wood Street as a district centre provides essential facilities for its residents, it is acknowledged that Wood Street does not have the critical mass to provide a full range of social infrastructure and community facilities. The Council therefore needs to identify and prioritise the most essential infrastructure requirements for the area.

**4.9.3** Given the proximity to Walthamstow Town Centre, it is expected that Wood Street residents will travel to Walthamstow, which has a bigger catchment and can therefore provide a more comprehensive offer of facilities and services.

### Fact Box: Social Infrastructure

The Council's Core Strategy defines social infrastructure to include the following:

- Education facilities including early years education, primary education, secondary education, further education, and adult learning
- Health services
- Facilities for the emergency services
- Sports and leisure facilities including swimming pools, sports halls and outdoors sports spaces
- Libraries
- Jobs brokerage centres
- Community space and faith facilities
- Meeting rooms and halls
- Public houses



Figure 4.13 Social Infrastructure in Wood Street

## Issues

**4.9.4** The following issues and challenges have been identified for Wood Street:

- The growth of population in the plan area will put additional pressure on the existing social infrastructure and therefore there will be a need to provide additional infrastructure. In a climate of public spending cuts, this will be a challenge.
- Community infrastructure will be important in diversifying the role of Wood Street as a district centre.
- Community facilities are currently dispersed around the whole plan area. These uses could better support each other and benefit from one another's footfall if they were consolidated.
- Providing for the identified need for additional primary and secondary school places has been identified within the plan area will be a challenge in a climate of public spending cuts.

## Social Infrastructure - Provision to support growth

**4.9.5** The number of people living in the plan area will increase and it is therefore important to provide sufficient social infrastructure for the existing and future residents. Facilitating active and healthy lifestyles, reducing crime and supporting community facilities will help to create a strong community.

**4.9.6** It will be necessary to secure the provision of social and community infrastructure such as schools, health and other community facilities to benefit local people and support the growing population. Partnership working with other bodies will be necessary to safeguard this provision. In addition, developer contributions can also help to achieve this.

**4.9.7** Local Authorities have a statutory duty to ensure there are sufficient school places in its area. As such the Council will ensure that there are sufficient primary and secondary school places within the catchment area of Wood Street to accommodate the increase in demand associated with the housing growth. Furthermore the provision of flexible community spaces in the plan area.

**4.9.8** New community facilities should be provided within the key development sites identified in Chapter 5, ideally as part of mixed use schemes.

### Preferred Policy WS24

#### Provision of social infrastructure to support growth

The Council will work in partnership with other bodies (such as CCG, NELFT, and the Local Education Authority) to enable the provision of a suitable range of social infrastructure facilities in Wood Street plan area to meet existing and future demand.

New developments which lead to an increased demand for community facilities will be expected to provide or contribute to the provision of appropriate social infrastructure to meet the needs of residents, employees and visitors.

The Council will seek to maximise opportunities at existing sites. In addition, community uses and social infrastructure will be supported as part of mixed use developments on opportunity sites, particularly within the town centre core area.

The Council will monitor the delivery of social infrastructure requirements throughout the plan period. For new housing proposals the Council will require developers to support their proposals with an audit of existing social infrastructure provision in the area and demonstrate how the needs of the new residential occupiers will be met.

#### Justification

**4.9.9** Any successful town centre must have a diverse mix of uses, including a range of schools, health and community centres, and other uses. Providing additional social infrastructure in Wood Street will help diversifying the mix of uses in the town centre and

will help to create greater vitality and a more vibrant centre. This will help to create a successful and more sustainable neighbourhood and contribute to achieving the development plan objectives.

**4.9.10** Provision of the appropriate level of social infrastructure is crucial for the delivery of sustainable communities. If more residents are to be encouraged to live in Wood Street, it is necessary to provide additional facilities and services.

**4.9.11** Providing infrastructure locally will further minimise the need to travel and will encourage to walk or cycle to local facilities. It will therefore support the development plan objectives. New facilities should therefore be located in accessible areas that are easily reached on foot, by bicycle, or by public transport.

**4.9.12** New facilities will further attract people to move to the area. It will help to achieve growth targets and attract families to Wood Street. Social infrastructure provision is also an important aspect in tackling deprivation.

**4.9.13** The Sustainable Community Strategy sets out that the key to a successful future for the borough is increasing the prosperity of all its residents. Relevant skills, good education and good access to facilities are therefore a priority.

**4.9.14** There are currently two primary schools within the Wood Street plan area (Our Lady and St George's Catholic Primary School and The Woodside School) and two secondary schools (Holy Family Catholic School and Frederick Bremer School). Further, the Warwick North site is now part of The Woodside School and has enabled the school to expand to 6 forms of entry. The

Warwick South site is now accommodating St Marys Church of England primary school and has enabled this school to expand to 3 forms of entry.

**4.9.15** Current projections indicate that the additional housing to be provided in Wood Street will result in an additional demand for primary and secondary school places within the catchment area of Wood Street. Therefore, over the plan period, it is estimated that one or two additional forms of entry for primary schools and one additional form of entry for secondary schools will be needed in order to accommodate the additional children expected directly as result of the proposed housing in the plan area. Further primary and secondary school places will be required to meet the need for places arising from the increase in birth rate and migration to the area.

**4.9.16** The Council is also seeking to improve the provision of health services within the plan area. Through partnership working with health care providers including the NELFT it is possible to secure the provision of modern health service facilities on the existing Thorpe Coombe Hospital site (Site 9 – See Chapter 5).

**4.9.17** We aim to make provision for a flexible community space within the plan area, which can be used by the local community for events such as meetings, parties, weddings, exhibitions, arts and cultural events, and faith-based uses. We will, however, only be able to provide such space where there is an identified body who will manage such facilities on a viable basis.

**4.9.18** Securing developer contributions is the main planning mechanism for implementing this policy. In line with the emerging Development Management Policies Document, the Council will seek contributions towards community infrastructure.

## Social Infrastructure - Consolidating community uses

**4.9.19** We seek to consolidate social infrastructure uses within the central part of Wood Street, in particular around the Plaza area. As part of this approach, we are currently investigating options of providing floorspace for community uses as part of the Plaza redevelopment (Site 11).

**4.9.20** Where new facilities will be provided (see policy WS24), they should be located in accessible locations within the core of the town centre to contribute to the footfall in the town centre and allow for linked trips.

### Preferred Policy WS25

#### Consolidating community uses

Proposals to develop new or extend existing community facilities for which there is a local need, will be permitted in the core area of Wood Street - in particular, the Plaza area.

#### Justification

**4.9.21** This policy gives preference for community facilities in a more central location to best serve existing and new residents and to utilise good pedestrian and transport links. By clustering facilities together in the core of the town centre and in particularly the Plaza area rather than distributing them over a wider area, the Council is seeking to increase the convenience and access to central facilities. This will also maximise the viability of these facilities

through increased footfall. Consolidating social infrastructure in the core of Wood Street will help to achieve the Council's development plan objectives.

## Rejected Options

**4.9.22** We have considered and rejected the following option:

- Higher provision of social infrastructure within the plan area. This option has been rejected because there is already a good supply of social infrastructure. Higher provision would require additional funding sources and potentially higher developer contributions and might jeopardise the viability of developments coming forward.



Health Care Facility

## 4.10 Safety and Security – A Safe Place

### Objective 10

To promote development which provides safe and legible layouts, including active building frontages and well connected and safe pedestrian routes.

### Introduction / Background

**4.10.1** Anti-social behaviour severely impacts on the quality of community life. We recognise the problems found across the borough linked to anti-social behaviour and crime. Alleviating anti-social behaviours across the borough is an important priority for us and we are already working together with the police, residents, and local agencies to tackle crime and disorder to stop all forms of anti-social behaviour.

**4.10.2** The AAP focuses on tackling physical aspects of development design and public realm that can help improving safety in the area.

### Issues

**4.10.3** The following issues and challenges have been identified for Wood Street:

- According to Indices of Deprivation 2007 – Crime, the majority of Wood Street study area ranks amongst the highest 5% within national comparison. Within Waltham Forest, the Wood Street area has amongst the highest crime rates.
- The Marlowe Road Estate is one of the 5-10% most deprived areas in the borough and the whole estate has a crime rate above the borough average. Issues such as anti-social behaviour and community safety are exacerbated by physical layout of the housing estate and the Plaza area adjacent to Northwood Tower.
- For people to enjoy living and visiting the Wood Street area in the future, it will be important that both actual crime and fear of crime are reduced.
- Community safety is a potential constraint to the successful operation of Wood Street as a retail centre.

### Safety and Security

**4.10.4** Safety and security is key to the regeneration of Wood Street area, physical and design related aspects of safety have been addressed throughout the policies contained within this document. In particular the place-making, design, and public realm policies and objectives will help to transform Wood Street into a place where people feel safe and secure by creating a build environment that:

- is easy to navigate and encourages walking and street activity;



- provides active frontages and buildings fronting streets, providing natural surveillance;
- provides a mix of uses which results in day and night activity;
- tackles dead frontages;
- tackles crime hot spots; and
- caters for improved public realm features, such as improved lighting, which will reduce crime.

**4.10.5** This topic is sufficiently covered through the various policies in this document. Therefore no additional specific policy is necessary to achieve the above objective.

## 4.11 Culture – A Creative Place

### Objective 11

To support creativity, culture, and the art community to facilitate the contributions that the cultural sector can make towards the town centre economy and towards shaping the character, identity and urban life of Wood Street.

### Introduction / Background

**4.11.1** Culture has a crucial role to play in bringing communities together and enhancing the quality of life. Participation in cultural and arts activities can contribute to physical and mental wellbeing. Waltham Forest is fortunate to have attracted increasing numbers of artists to reside and work in the borough, particularly in the visual arts.

**4.11.2** Wood Street has an interesting history in relation to film making. The area was home to several pre-WWII production studios for silent movies and early “talkies”.

**4.11.3** To this end the Wood Street Regeneration programme has been developing art interventions along the street in a variety of forms, including film, structural, images, and events, as well as supporting creative industries through the rejuvenation of the indoor market. The Council seeks to build on and further strengthen Wood Street’s role in arts and culture.

## Issues

**4.11.4** The following issues and challenges have been identified for Wood Street:

- There is currently no commercial leisure provision within the plan area. The AAP Scoping Study has identified that there might be commercial prospects of securing a small health and fitness centre.
- There is a lack of leisure and cultural facilities such as restaurants, cafés and facilities for young people in Wood Street. This is linked to a lack of an evening economy and it has a detrimental impact on the vitality of the town centre and the economy of the town as a whole.
- Wood Street has a strong history of film-making that should be celebrated.
- The art community could be supported through the provision of live/work units, which would also help to diversify Wood Street.



**Public Art in Wood Street**

## Culture - Strengthening the town centre with cultural and arts facilities

**4.11.5** To help make the town centre a good place the Council wishes to protect and strengthen arts and cultural facilities in the area, including the indoor market, by increasing the amount and improving quality and diversity of cultural and leisure facilities in the plan area. The Council acknowledges the important role that the public realm can play in facilitating cultural experience in the area and seek to facilitate and strengthen this role through targeted initiatives.

### Preferred Policy WS26

#### Strengthening the town centre with cultural and arts facilities

The Council will support proposals to increase the amount and diversity of leisure floor space, including cultural uses within the Wood Street area.

The indoor market is a major asset for Wood Street. The Council will continue to encourage its specialist market for handicraft, vintage and arts.

The Council will facilitate arts and cultural experience through improvements to public spaces and will encourage and facilitate street entertainment, events and informal play in the Wood Street area.

## Justification

The Council has identified a number of development sites (see Chapter 5) that provide opportunities to create additional flexible community space for cultural and social activity in the area. The focus of this provision should be in the town centre in accordance with policies WS3 and WS4. Co-locating culture facilities with other community services such as libraries and shops will maximise the level of use and exposure of arts and culture initiatives. It will also help creating a sense of distinctiveness and character in the area and promote a relationship between arts and the community

The indoor market is a special feature of the area with a range of A1 uses, specialist shops and artist studios. It provides a different type of shopping experience that complement the shops along the high street. Encourage the sensitive upgrade of the market will ensure that the current offer is retained. The market could potentially play a key role in strengthening the cultural offer of the town centre by showcasing a range of culturally diverse arts and crafts. Strengthening the town centre with cultural and arts facilities will further contribute to increasing the employment offer in Wood Street.

As part of the Outer London Fund, is a scheme to improve and enhance the public space adjacent to the Indoor Market and to create a stronger connection between the Indoor Market and the Plaza. As part of these open space improvements it is intended to create a space for film projections, outdoor markets and other events to facilitate the cultural experience of local residents.

The provision of attractive spaces will encourage the development of street entertainment, events and informal play. The Council has over the last year facilitated a number of cultural outdoor events on the Plaza, such as outdoor film projection, a market stall event,

a silent disco, and a street dance event. Such cultural events can help improve the image of Wood Street and increase its vibrancy and growth as a town centre.

While it is considered that the Plaza area should be the focus for outdoor cultural activities, the provision of new public open spaces as set out in policy WS18, will provide additional opportunities for public art and street activities. Installing temporary or permanent art, water and lighting features will encourage the use of streets and spaces.



## Culture – Providing work studios

**4.11.6** The Council seeks to attract artist to the area by providing suitable live/work units for them. Suitable locations for artist studios, and small creative industries will include land and premises within the designated borough employment areas (Clifford Road and Barrett Road) and in other areas as part of mixed use schemes.

### Preferred Policy WS27

#### Providing work studios

The Council will encourage the provision of suitable workspace for artists and small creative industries in the plan area.

### Justification

**4.11.7** The adopted Core Strategy has identified that creative industries are a growing sector of the economy and are highly established in areas of East London. Since no demand has been identified for larger employers, attracting industries of this kind, especially those which are attracted by lower rents away from the city fringe, will be important in diversifying the offer in Wood Street.

#### Fact Box: Creative Industries

Creative Industries are defined by the Department of Culture Media and Sport as those industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.

## Development Sites

## 5 Development Sites

**5.0.1** To deliver the planned growth, a number of sites have been identified. Redevelopment of these sites will help stimulate the regeneration of the area. Figure 5.1 below shows the location of these sites. In subsequent sections of this document, these sites have been grouped into clusters for the purposes of analysis. However, it is also intended that opportunities to seek comprehensive redevelopment of adjoining sites would be sought where possible.

- Cedar Wood House
- Goss Components
- Walthamstow Business Centre
- Ardleigh Works
- Willow House
- Wood Street Corner
- Millennium Clock Corner
- Thorpe Coombe Hospital
- Marlow Road
- The Plaza
- Brandon Road Car Park
- Wood Street Station
- Vallentin Road
- Woodside School car Park (Bridge Site)
- Scout & Church Site
- Dairy Site
- Crownlea Site
- Lucerne Grove

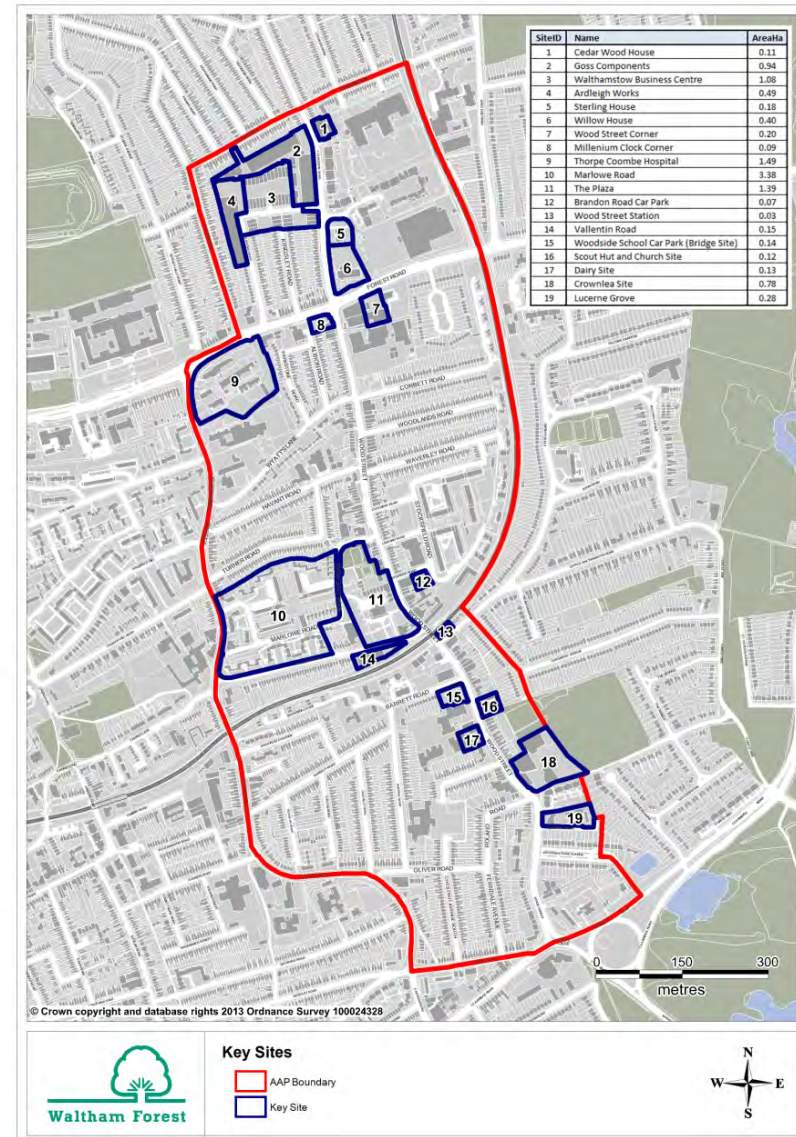


Figure 5.1 Key Sites

## 5.1 Cluster 1 - Fulbourne Road

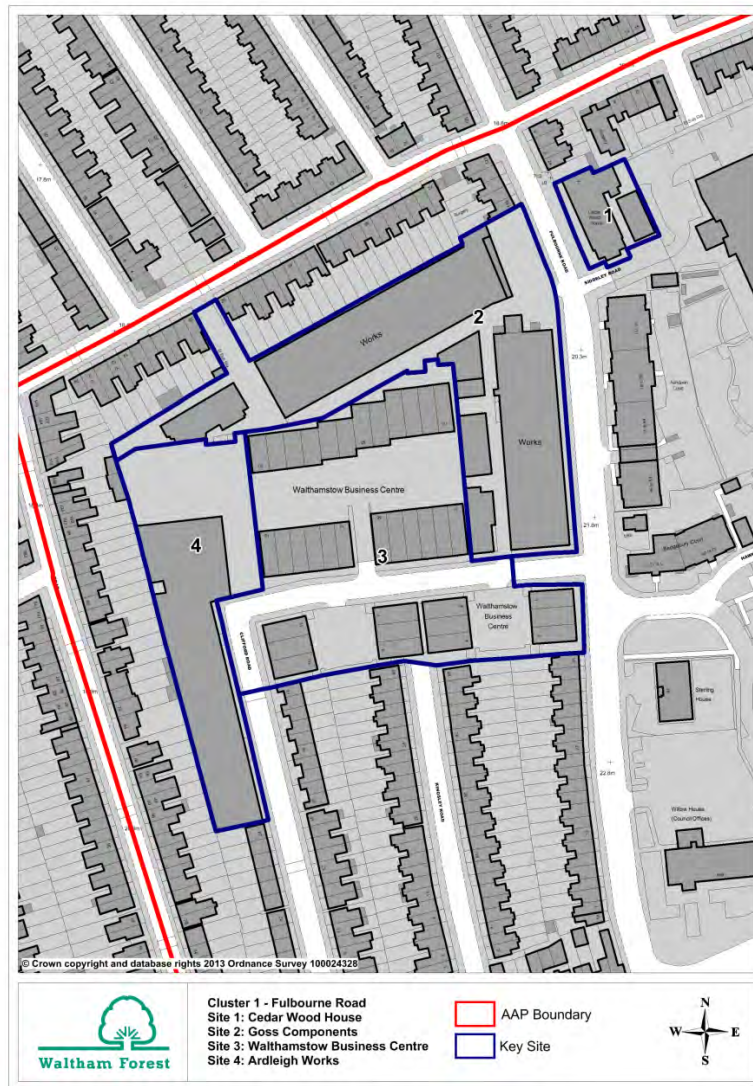


Figure 5.2 Fulbourne Road Cluster

### Cluster Description and Context

**5.1.1** Cedar Wood House (site 1) is a locally listed building in public ownership adjacent to residential development and college campus. It is currently used as Council offices. The building fronts onto Fulbourne Road and the rear of the property to the newly constructed Frederick Bremer school which utilises an access road through the southern part of the Cedar Wood House site.

**5.1.2** The northern boundary of the site is formed by Victorian terraced housing. The Council has been considering its strategy for staff accommodation and services across Waltham Forest and is likely to consider its need for office accommodation in the coming years, as such there is a possibility of Cedar Wood House becoming available in the future.

**5.1.3** Goss Components (site 2), Walthamstow Business Centre (site 3) and Ardleigh Works (site 4) are privately owned employment sites. The premises are in varied condition and occupancy, with Walthamstow Business Centre providing the most modern accommodation and highest occupancy.

**5.1.4** While the Business Centre is comparatively successful and is unlikely to be redeveloped in the short to medium term, it provides the opportunity for a long-term redevelopment and intensification, potentially in conjunction with Ardleigh Works and Goss Components. For this purpose it is included as a key site within the AAP. Goss Components, Ardleigh Works, and Walthamstow Business Centre sites are designated borough employment land and should an opportunity arise to redevelop the site, proposals will be expected to mitigate the loss of employment.

## Vision

**5.1.5** The overall vision for the area is to introduce new residential uses through the partial release of the less viable, more outdated employment space. This will enable the rejuvenation of the frontage to Fulbourne Road and the continuation of the residential terraces on Clifford Road. Walthamstow Business Centre will continue to be a successful location for businesses in Wood Street.

### 5.1.1 Site 1 - Cedar Wood House



Figure 5.3 Cedar Wood House

- Ownership: Council
- Site Area: 0.11 ha
- Public Transport Accessibility Level (PTAL): 2



## Preferred Approach

**5.1.1.1** If Cedar Wood House becomes available for development, we will require new development to meet the following development principles:

1) **Preservation of Locally Listed Building:** Given that Cedar Wood House is locally listed and is of local importance from a built heritage perspective, the existing building should be retained and a sensitive approach to renewal and refurbishment should be sought.

2) **Appropriate Land Use:** The layout of the building lends itself for future office use, however, other uses including residential use with commercial ground floor use could be considered as well.

3) **Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and the preferred housing mix as set out in policy WS9, the Council considers that between 6 and 13 units could be accommodated on the site, subject to the quantum of commercial use on site.

4) **Frontage:** Any new development on this site should seek to activate the frontage onto Fulbourne Road, to improve natural surveillance and activity along Fulbourne Road.

5.) **Integration in Surrounding Area:** Development proposals will need to consider the relationship with the adjacent Frederick Bremer School.

6) **Parking and Servicing:** Parking should be provided in accordance with Preferred Policy WS16 and the parking standards set out in the Development Management DPD. Given the limited size of the site, a restraint parking provision of less than 1 space per unit will be appropriate. If commercial element is included on site then development proposals will need to demonstrate a servicing arrangements that does not impact on residential amenity and parking arrangements. All parking and servicing needs to be accommodated on-site.

### Justification

**5.1.1.2** Key benefits of this preferred option are:

- Preservation of the local heritage and enhancement of existing historical building
- Possibly new business and employment opportunities
- Provision of new housing to meet growth targets and support the growth of the town centre in case of conversion

### Rejected Options

**5.1.1.3** The following option has been considered and rejected:

- Comprehensive redevelopment of Cedar Wood site. This option has been rejected because the building is locally listed and it is considered necessary to preserve the local heritage in the area.

## 5.1.2 Site 2 - Goss Components



Figure 5.4 Goss Components Site

- Ownership: Private
- Site Area: 0.94 ha
- Public Transport Accessibility Level (PTAL): 2

### Preferred Approach

**5.1.2.1** New development will be required to meet the following development principles:

1) **Appropriate Land Use:** Given the site's designation, the employment function should be retained and loss of employment opportunities should be avoided. The site has the potential to be intensified by a mixed use development to include employment and residential uses. This could translate to a scheme that proposes residential on upper storeys fronting Fulbourne Road with commercial uses on the ground floors.

Suitable employment uses include the provision of affordable workspaces for general business purposes. Storage and distribution (B8) or industrial uses (B2) are not considered appropriate in this location due to the expected impact on the local amenity of residents and on the road network. Subject to sufficient employment space being provided along Fulbourne Road, the north-western part of the site adjacent to the residential properties could be released for housing. Sufficient employment space in this context means that a future redevelopment provides at least at same number of jobs on site through an intensification of employment use as set out in Preferred Policy WS21, preferably for local residents.

2) **Integration with Adjacent Development Sites.** The site is directly adjacent to Walthamstow Business Centre (site 3) and Ardleigh works (site 4). A long term aspiration would be a comprehensive redevelopment of the area as a whole. Development

of the Goss Component Site, which is expected to come forward prior to the other sites, will need to demonstrate that it will not preclude redevelopment aspirations of the two adjacent sites (in particular in relation to access and layout of the buildings) and how it could integrate with a potential future development on these sites. Interim solutions to resolve the transition from residential to employment uses of Walthamstow Business centre and Ardleigh Works site need to be found, to protect residential amenity.

3) **Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and the preferred housing mix as set out in Preferred Policy WS9, it is considered that between 50 and 110 units could be accommodated on the site, subject to the quantum of employment use. Higher densities might be acceptable subject to highest quality design and internal and external space standards as set out in the Development Management Policies DPD being met.

4) **Active Frontages:** Any new development of this site should seek to activate the frontages onto Fulbourne Road. This will have the effect of increasing natural surveillance and security in the area. At ground floor, entrances should front onto Fulbourne Road.

5) **Integration in Surrounding Area:** The northern part of the site is bordering the rear gardens of Victorian terraced housing. Building heights need to take account of the adjacent properties, minimising overlooking and providing appropriate screening along the boundaries. Development proposals should not adversely impact upon the character of Cedar Wood House (site 1), the locally listed building opposite this site.

6) **Design:** Because of the alignment of Fulbourne Road, the site is highly visible from a distance. We would therefore seek highest design quality. In the northern part of the site, there is a difference in height that development proposals will need to take account of. All access to the development will need to be at street level.

7) **Building Heights:** Along Fulbourne Road, building heights of up to 4 storeys seem appropriate. Building heights should step down to 2 storeys where the development backs onto existing Victoria properties.

8) **Access:** Clifford Road has been identified as a 'rat run' for drivers seeking to avoid the signalised junction of Fulbourne Road and Forest Road. We seek to address this issue as part of the redevelopment of this area by closing Clifford Road for vehicular through traffic and the development will be required to contribute to that.

9) **Parking:** Parking should be provided in accordance with preferred policy WS16 and the parking standards set out in the Development Management DPD. The overall parking provision should take account of potential dual use of the parking facilities by the different development elements at different times of the day. Parking will need to be provided on-site and large, impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.



## Justification

### 5.1.2.2 Key benefits of this preferred option are:

- Provision of new, attractive housing to meet growth targets and support the growth of the town centre
- Comprehensive approach to redevelopment taken to facilitate redevelopment of adjacent sites
- Protection of employment opportunities within the area and in accordance with the site's designation as borough employment land
- Efficient use of land through intensification of existing uses
- Enriching the existing urban form and developing proposals that enhance the character of the area

## Rejected Options

### 5.1.2.3 The following options have been considered and rejected:

- Retail use: It is considered that retail is less suitable in this location because it is not within the core retail area of the designated Wood Street District Centre as identified in policy WS4. While geographically distributing the retail offer might provide residents with a shopping offer within short walking distance, it is contradictory to the aspiration of consolidating the plan area with a clear spatial strategy and focusing retail in the heart of the town centre as identified in policy WS4.
- Residential development. A development comprising only residential units is not considered suitable at this site due to its designation as borough employment land. It is considered necessary to protect the sites employment function and minimise the loss of employment opportunities in the Wood Street area.
- Employment development. A development comprising only employment use would be in line with the site's designation. However, due to redevelopment viability and in order to meet out housing target, we consider a mixed use scheme preferable on this site.
- Storage and distribution (B8) or industrial uses (B2) are not considered appropriate in this location due to the expected impact on the local amenity of residents and on the road network.

### 5.1.3 Site 3 - Walthamstow Business Centre



Figure 5.5 Walthamstow Business Centre

- Ownership: Private
- Site Area: 1.08 ha
- Public Transport Accessibility Level (PTAL): 2

### Preferred Approach

**5.1.3.1** While the Business Centre is comparatively successful and is unlikely to be redeveloped in the short to medium term, the site has been included as a key site as it may provide the opportunity for a long-term redevelopment and intensification, potentially in conjunction with Ardleigh Works (Site 3) and Goss Components (Site 4).

**5.1.3.2** Should the site come forward for development within the AAP timescale, we will require new development to meet the following development principles:

1) **Appropriate Land Use:** Given the site’s designation, the employment function should be retained and loss of employment opportunities should be avoided. The site has the potential to be intensified by a mixed use development to include employment and residential uses.

Suitable employment uses include general businesses and office use (use class B1), and ancillary uses. Storage and distribution (B8) or industrial use (B2) is not considered appropriate in this location due to the expected impact on the local amenity of residents and on the road network.

2) **Integration with Adjacent Development Sites:** The site is directly adjacent to Goss Components (Site 2) and Ardleigh Works (Site 4). A long term aspiration would be a comprehensive redevelopment of the site in conjunction with the neighbouring sites.

3) **Integration in Surrounding Area:** Development proposals need to demonstrate that they have taken account of the adjacent residential uses and that local amenity will not be compromised by

new development. This should include considerations of access, traffic associated with the new development, building heights and urban form. Development proposals should make a positive contribution to the character of the area. Suitable screening towards other uses may be required along the boundaries of the site.

4) **Access:** Clifford Road has been identified as a 'rat run' for drivers seeking to avoid the signalised junction of Fulbourne Road and Forest Road. We seek to address this issue as part of the redevelopment of this area by closing Clifford Road for vehicular through traffic and the development will be required to contribute to that.

5) **Parking:** Parking should be provided in accordance with Preferred Policy WS16 and the parking standards set out in the Development Management DPD. The overall parking provision should take account of potential dual use of the parking facilities by the different development elements at different times of the day. Parking will need to be provided on-site and large, impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.



## Justification

### 5.1.3.3 Key benefits of this preferred option are:

- Provision of employment opportunities within the area and in accordance with the site's designation as borough employment land
- Efficient use of land through intensification of existing uses
- Enriching the existing urban form and developing proposals that enhance the character of the area

## Rejected Options

### 5.1.3.4 The following options have been considered and rejected:

- Residential development. A development comprising only residential units is not considered suitable at this site due to its designation as borough employment land. We seek to protect the sites employment function and minimise the loss of employment opportunities in the Wood Street area.
- Employment development. A development comprising only employment use would be in line with the site's designation. However, due to the proximity of residential uses and in order to meet out housing target, we consider a mixed use scheme preferable on this site.
- Storage and distribution (B8) or industrial uses (B2) are not considered appropriate in this location due to the expected impact on the local amenity of residents and on the road network.

## 5.1.4 Site 4 - Ardleigh Works



Figure 5.6 Ardleigh Works Site

- Ownership: Private
- Site Area: 0.49 ha
- Public Transport Accessibility Level (PTAL): 2



## Preferred Approach

**5.1.4.1** New development will be required to meet the following development principles:

1) **Appropriate Land Use:** The site is designated as borough employment land; it has the potential to be intensified by a mixed use development to include employment and residential uses. Given the site's designation, the employment function should be retained and loss of employment opportunities should be avoided.

Suitable employment uses for the site include general businesses and office use (use class B1), and ancillary uses. Storage and distribution (B8) or industrial uses (B2) are not considered appropriate in this location

Subject to sufficient employment space provided, parts of the Ardleigh Works site could be released for residential use. Sufficient employment space in this context means that a future redevelopment provides at least at same number of jobs on site through an intensification of employment use as set out in Preferred Policy WS21. Potential conversion of the existing buildings for residential use should be investigated.

Release of employment land for residential use is most likely to be suitable in the southern part of the site adjacent to the Victorian properties to maximise residential amenity of both existing and proposed dwellings and to minimise potential conflicts between employment and residential use, while it is considered that the northern parts of the site adjacent to Walthamstow Business centre should retain the employment function.

2) **Integration with Adjacent Development Sites.** The site is directly adjacent to Goss Components (Site 2) and Walthamstow Business Centre (Site 3). A long term aspiration would be a comprehensive redevelopment of the site in conjunction with the neighbouring sites and a potential development of the Ardleigh Works site should demonstrate that the proposals will not jeopardise this long terms aspiration and how it could integrate with a potential future development on these adjacent sites. Solutions to resolve the transition from residential to employment uses of Walthamstow Business centre and Ardleigh Works site will be required to protect residential amenity.

3) **Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and the preferred housing mix as



set out in Preferred Policy WS9, the Council considers that between 25 and 60 units could be accommodated on the site, subject to the quantum of employment use on site.

4) **Integration in Surrounding Area:** The site is bordering the rear gardens of Victorian terraced housing. Building heights need to take account of the adjacent properties and should minimise overlooking. Appropriate screening will be required along the boundaries to minimise the impact of the development on existing properties.

5) **Building Heights:** Building heights of up to 4 storeys seem appropriate. Building heights should step down to 2 storeys where the development backs onto existing Victoria properties.

6.) **Access:** Clifford Road has been identified as a 'rat run' for drivers seeking to avoid the signalised junction of Fulbourne Road and Forest Road. We seek to address this issue as part of the redevelopment of this area by closing Clifford Road for vehicular through traffic and the development will be required to contribute to that.

**5.1.4.2** Access to the development should be provided from Goss Component Site (site2)

7.) **Parking:** Parking should be provided in accordance with the Preferred Policy WS16 and the parking standards set out in the Development Management DPD. The overall parking provision should take account of potential dual use of the parking facilities by the different development elements at different times of the day. Parking will need to be provided on-site and large, impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.

### Justification

**5.1.4.3** Key benefits of this preferred option are:

- Provision of new housing to meet growth targets and support the growth of the town centre
- Resolving awkward interface of employment and residential properties and minimising potential conflicts and impacts on residential amenity
- Efficient use of land through intensification of existing uses
- Enriching the existing urban form and developing proposals that enhance the character of the area

### Rejected Options

**5.1.4.4** The option below has been considered and rejected:

- Employment development. A development comprising only employment use would be in line with the site's designation. However, due to the proximity of residential uses and in order to meet out housing target, we consider a mixed use scheme preferable on this site.

## 5.2 Cluster 2 – Forest Road Gateway

### Cluster Description and Context

**5.2.1** Sterling House (site 5) and Willow House (site 6) are currently in office use, in private and public ownership respectively. The extent of surface car parking represents an inefficient use of a site in a prominent location.

**5.2.2** The Wood Street Corner (site 7) is next to the library which is a locally listed building. The site is bounded to the south by Woodside Nursery and Infants school and the east by low rise inter-war terraced housing at Wigram Square.

**5.2.3** The Millennium Clocktower, public space and adjacent garages (site 8) is also publicly owned.

### Vision

**5.2.4** The overall vision for the area is create a stronger sense of arrival and more clearly defined space at the junction of Wood Street and Forest Road through the development of a residential-led mix of uses. The redevelopment of Willow House and Sterling House is a major opportunity to create a stronger frontage to Fulbourne Road and Forest Road which would define a more urban setting.



Picture 5.1 Cluster 2 - Forest Road Gateway

### 5.2.1 Site 5 - Stirling House

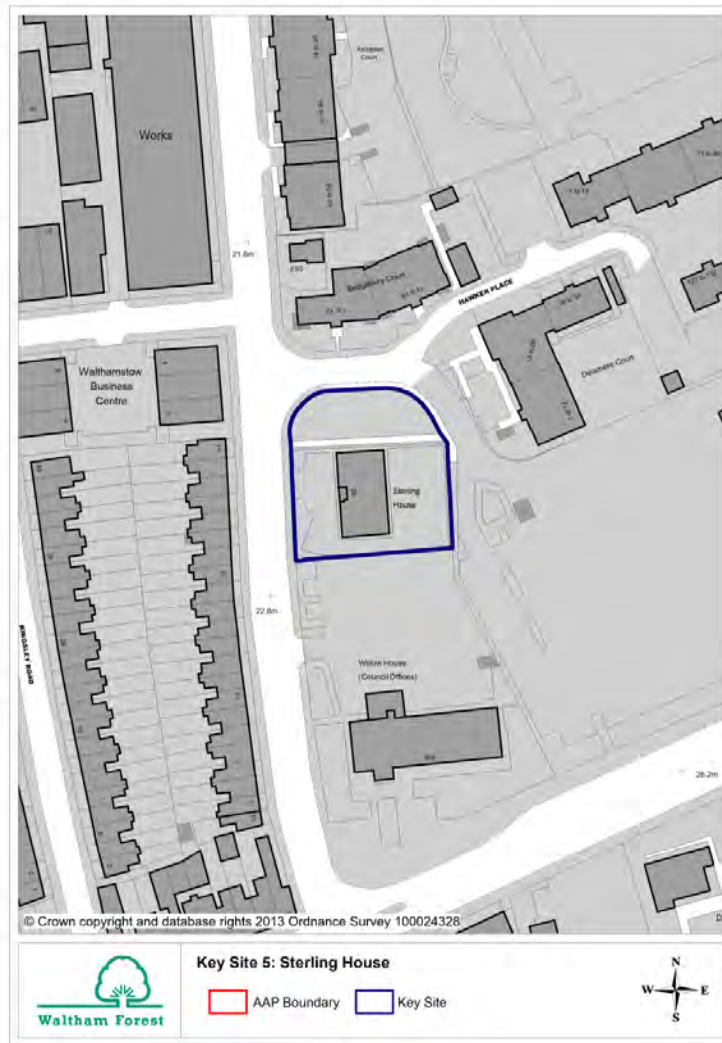


Figure 5.7 Stirling House Site

- **Ownership:** Private
- **Site Area:** 0.18 ha
- **Public Transport Accessibility Level (PTAL):** 2/3

#### Preferred Approach

**5.2.1.1** New development will be required to meet the following development principles:

**1.) Appropriate Land Use:** The preferred land use for any new development would be either residential only or a mixed use scheme, with residential on the upper storeys of this development and an active use such as social infrastructure or commercial use on the ground floor.

There is an opportunity for the site to be developed in conjunction with Willow House (Site 5). and development proposals for this site need to demonstrate that they have considered and will allow for potential future synergies between this site and the Willow House Site. It is considered that the site has a better redevelopment potential if it comes forward in conjunction with Willow House.

**2.) Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and the preferred housing mix as set out in Preferred Policy WS9, it is considered that between 10 and up to 20 units could be accommodated on the site.

**3.) Frontage and Enclosure:** Redevelopment of the site provides to opportunity to create a strong frontage along Fulbourne Road. A set-back of the building should be avoided, in order to increase natural surveillance and security in the area.

**4.) Building heights:** Building heights should reflect the surrounding context. Building heights of 3-4 storeys would be appropriate along Fulbourne Road.

**5.) Integration in Surrounding Area:** The development should consider its relationship with the Homebase development at the rear of the site, the delineation of public and private spaces and provision of screening.

**6.) Parking:** Parking should be provided in accordance with our policy WS19, either in the form of underground or rear parking. Large, impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.

**7.) Trees:** There are a number of trees on and adjacent to the site that are worthy of retention. The Council would like to see those trees retained and their protection taken into account in any proposals.

## Justification

**5.2.1.2** Key benefits of this preferred option are:

- Provision of new, attractive housing to meet our growth targets and support the growth of the town centre
- Efficient use of land through intensification of existing uses
- Enriching the existing urban form and developing proposals that enhance the character of the area
- Public realm improvements to enhance pedestrian and cycle access



## Rejected Options

**5.2.1.3** The following options have been considered and rejected:

- Office employment use: It is considered that this location is less suitable for office use compared to other sites within the AAP boundary, for instance sites that are located close to the railway station and are therefore better accessible. Furthermore, there is designated borough employment land in close proximity to this site, which should be the focus for providing for and intensifying additional job offer within the plan area. The initial viability assessment carried out as part of the Scoping Study indicated that there is only a limited demand within the Wood Street AAP boundary for additional office use, therefore development of office facilities needs to be managed carefully to avoid redundant provision which would blight the area.

- Retail use: It is considered that retail is less suitable in this location because it is not within the core retail area of the designated Wood Street District Centre as identified in Preferred Policy WS4. While geographically distributing the retail offer might provide residents with a shopping offer within short walking distance, it is contradictory to the aspiration of consolidating the plan area with a clear spatial strategy and focusing retail in the heart of the town centre as identified in Preferred Policy WS4.
- Refurbishing the existing building: It is considered that this is not a suitable option, because the current layout of the building does not make optimal use of the site.

### 5.2.2 Site 6 - Willow House



Figure 5.8 Willow House Site

- **Ownership:** Council freehold (housing directorate)
- **Site area:** 0.4 ha
- **Public Transport Accessibility Level (PTAL):** 3

### Preferred Approach

**5.2.2.1** New development will be required to meet the following development principles:

**1.) Appropriate Land Use:** The preferred land use for any new development would be residential on the upper storeys of this development, preferably with an active use such as social infrastructure or commercial use on the ground floor.

There is an opportunity for the site to be redeveloped in conjunction with the neighbouring office site (Site 5). Development proposals for this site should consider and allow for potential future synergies between this site and Site 5.

**2.) Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 3 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and the preferred housing mix as set out in Preferred Policy WS9, between 20 and 50 units could be accommodated on the site. Given the site's key location in as a gateway at the junction, of Forest Road with Wood Street, it is considered that that higher densities would be appropriate, subject to highest urban and building design criteria being met as set in Preferred Policy WS5 and the Development Management Policies DPD (policies DM30 and DM32).

**3.) Gateway Site:** Due to the prominent location at the junction of Forest Road and Fulbourne Road, new development should be of highest design quality. A sensitive design will be important to minimise impact on the setting of Wood Street library (listed building) and to enhance appearance of the gateway.

**4.) Building Height:** The site has the potential for a taller building (up to 5/6 storeys), subject to meeting the criteria set out in our preferred policy WS7. Buildings should step down to 3-4 storeys along Fulbourne Road.

**5.) Active Frontages and enclosure:** Any new development on this site should seek to activate the frontages onto Forest Road and Fulbourne Road. Opportunities to incorporate a small civic space should be explored. New development will need to ensure appropriate enclosure of the space and a set back of the building should be avoided.

**7.) Integration in Surrounding Area:** The new development should be well integrated, in terms of uses, urban form and design, with neighbouring land uses and development proposals and make a positive contribution to the character of the area. Suitable screening will be required alongside the Homebase boundary.

**8.) Access:** The site lies on a busy junction and therefore vehicular access is considered a challenge to development. The Council's preference would be for Willow House to be development in conjunction with Sterling House (site5) to minimise the number of access points. Vehicular access to the site (and the car parking area) will need to be provided off Fulbourne Road, as far away from the junction of Fulbourne Road and Forest Road as possible to minimise conflicts with traffic queues and operational requirements of traffic signals.



**9.) Parking:** Parking should be provided in accordance with the preferred policy WS16 and the parking standards set out on the Development Management DPD, either in the form of underground or rear parking. Large, impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.

**10.) Trees:** There are a number of trees on and adjacent to the site that are worthy of retention. The Council would like to see those trees retained and their protection taken into account in any proposals.

### Justification

**5.2.2.2** Key benefits of this preferred option are:

- Improved townscape with sensitive active frontage onto Fulbourne Road and Forest Road that results in an improved enclosure of the public realm
- Enriching the existing urban form and enhance the character of the area with a gateway development that adds legibility
- Potentially new public square to contribute to the areas vibrancy
- Provision of new, attractive housing to meet our growth target and support the growth of the town centre
- More efficient use of land through intensification of the site

### Rejected Options

**5.2.2.3** The following options have been considered and rejected:

- Office employment use: It is considered that that this location is not the most suitable for large scale office use given that it not very well accessible by public transport compared to other alternative locations, such as those close to the train station.

Furthermore, there is designated borough employment land in close proximity to this site, which should be the focus for provision and intensification of additional employment uses within the plan area. The initial viability assessment carried out as part of the Scoping Study indicated that there is only a limited demand within the Wood Street AAP boundary for additional office use, therefore development of office facilities needs to be managed carefully to avoid redundant provision which would blight the area.

- Retail use: It is considered that retail is less suitable in this location because it is not within the core retail area of the designated Wood Street District Centre as identified in policy WS4. While geographically distributing the retail offer might provide residents with a shopping offer within a shorter walking distance, it is contradictory to our aspiration of consolidating the plan area with a clear spatial strategy and focusing retail in the heart of the town centre as identified in policy WS4.
- Refurbishing the existing building: It is considered that this is not a suitable option, because the current layout of the building does not make optimal use of the site. It further does not contribute to creating a gateway.

### 5.2.3 Site 7 - Wood Street Corner



Figure 5.9 Wood Street Corner Site



- **Ownership:** Council
- **Site area:** 0.20 ha
- **Public Transport Accessibility Level (PTAL):** 3

### Preferred Approach

**5.2.3.1** We will require new development to meet the following development principles:

**1.) Appropriate Land Use:** : The preferred approach is for a residential scheme on the site, possibly with an active ground floor use.

**2.) Making more effective use of land:** Proposals for development should seek to make more efficient use of the large amount of land surrounding the library that is currently not being used effectively.

**3.) Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 3 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and the preferred housing mix as set out in policy WS9, between 10 and 25 units could be accommodated on the site. Given the site's key location as a gateway at the junction of Forest Road with Wood Street, it is considered that slightly higher densities could be considered, subject to highest urban and building design criteria being met, as set out in the placemaking policy WS5 and the Development Management Policies DPD (Policies DM30 and DM32).

**4.) Protecting Heritage:** Proposals will need to preserve and respond sensitively to the locally listed library building adjacent to the site, with a particular focus on the frontage of the library which is the most iconic feature of the building.

**5.) Building Height:** Adjacent to the existing library building, buildings heights of up to 4-5 storeys are considered appropriate on site.

**6.) Integration in Surrounding Area:** Any residential development on the site will need to demonstrate a careful design that will avoid conflict with adjoining retained buildings. The potential to integrate the adjacent nursery east of the site into any redevelopment plans should be considered,

**7.) Gateway Site:** Due to the prominent location of the site at the junction of Forest Road and Wood Street, new development will be required to demonstrate highest urban design quality. A balance will need to be struck between a landmark based approach to redevelopment and a sensitive approach to protect the character of the existing buildings adjacent to the site.

**8.) Access:** The site lies on a busy junction and therefore vehicular access is considered a challenge to development. Vehicular access to the site (and the car parking area) will need to be provided as far away from the junction of Forest Road and Wood Street as possible to minimise conflicts with traffic queues and operational requirements of traffic signals.

**9.) Parking:** Parking should be provided in accordance with the preferred policy WS16 and the parking standards set out in the Development Management Policies DPD, either in the form of underground or rear parking. All parking needs to be provided on-site and large, impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.



**10.) Trees:** There are a number of trees on the adjacent site that overhang into the site and that are worthy of retention. The Council would like to see those trees retained and their protection taken into account in any proposals.

## Justification

**5.2.3.2** Key benefits of this preferred option are:

- Improved townscape with a landmark building adding legibility and enhancing the location as a gateway to the town centre
- Preservation and enhancement of the area's heritage
- Provision of new, attractive housing to meet our growth target and support the growth of the town centre
- More efficient use of land through intensification of the site

## Rejected Options

- Restoration of the building: It is considered that the layout of the existing buildings does not make maximum use of the site and existing buildings are dated and not fit for purpose.
- Retail use: It is considered that retail is less suitable in this location because it is not within the core retail area of the designated Wood Street District Centre as identified in Policy WS4. While geographically distributing the retail offer might provide residents with a shopping offer within short walking distance, it is contradictory to the aspiration of consolidating the plan area with a clear spatial strategy and focusing retail in the heart of the town centre as identified in policy WS4.

### 5.2.4 Site 8 - Millenium Clock Corner



Figure 5.10 Millenium clock site

- **Ownership:** Council
- **Site Area:** 0.09 ha
- **Public Transport Accessibility Level (PTAL):** 3

#### Preferred Approach

**5.2.4.1** We will require any new development to meet the following development principles:

**1.) Appropriate Land Use:** Our preference is for a mixed use development to be brought forward on this site, with commercial use on the ground floor of this site and residential above.

However, any development would need to mitigate or resolve the impact upon the Silkwood Curtains building and the Millennium clock relocated elsewhere in Wood Street.

**2.) Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 3 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and our preferred housing mix as set out in policy WS9, between 5 and 10 units could be accommodated on the site.

Given the site's key location in as a gateway at the junction, of Forest Road with Wood Street, it is considered that slightly higher densities than proposed in the London Plan could be considered, subject to highest urban and building design criteria being met, as set out in the placemaking policy WS5 and the Development Management Policies DPD (Policies DM30 and DM32, as well as internal and external space standards as set out in DM7).

**3.) Gateway Site:** Since the site occupies a prominent location at the junction of Forest Road and Wood Street, it is considered that the principles of any new development should be based upon creating a high quality design landmark building in this location.

**4.) Building Height:** A building height of up to 4 storeys is considered appropriate on site.

**5.) Active Frontages:** Any new development of this site should seek to activate the frontages onto Forest Road and Fulbourne Road. This will have the effect of increasing natural surveillance in the area, in turn increasing security.

**6.) Integration in Surrounding Area:** The new development should be well integrated, in terms of uses, urban form and design, with neighbouring land uses and development proposals and make a positive contribution to the character of the area. Suitable boundary treatment will be required towards the Silkwood Carpets site.

**7.) Public Realm Improvement:** Since public open space will be lost/reduced by developing this site, this development will be required to make contributions to the improvement of public realm elsewhere in the Wood Street AAP area in line with our objectives set out in policy WS18.

**8.) Access:** The site lies on a busy junction and therefore vehicular access is considered a challenge to development. Vehicular access will have to be provided off Albion Road.

**9.) Parking:** Parking should be provided in accordance with our preferred policy WS16 and the parking standards set out on the Development Management DPD.



**Justification**

**5.2.4.2** Key benefits of this preferred option are:

- Improved townscape with a landmark building adding legibility and enhancing the location as a gateway to the town centre
- Provision of new, attractive housing to meet our growth targets and support the growth of the town centre
- More efficient use of land through intensification of the site and garage area that has been identified as surplus to requirements
- Public realm improvements and contributions to create an attractive public space elsewhere in the plan area

**Rejected Options**

- Cosmetic improvements to the public space, The space has recently been improved through the TfL funded Town Centre Public Realm Scheme. Since the open space is not activated nor overlooked by surrounding uses, we think that there might be better alternative locations in the plan area where a successful open space could be created in conjunction with active frontages. We therefore think that a redevelopment of this site is the preferred options to maximise development opportunities in the area, contribute to the housing growth and make more efficient use of land.

**5.3 Cluster 3 – Thorpe Coombe Hospital**



**Figure 5.11 Cluster 3 - Thorpe Coombe Hospital**

## Cluster Description and Context

**5.3.1** Thorpe Coombe Hospital Site is owned and operated by North East London NHS Foundation Trust (NELFT). The main hospital building is Grade II Listed in part and has a strong presence on Forest Road. The other buildings on site do not have particular historic townscape value or significance. The campus has a variety of outpatient services relating to mental healthcare as well as office functions.



### Vision

**5.3.2** The vision for the Thorpe Coombe Hospital site is to deliver a new bespoke health centre alongside the sensitive refurbishment of the Grade II Listed building.

**5.3.3** Depending on the exact brief and requirements for health services, there is significant potential to release part of the site for low rise residential uses which can create an appropriate setting for the listed building.

### 5.3.1 Site 9 - Thorpe Coombe Hospital

- **Ownership:** North East London NHS Foundation Trust (NELFT)
- **Site Area:** 1.49 ha
- **Public Transport Accessibility Level (PTAL):** 2

#### Preferred Approach

**5.3.1.1** New development will be required to meet the following development principles:

**1.) Appropriate Land Use:** Our preferred approach for the site is a mixed use scheme of residential and health facilities. Proposals need to demonstrate that the operations requirements of the health facilities will not impede on residential amenity.

**2.) Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 3 with an urban setting of 200-450 habitable rooms per hectare. A suitable development quantum will depend on the extend of the site released for housing.

**3.) Protecting Heritage:** Proposals will need to preserve and respond sensitively to the listed building on the site and seek to enhance its setting. The Holy Family College south of the site is a listed building and development proposals will need to protect and respond sensitively to the listed building.

**4.) Integration in Surrounding Area:** The new development should be well integrated with neighbouring land uses. Development in the higher rear part of site, should be to low-rise, protecting and

opening views to the historic building to the south. A suitable boundary treatment will be required towards the Holy Family College south of the site.

**5.) Access:** Access arrangements may need to be revised due to increased amounts of traffic accessing the site. While a legible and direct network of streets is desirable for the site, careful management of traffic will be required to ensure that access point off Forest Road is not used as a cut-through to Shernhall Street for vehicular traffic.

**6.) Parking:** Parking should be provided in accordance with the preferred policy WS16. Parking for non-residential elements of the development will need to be provided in accordance with parking standards set out in the Development Management DPD. The overall parking provision should take account of potential dual use of the parking facilities by the different development elements at different times of the day. A parking management plan will need to be provided to clearly set out how the parking requirements of the different uses can be met and conflicts be minimised. Parking will need to be provided on-site and large impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect. Impact of parking on the setting of the listed Holy Family College south of the site should be minimised.

#### Justification

**5.3.1.2** Key benefits of this preferred option are:

- Provision of new, attractive housing to meet growth targets and support the growth of the town centre
- More efficient use of land through intensification of the site
- Preservation and enhancement of the area's heritage
- Improved provision of health facilities in the area

## Rejected Options

**5.3.1.3** It is considered that the option set out above, also reflecting the aspirations of the landowner is the only realistic and sustainable option for this site. No other options have been considered.





### 5.4 Cluster 4 - Marlowe Road and Plaza

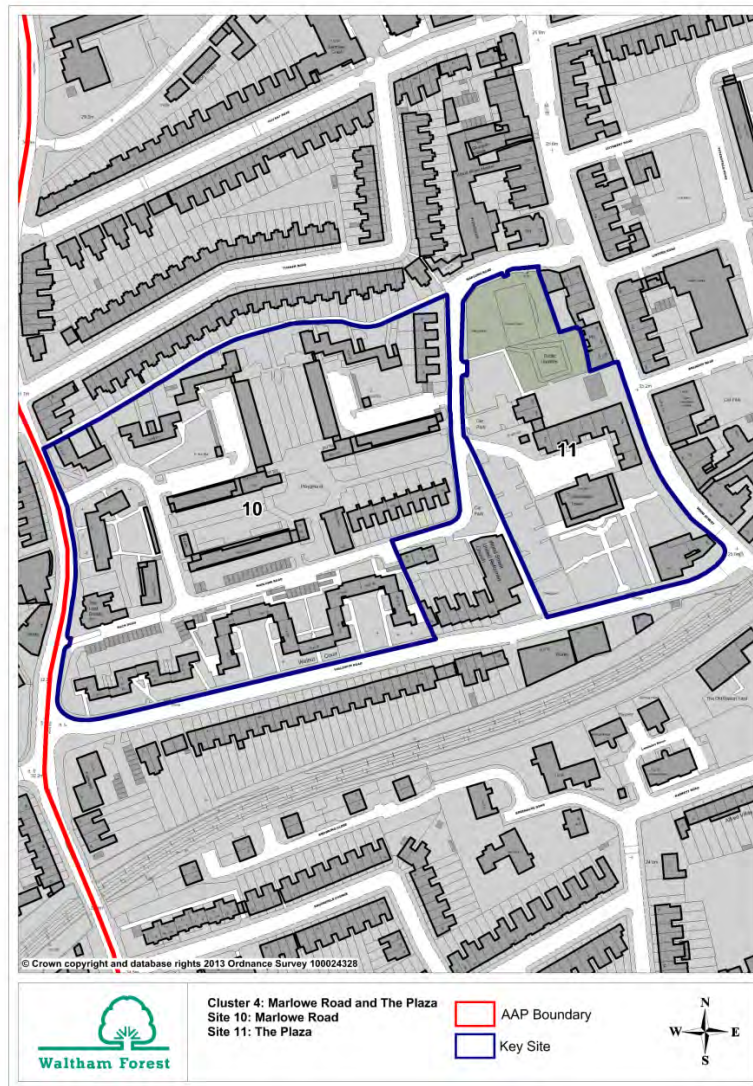


Figure 5.12 Cluster 4 - Marlowe Road and Plaza

### Cluster Description and Context

**5.4.1** The Marlowe Road Estate (site 10) and Plaza area (site 11) form the largest site in the AAP area, occupying a central location at the heart of Wood Street.



**5.4.2** The area is largely defined by the 1960's Marlowe Road estate buildings, largely three to four storeys in height with a small number of single storey houses, and the 20-storey Northwood Tower which is a dominant landmark. The existing buildings are surrounded by significant areas of open space. However, the poor distinction between public and private realm makes the area feel illegible, unsafe and underused.

**5.4.3** The Plaza has recently been refurbished and is the main public space along Wood Street. The building fabric of the single storey retail premises that define the square area of a low quality which constrains the vibrancy of the plaza space. The plaza and playground designs have been made to be re-usable to ensure long-term sustainability of the short-term interventions in the light of the redevelopment proposals.



The plaza and playground designs have been made to be re-usable to ensure long-term sustainability of the short-term interventions in the light of the redevelopment proposals.

## Vision - A new heart for Wood Street

**5.4.4** The two sites provide a major opportunity to enhance the estate and the Plaza area to create a more coherent urban fabric which is better connected to Wood Street and the wider area. The redevelopment of Marlowe Road and the Plaza area will rejuvenate the area to the north of the station and see it transformed as a new heart for the District Centre.

**5.4.5** A new built edge will address the Plaza as a central civic space and a permeable structure of urban blocks will be created that reconnect the residential area to the high street and the Plaza. Redevelopment will enhance natural surveillance and the feeling of ownership of streets and public open spaces. In addition, these building types help to define communal outdoor open space and private back gardens that serve the needs of families well.

**5.4.6** The site provides the opportunity to relocate existing tenants into better quality accommodation as well as introducing new private tenures to create a sustainable residential community.

### 5.4.1 Site 10 - Marlowe Road



Figure 5.13 Marlowe Road Site

- **Ownership:** Mixed ownership with majority in Council freehold (housing directorate)
- **Site Area:** 3.38 ha
- **Public Transport Accessibility Level (PTAL):** 2

### Preferred Approach

**5.4.1.1** New development will be expected to meet the following development principles:

**1.) Comprehensive Approach:** It is considered that an opportunity exists for comprehensive redevelopment of the Marlowe Road Estate, to remedy the issues identified above and bring forward a high quality sustainable residential development, with strong connections to Wood Street Centre, Shernhall Street and Walthamstow Village. It is desirable that for the site to be developed in conjunction with the Plaza (Site 11). If the sites come forward individually, then proposals should ensure that key principles such as block structure and linkages of the two sites correspond to one another.

**2.) Appropriate Land Use:** The site will be redeveloped with high quality, new homes, with a focus on providing family homes. A mix of private and affordable and of houses and flats should be achieved that helps to create a sustainable community and reflects the character of the wider area including terraced family housing.

**3.) Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and the preferred housing mix as set out in policy WS9, between 180 and 400 units could be accommodated on the site.

**4.) Building Heights:** Building heights should reflect the surrounding context. Therefore, building heights of generally 4-5 storeys would be appropriate in the eastern part of the area, providing a settling for the Plaza, whereas building heights should be lower in the central and western part of the area.

**5.) Integration in Surrounding Area:** Development proposals should ideally be developed in conjunction with/corresponding to development proposals for the Plaza Site (Site 11) and they should demonstrate how synergies can be achieved between the two development sites. In particular strong linkages between the two development sites should be established. Development proposals should ideally be for perimeter blocks, which is the prevailing typology of the area.

**6.) Permeability and Legibility:** Development will need to maximise permeability and legibility with strong, direct routes, a fine grain of buildings and clear front to backs. A clear hierarchy of routes should be established with good connections from Shernhall Street to Wood Street, which will not only minimise distance but also active the area and provide natural surveillance to reduce crime and safety concerns. Proposals should include closures of the existing pedestrian route between Marlowe Road and Shernhall Street in the north of the site, as this route is not well overlooked.

**7.) Security:** In addition to a permeable layout, development should be designed to reduce the opportunities for crime by incorporating the aims and objectives of 'secured by design' (<http://www.securedbydesign.com>) and 'design out crime' (Design Out Crime: Creating Safe and Sustainable Communities, 2003).



**8.) Design for Change:** New development at Marlowe Road needs to be flexible enough to respond to future changes in use, lifestyle and demography. This means designing for energy and resource efficiency; creating flexibility in the use of property, public spaces and the service infrastructure.

**9.) Building for Life:** We would expect proposals to address the building for life criteria.

**10.) Sustainability:** Proposals for Marlow Road Estate should incorporate considerations for a CHP and decentralised energy network in accordance with the sustainability policy WS17. Development should seek to implement a new decentralised energy network linking neighbouring developments and buildings unless it can be demonstrated that it is not feasible or viable.

**11.) Parking:** Parking should be provided in accordance with the Preferred Policy WS16 and the parking standards set out on the Development Management DPD. Given the site's proximity to Wood Street station and to facilities and services we would welcome proposals that provide a lower parking ratio than the maximum standards.

### Justification

**5.4.1.2** Key benefits of this preferred option are:

- Improved access to town centre and reduced severance of large housing blocks
- Provision of new, attractive housing, in particular social housing stock with a higher percentage of family homes and an improved mix of tenure

- Tackling deprivation / anti-social behaviour and safety concerns that are intrinsic in the layout of the estate
- Townscape improvements

### Rejected Options

- Refurbishment of Marlowe Road Estate. The refurbishment of the estate is unlikely to resolve the majority of the issues identified. It will in particular not be possible to tackle the security issues in a comprehensive manner, as these are inherent in the current design and layout of the buildings and are considered crucial in transforming the area into an attractive neighbourhood. Refurbishment of the estate is not considered to achieve a more sustainable community which is a key objective of the AAP.
- Various layout and density/massing options have been explored as part of the urban development framework study undertaken in support of the AAP. Options related to building heights, typologies and the arrangement of public and private space. Alternative layout options were rejected because they were less favourable/responsive to the character of the area with higher percentage of flats and higher densities), provided less permeability/legibility through the area and/or were less viable.

### 5.4.2 Site 11 - The Plaza



Figure 5.14 Plaza Site

- **Ownership:** Council freehold
- **Site Area:** 1.39 ha
- **Public Transport Accessibility Level (PTAL):** 2

## Preferred Approach

**5.4.2.1** New development will be required to meet the following development principles:

**1.) Comprehensive Approach:** An opportunity exists to enhance and intensify development on the Plaza through comprehensive reconfiguration and redevelopment in conjunction with Marlowe Road estate. Redevelopment should make a more efficient use of available space and remedy the community safety issues associated with the area and bring forward a high quality sustainable mixed use development.

**2.) Appropriate Land Use:** Development proposals should provide a mix of uses, including residential uses above active ground floor uses. Local amenities such as a Post Office and a supermarket, sized appropriately for a district centre, should be re-provided within the development, and new enhanced commercial space should be provided for retail as well as restaurants or cafés. Opportunities for a community facility on the plaza site should be explored.

**3.) Development Quantum:** The existing low rise development does not use the land efficiently. New development should intensify density, and residential uses above ground storey could provide effective natural surveillance over the Plaza.

The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and our preferred housing mix as set out in policy WS9,

between 70 and 170 units could be accommodated on the site, subject to the development quantum of non-residential uses. Given the site's key location in close proximity to the railway station and to facilities and services, higher densities could be considered, subject to highest urban and building design criteria being met, as set out in our placemaking policies WS5 and the Development Management Policies DPD (Policies DM30 and DM32).

**4.) Building heights:** Building heights of generally 4 to 6 storeys would be appropriate on site, providing sufficient enclosure to the plaza and improving the setting of the existing Northwood Tower.

**5.) Integration in Surrounding Area:** Development proposals should be developed in conjunction with the Marlowe Road Estate (Site 10) and they should demonstrate how synergies can be achieved between the two development sites. In particular strong linkages between the two development sites should be established.

**6.) Permeability and Legibility:** Development will need to maximise permeability and legibility with strong, direct routes from Wood Street through to Marlowe Road and Shernhall Street.

**7.) Identity:** The site has an important role in reinforcing the character of Wood Street as a Town Centre and development proposals will be subject to highest urban design and architectural quality.

**8.) Open Space and Trees:** Proposals should include a public space with the provision of a play area within it, to a quality and standard at least as good as the proposed space being provided through the outer London fund in autumn 2013. Consideration should be given to retaining existing trees on site.



**9.) Building for Life:** We would expect proposals to address the building for life criteria.

**10.) Sustainability:** Proposals for the Plaza should incorporate considerations for a CHP and decentralised energy network in accordance with our sustainability policy WS6.1.

**11.) Parking:** Parking should be provided in accordance with our preferred policy WS16. Parking for non-residential elements of the development will need to be provided in accordance with parking standards set out in the Development Management DPD. Given the site's proximity to Wood Street station we would welcome proposals that provide a lower parking ratio than the maximum standards.

The overall parking provision should take account of potential dual use of the parking facilities by the different development elements at different times of the day.

### Justification

**5.4.2.2** Key benefits of this preferred option are:

- Strengthening the Plaza's role as the heart of the town centre with an enhanced range of town centre facilities
- Improved access to community facilities and town centre through improved permeability and linkages
- Townscape improvements with improved enclosure and natural surveillance of Plaza
- More efficient use of underutilised site (low rise buildings)
- Improved town centre offer and choice
- Improved setting of the tower and improving natural surveillance of public spaces

## Rejected Options

**5.4.2.3** Various layout options have been explored as part of the urban development framework study undertaken in support of the AAP. Options explored alternative arrangements of open space in relation to buildings and scale of redevelopment. Alternative layout options were rejected because they were less favourable to the character of the area, provided less clear relationship of front to back of properties and less legible routes, and less efficient use of space.



## 5.5 Cluster 5 – Station Area



Figure 5.15 Cluster 5 - Station Road



## Cluster Description and Context

**5.5.1** Around the station area, there is a cluster of potential redevelopment sites, including the Brandon Road public car park (site 12), which is an underutilised car park in Council ownership, Warwick School Car Park (Site 15), and Scout Hall and Factory Site (Site 16). Brandon Road (site 12) is an underutilised car park in Council ownership.

**5.5.2** Site 16 currently accommodates a faith facility in a previous factory building. Adjacent to the factory building is a scout hut building and a car park. Buildings on site are low grade.

**5.5.3** The site adjacent to the railway line (site 14) is occupied by low grade uses and is constrained by the railway embankment to the rear.

**5.5.4** While these sites are relatively small infill sites, they all represent an opportunity to enhance underutilised sites in a key area of Wood Street.

**5.5.5** This cluster also includes the station itself (site 13), a low quality building which makes a poor contribution to the sense of arrival in Wood Street. No redevelopment opportunities have at this stage been identified for this site.

### Vision

**5.5.6** The vision for the Station area is to transform the central part of Wood Street with a higher density of uses and a higher quality of design and architecture at this point of arrival.

**5.5.7** In the shorter-term, there are opportunities to enhance access to the station and redevelop the Brandon Road car park, the area by the railway embankment and the corner of the primary school playground adjacent to Barrett Road.

### 5.5.1 Site 12 - Brandon Road Car Park





Figure 5.16 Brandon Road Car Park Site

- **Ownership:** Council
- **Site Area:** 0.07 ha
- **Public Transport Accessibility Level (PTAL):** 2

## Preferred Approach

**5.5.1.1** New development will be required to meet the following development principles:

**1.) Appropriate Land Use:** The preferred land use for any new development on site would be residential.

**2.) Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and the preferred housing mix as set out in policy WS9, between 4 and 8 units could be accommodated on the site. Given the site's key location adjacent to the railway station and in proximity to facilities and services, higher densities could be considered, subject to high urban and building design criteria being met, as set out in our placemaking policies WS5 and the Development Management Policies DPD (policies DM30 and DM32).

**3.) Building heights:** Building heights should reflect the surrounding context. Building heights of 3 to 4 storeys would be appropriate on site.

**4.) Frontage:** Any new development of this site should seek to provide a strong frontage along both Brandon Road and Stockfields Road. This will have the effect of increasing natural surveillance in the area, in turn increasing security.

**5.) Parking:** Parking should be provided in accordance with the preferred policy WS16. Given the site's proximity to Wood Street station we would welcome proposals that provide a lower parking

ratio than the maximum standards. Large impermeable surfaces need to be avoided to minimise surface water run-off and heat islands effect

**Justification**

- Provision of new housing to meet our growth targets and support the growth of the town
- More efficient use of land
- Enriching the existing urban form and developing proposals that enhance the character of the area

**Rejected Options**

- Employment-led mixed use scheme or employment only scheme. While it is considered that this location is suitable for commercial use including offices, the initial viability assessment carried out as part of the Scoping Study indicated that there is only a limited demand within the Wood Street AAP boundary for additional office use, therefore development of office facilities needs to be managed carefully to avoid redundant provision which would blight the area.

**5.5.2 Site 13 - Wood Street Station**



Figure 5.17 Train Station Site

- **Ownership:** Network Rail / National Express East Anglia
- **Site Area:** 0.03
- **Public Transport Accessibility Level (PTAL):** 2

### Preferred Approach

**5.5.2.1** The railway station would benefit from an enhanced entrance hall and step-free access. The Council will continue to liaise with Network Rail to explore opportunities for improvements within the plan area.



### 5.5.3 Site 14 - Vallentin Road



Figure 5.18 Vallentin Road Site

- **Ownership:** Private / Council leasehold
- **Site Area:** 0.15 ha
- **Public Transport Accessibility Level (PTAL):** 2

### Preferred Approach

**5.5.3.1** We will require any new development to meet the following development principles:

**1.) Appropriate Land Use:** Our preferred approach for this site is a residential development to complete frontage along Valentin Road.

**2.) Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and the preferred housing mix as set out in policy WS9, between 8 and 18 units could be accommodated on the site.

**3.) Building heights:** Building heights should reflect the surrounding context. Building heights of 3 to 4 storeys would be appropriate on site.

**4.) Responding to the limitations of the site:** Given the western edge of the site is very shallow and borders the railway line, proposals should seek to mitigate the impact upon new residential development by providing sufficient screening and other measures to mitigate noise.

**5.) Parking:** Parking should be provided in accordance with the preferred policy WS16 and the parking standards set out on the Development Management DPD. Given the site's proximity to Wood Street Station the Council would welcome proposals that provide

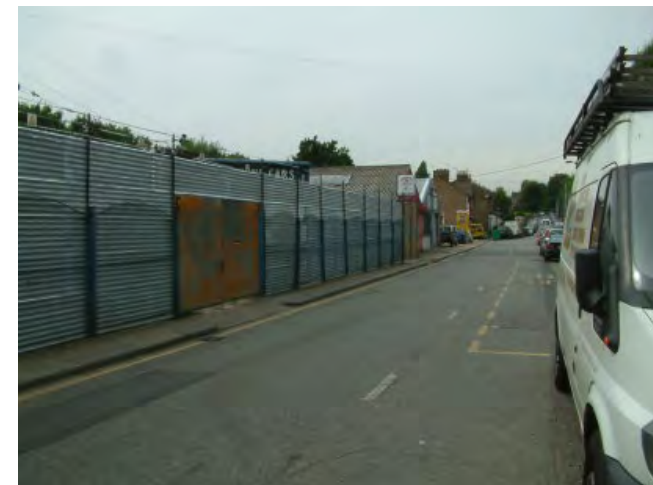
a lower parking ratio than the maximum standards. Large impermeable surfaces need to be avoided to minimise surface water run-off and heat islands effect.

### Justification

- Provision of new, attractive housing to meet our growth targets and support the growth of the town centre
- More efficient use of underutilised site
- Townscape improvements

### Rejected Options

**5.5.3.2** It is considered that the option set out above is the only realistic and sustainable option for this site and it reflects the aspirations of the landowner. While there is no objection to office use coming forward on the site, this is unlikely to be viable, given the constraint nature of the site. No other options have been considered.



### 5.5.4 Site 15 - Woodside School Car Park (Bridge Site)



Figure 5.19 Woodside School car park (Bridge site)

- **Ownership: Council leasehold**
- **Area: 0.14 ha**
- **Public Transport Accessibility Level (PTAL): 2**

#### Preferred Approach

**5.5.4.1** Development proposals will be required to meet the following development principles:

1.) **Appropriate Land Use:** Our preferred approach for this site is for a residential-led mixed use development, possibly with educational use on ground floor along Wood Street.

2.) **Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and our preferred housing mix as set out in policy WS9, between 7 and 17 units could be accommodated on the site. Given the site's location close to the railway station and facilities and services, higher densities could be considered, subject to the quantum of the non-residential use on site and to high urban and building design criteria being met, as set out in the placemaking policy WS5 and the Development Management Policies DPD (policies DM30 and DM32).

3.) **Building heights:** Building heights should reflect the surrounding context. Building heights of 3 to 4 storeys would be appropriate along Wood Street.

4.) **Frontages:** Development proposals should provide frontages onto Wood Street to increase natural surveillance and security in the area. A strong and continuous frontage should also be created along Barrett Road.

5.) Parking: Parking should be provided in accordance with our preferred policy WS16 and the parking standards set out in the Development Management DPD. Given the site's proximity to Wood Street station we would welcome proposals that provide a lower parking ratio than the maximum standards. Parking will need to be provided on-site and large impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.



### Justification

- Provision of new housing to meet our growth targets and support the growth of the town
- Townscape improvements
- More efficient use of land

### Rejected Options

**5.5.4.2** Retail use: It is considered that retail is less suitable at this location because it is not within the core retail area of the designated Wood Street District Centre. While geographically distributing the retail offer might provide residents with a shopping offer within short walking distance, it is contradictory to the aspiration of consolidating the plan area with a clear spatial strategy and focusing retail in the heart of the town centre.

### 5.5.5 Site 16 - Scout Hall and Church (former factory)



Figure 5.20 Scout Hall and Church Site (former factory)

- **Ownership: Private**
- **Area: 0.12 ha**
- **Public Transport Accessibility Level (PTAL): 2**

### Preferred Approach

1.) Appropriate Land Use: The preferred approach for this site is for a residential development with social/community use on the ground floor.

2.) Development Quantum: The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and our preferred housing mix as set out in policy WS9, between 6 and 14 units could be accommodated on the site, subject to the quantum of non-residential use on site.

3.) Building heights: Building heights should reflect the surrounding context. Building heights of 3 or 4 storeys would be appropriate along Wood Street.

4.) Frontages: Development proposals should

provide active frontages onto Wood Street to increase natural surveillance and security in the area.

5.) Parking: Parking should be provided in accordance with our preferred policy WS16 and the parking standards set out in the Development Management Policies DPD. Given the site's proximity





to Wood Street station we would welcome proposals that provide a lower parking ratio than the maximum standards. Large impermeable surfaces need to be avoided to minimise surface water run-off and heat islands effect

**Justification**

- Provision of new housing to meet our growth targets and support the growth of the town centre
- Townscape improvements
- More efficient use of land
- Improved provision of social infrastructure in the plan area

**Rejected Options**

**5.5.5.1** Residential only use: While this option would help achieve the housing target and would be consistent with neighbouring developments, it is considered that there are benefits in re-providing community use on site to ensure that valued community facilities will not be lost within the plan area.

**5.6 Cluster 6 - Wood Street South**



Figure 5.21 Cluster 6 - Wood Street South

## Cluster Description and Context

**5.6.1** The Dairy (site 17) and Crownlea sites (site 18) are both in private ownership. Both sites are largely occupied by business uses and have redevelopment potential in the medium term. The Dairy Site is a former dairy depot which served Wood Street and surrounding area. The site used to be used as a film studio for silent films – one of four in the borough.

**5.6.2** The Crownlea site is a large site in multiple ownership. Its boundary fronting Wood Street is formed by two former industrial buildings, whilst the rest of the site is comprised of open storage / hardstanding and warehouse storage. The two most visible buildings of the Crownlea site are the ‘Soul Project’ and Stratford School of Management, fronting Wood Street.

**5.6.3** Lucerne Grove (site 19) is in public ownership and is currently occupied by social housing. Although not listed, the building at the front of the site does have some townscape merits.

**5.6.4** To the rear of the site, there are three blocks (c. 1950s) of three storey social housing, which appear to be in a poor condition. Garages occupy the eastern edge of the site, and the southern boundary is formed by a dedicated access road.

### Vision

**5.6.5** These sites have significant potential to intensify the southern part of Wood Street as a residential neighbourhood. The redevelopment of the Crownlea site will create a more accessible

and permeable grain of buildings and streets and will take advantage of attractive views over the cricket pitches to the east of Wood Street.

**5.6.6** Lucerne Grove will be improved as a place to live, either through internal refurbishment or more comprehensive redevelopment. The Dairy site also has potential to make a more positive contribution to Wood Street's townscape. There is an expectation that proposals should re-provide displaced community uses.

### 5.6.1 Site 17 - Dairy Site



Figure 5.22 Dairy Site

- **Ownership:** Private
- **Site Area:** 0.13ha
- **Public Transport Accessibility Level (PTAL):** 3

#### Preferred Approach

**5.6.1.1** We will require any new development to meet the following development principles:

**1.) Appropriate Land Use:** Our preferred approach for this site is a residential-led mixed use development with commercial use on ground floor along Wood Street and residential above.

**2.) Development Quantum:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and our preferred housing mix as set out in policy WS9, between 7 and 15 units could be accommodated on the site, subject to quantum of non-residential use.

**3.) Building heights:** Building heights should reflect the surrounding context. Building heights of 3 to 4 storeys would be appropriate along Wood Street.

**4.) Frontages:** Development proposals should provide frontages onto Wood Street to increasing natural surveillance and security in the area.

**5.) Parking:** Parking should be provided in accordance with our preferred policy WS16. Parking for non-residential elements of the development will need to be provided in accordance with parking standards set out in the Development Management DPD. Parking

will need to be provided on-site and large impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.

### Justification

**5.6.1.2** Key benefits of this preferred option are:

- Improved townscape and frontage along Wood Street
- Provision of a mix of new, attractive and high quality housing to meet our growth targets and support the growth of the town centre, including affordable housing
- More efficient use of land through intensification of the site

### Rejected Options

**5.6.1.3** The options have been considered and rejected:

- Retail use: It is considered that retail is less suitable in this location because it is not within the core retail area of the designated Wood Street District Centre as identified in policy WS4. While geographically distributing the retail offer might provide residents with a shopping offer within short walking distance, it is contradictory to our aspiration of consolidating the plan area with a clear spatial strategy and focusing retail in the heart of the town centre as identified in policy WS4.



## 5.6.2 Site 18 - Crownlea



Figure 5.23 Crownlea Site

- **Ownership:** Private
- **Site Area:** 0.78 ha
- **Public Transport Accessibility Level (PTAL):** 2/3

### Preferred Approach

**5.6.2.1** We will require any new development to meet the following development principles:

**1.) Appropriate Land Use:** The preferred approach is for a residential-led mixed use or residential only development scheme on the site. Residential use should include both houses and flats. The existing social infrastructure use is important to the youth and parent communities and we anticipate that the social infrastructure use will be either retained on site or re-provided in the area on one of the key development sites in the AAP, preferably on one of the central town centre sites.

**2.) Density:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2/3 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and our preferred housing mix as set out in policy WS9, between 40 and 95 units could be accommodated on the site.

**3.) Building heights:** Building heights should reflect the surrounding context. Building heights of 3 to 5 storeys would be appropriate along Wood Street.

**4.) Frontages:** Development proposals should provide frontages onto Wood Street to increasing natural surveillance and security in the area.

**5.) Feature Building:** Due to the alignment of Wood Street, the southern corner of the site is highly visible from a distance. The Council would therefore seek a feature building in this location with high design quality.

**6.) Providing an edge to Epping Forest:** Development should form an attractive edge to the open space. Opportunities to create a link onto Wood Street along the eastern boundary of the site should be explored to maximise access to open space (within the boundaries of the site). Design of streets should be as a Homezone and incorporate planting and landscaping to create a network of green infrastructure in accordance with the preferred policy WS20.

**7.) Integration in surrounding area:** Development will need to protect existing adjoining open space, including trees and minimise potential adverse impacts.

**8.) Permeability and Legibility:** Development will need to maximise permeability and legibility by creating new streets and links between Wood Street to Epping Forest. This will help to improve access to open space and nature. Opportunities to create Homezones on site should be explored.

**9.) Access:** New development on this site should seek to address access constraints into the site.

**10.) Parking:** Parking should be provided in accordance with our preferred policy WS16 and the parking standards set out in the Development Management DPD. Parking will need to be provided on-site and large impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.



### Justification

- Improved townscape and frontage along Wood Street
- Provision of a mix of new, attractive and high quality housing to meet our growth targets and support the growth of the town centre, including affordable housing
- More efficient use of land through intensification of the site
- Improved access to open nature and space and creation of a network of green infrastructure
- Improved permeability and legibility

### Rejected Options

- Retail use: It is considered that retail is less suitable in this location because it is not within the core retail area of the designated Wood Street District Centre as identified in policy WS4. While geographically distributing the retail offer might provide residents with a shopping offer within short walking distance, it is contradictory to our aspiration of consolidating the plan area with a clear spatial strategy and focusing retail in the heart of the town centre as identified in policy WS4.
- Partial redevelopment of the site: There has been developer interest in developing parts of the site in isolation from the buildings fronting Wood Street, this would result in unsatisfactory access solutions (such as access off the junction into the site) which is considered undesirable from both a transport and urban design perspective. Further, a partial redevelopment would not maximise the full redevelopment potential of the site.

### 5.6.3 Site 19 - Lucerne Grove



Lucerne Grove Site

- **Ownership:** Council (Housing Directorate)
- **Site Area:** 0.28ha
- **Public Transport Accessibility Level (PTAL):** 3

## Preferred Approach

We will require any new development to meet the following development principles:

**1.) Appropriate Land Use:** The preferred approach is for a residential scheme on the site. Residential use should include both flats (along Wood Street) and houses towards the back of the site. Opportunities for retention of the existing building at the front of the site should be explored due to its townscape merits.

**2.) Density:** The London Plan Density Matrix (Table 3A.2) provides guidance on appropriate densities for a site with a PTAL of 2 with an urban setting of 200-450 habitable rooms per hectare. In pursuit of this matrix and our preferred housing mix as set out in policy WS9, between 15 and 35 units could be accommodated on the site.

**3.) Building heights:** Building heights should reflect the surrounding context. Building heights of up to 4 would be appropriate along Wood Street stepping down to 3 storeys in the rear part of the site.

**4.) Frontages and Natural Surveillance:** If the existing building at the front of the site is not retained, then development proposals should provide frontages onto Wood Street to increasing natural surveillance and security in the area. Any setback of development should be avoided.

Since the rear of the site is relatively enclosed, there is a need to for any new development proposed to ensure there are appropriate levels of natural surveillance to minimise safety and security concerns.

**5.) Parking:** Parking should be provided in accordance with our preferred policy WS16 and the parking standards set out on the Development Management DPD. Parking will need to be provided on-site and large impermeable surfaces need to be avoided to minimise surface water run-off and the urban heat islands effect.





## Justification

**5.6.3.1** Key benefits of this preferred option are:

- Improved townscape,
- Provision of a mix of new, attractive and high quality housing to meet our growth targets and support the growth of the town centre, including affordable housing
- More efficient use of land through intensification of the site

## Rejected Options

**5.6.3.2** The following options have been considered and rejected:

- Partial redevelopment. The potential for refurbishment of the building at the front of the site and intensification of the remainder of the site through redevelopment was investigated. While we think there are merits in retaining the existing building at the front of the site and we would welcome developers to investigate this opportunity we will not make the retention of the building compulsory, as initial work has indicated that this option could potentially result in reduced viability, unattractive front to back solutions, and less efficient use of space.



## Delivery and Implementation

## 6 Delivery and Implementation

### 6.1 Implementation Framework

**6.1.1** The Council is committed to delivering change through our formal Area Action Plan. However, it is likely that a range of actions will need to be undertaken to deliver the development and proposals that we set out in the final plan.

#### Working with partners to develop Council owned land

**6.1.2** The Council has a number of assets within the plan area and will seek to establish partnerships in order to proactively develop Council owned land in line with the AAP regeneration objectives and policies. This will be a significant component in the delivery of this AAP and it will build on the investment already being made in the area and attract further private sector investment and development.

#### Encouraging partnership working

**6.1.3** Input from various land owners and stakeholders will be crucial to achieving the successful delivery of the plan. Effective partnership working with a range of organisations will therefore be pursued throughout the plan preparation and beyond.

#### Infrastructure funding

**6.1.4** It is common for Councils to enter into legal agreements with developers to provide benefits related to development, such as transport infrastructure, community facilities and affordable housing.

**6.1.5** The Council has started to work on a borough-wide Community Infrastructure Levy (CIL). The CIL will allow combining contributions from individual developers to fund infrastructure needed by more than one site.

**6.1.6** We recognise that development cannot always afford the full range of benefits sought. We will therefore take account of development viability on a case by case basis.

#### Physical Infrastructure

**6.1.7** Developments need to ensure that existing physical infrastructure and utilities are sufficient to meet the additional demand generated by their proposals both on-site and off-site. Where existing physical infrastructure and utilities are insufficient to meet the additional demand, development will need to increase capacity. Adverse impacts that the development may have off site and further down the network will have to be mitigated.

#### Co-ordinating public sector funding and other funding sources

**6.1.8** The Council has set out its priorities for funding housing and regeneration projects within the Waltham Forest Borough Investment Plan (approved by Cabinet October 2010) and subsequently by the Homes and Communities Agency London Board. Whilst funding for affordable homes and development is now limited, the Wood Street Regeneration area was identified as a priority for investment within the Plan and therefore provides a firm strategic basis for external public sector partners to target investment into the area.

## Producing site development briefs and other supplementary planning documents

**6.1.9** The delivery of a number of key sites will be helped by the production of site development briefs which give further detail of our requirements for that site. These briefs will provide greater clarity to developers and provide a sound basis for more detailed development proposals and negotiations between developers and the Council.

## Estate Renewal

**6.1.10** Comprehensive estate renewal projects require considerable funding in order to meet the upfront costs of buying back of leaseholds, decanting, demolition works and further detailed feasibility work (including on-going resident engagement). Historical sources of funding for upfront estate renewals costs are no longer

available and, with the current public funding position, are unlikely to return for many years. As such the Council will be required to consider more innovative funding structures to support viability. This could include the use of public sectors Prudential Borrowing powers, taking a more risk sharing approach in respect of its land holdings or using its covenant strength to facilitate the delivery of lower value commercial or community facilities.

**6.1.11** In respect of the residential tenancies there will be a need to undertake negotiations for buying back leases from Council leaseholders of flats purchased under the Right To Buy to ensure that the Compulsory Purchase Order procedures are used as a last resort. Options offered to Leaseholders may include lease swaps, equity transfer/shared ownership, offers of discounted sale or gap funding.

## 6.2 Delivery Plan

Site	Ownership	Delivery Issues	Funding	Delivery Mechanism	Linked Projects	Indicative Phasing
Site 1 Cedar Wood House	Public Sector	<ul style="list-style-type: none"> <li>Currently in operational use and therefore re-use / redevelopment is subject to the building becoming surplus to requirements.</li> <li>The building is locally listed.</li> <li>The property is in a location, which has seen significant change in recent years with the development of residential and educational use in close proximity.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> </ul>	<ul style="list-style-type: none"> <li>Public sector led implementation</li> <li>Production of a marketing and development brief</li> <li>Marketing of the opportunity to the commercial market</li> <li>Selection of preferred development partner</li> <li>Planning application in accordance with the design and development brief</li> <li>Development implementation</li> </ul>	<ul style="list-style-type: none"> <li>Should be considered alongside other development opportunities fronting Fulbourne Road in terms of a comprehensive approach to public realm / frontage</li> </ul>	Medium term

Site	Ownership	Delivery Issues	Funding	Delivery Mechanism	Linked Projects	Indicative Phasing
Site 2  Goss Component, Fulbourne Road	Private Sector	<ul style="list-style-type: none"> <li>Currently within employment use but has been vacant for some time despite active marketing due to the specific characteristics of the building.</li> <li>The site fronts onto Fulbourne Road and therefore careful consideration will be required to how the ground floor frontage is treated.</li> <li>The site is potentially suitable for residential led development but should include active ground floor use (in part).</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded.</li> <li>Viability will require the landowner and the Council to work collaboratively to maximise the full potential of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led implementation</li> <li>Engagement with current landowners in respect of the current use of the site and its future development potential / pre-application discussions.</li> <li>Possible joint production of a design and development brief to established agreed approach and design parameters.</li> <li>Planning application in accordance with design and development brief.</li> <li>Development implementation.</li> </ul>	<ul style="list-style-type: none"> <li>Comprehensive approach to public realm improvements / frontage along Fulbourne Road.</li> <li>Consideration given to the relationship between longer term development opportunities at Ardleigh Works and Clifford Road.</li> </ul>	Short term
Site 3  Walthamstow Business Centre	Private Sector	<ul style="list-style-type: none"> <li>The site is currently in employment use and appears reasonably well utilised.</li> <li>Further detailed analysis of site conditions would be required given their existing industrial use to identify any specific development constraints / viability issues.</li> <li>Impact on adjoining residential neighbourhood</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> <li>The site is likely to have a relatively high existing use value, which may impact on the viability of redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led implementation</li> <li>Engagement with existing landowners to understand their future operational / development aspirations.</li> <li>Monitoring role or preparation of site specific guidance depending on initial discussions with Landowners</li> </ul>	<ul style="list-style-type: none"> <li>Should be considered alongside development opportunities at Goss Component and Ardleigh Works site</li> </ul>	Medium to long term
Site 4  Ardleigh Works	Private Sector	<ul style="list-style-type: none"> <li>The site is currently in employment use and appears reasonably well utilised.</li> <li>Further detailed analysis of site conditions would be required given their existing industrial</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> <li>The site is likely to have a relatively high existing use value, which may</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led implementation</li> <li>Engagement with existing landowners to understand their</li> </ul>	<ul style="list-style-type: none"> <li>Should be considered alongside development opportunities at Goss Component</li> </ul>	Medium to long term

Site	Ownership	Delivery Issues	Funding	Delivery Mechanism	Linked Projects	Indicative Phasing
		<p>use to identify any specific development constraints / viability issues.</p> <ul style="list-style-type: none"> <li>Impact on adjoining residential neighbourhood</li> </ul>	<p>impact on the viability of redevelopment.</p>	<p>future operational / development aspirations.</p> <ul style="list-style-type: none"> <li>Monitoring role or preparation of site specific guidance depending on initial discussions with Landowners.</li> </ul>	<p>and Walthamstow Business Centre.</p>	
Site 5 Sterling House	Private Sector	<ul style="list-style-type: none"> <li>Building is owner occupied and therefore its reuse / redevelopment is dependent on the future operational requirements of the landowner.</li> <li>The site provides the potential for a residential led mixed use development (subject to the above) and should be considered in junction with the neighbouring publicly owned Willow House.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> <li>Viability will be dependent on the future mix of use but assuming a residential led scheme then development should be viable.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led implementation</li> <li>Engagement with existing landowners to understand their future operational requirements.</li> <li>Assuming redevelopment – given the sites strategic location preparation of further detailed design and development guidance</li> <li>Planning application in accordance with design and development brief</li> <li>Development implementation</li> </ul>	<ul style="list-style-type: none"> <li>Comprehensive development should be considered with the adjoining public owned Willow House development opportunity</li> </ul>	Medium term
Site 6 Willow House	Public Sector	<ul style="list-style-type: none"> <li>Willow House has been identified as surplus to operational requirements</li> <li>Site is large and located in a highly visible and strategically important position at the corner of Forest Road and Fulbourne Road.</li> <li>She site has the potential to accommodate a range of uses but development is likely to be residential led.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> <li>Upfront public sector investment may be required to unlock its full potential.</li> <li>Given the size of the site and its strategic position development would represent a viable development proposition but would be sensitive to the mix of</li> </ul>	<ul style="list-style-type: none"> <li>Public sector led implementation.</li> <li>Given the strategic location and prominence of the site further site specific design and development should be prepared based upon design, capacity and viability.</li> <li>Production of a marketing brief which clearly articulates the Council's design and financial expectations.</li> <li>Marketing of the development opportunity to the commercial market.</li> </ul>	<ul style="list-style-type: none"> <li>Comprehensive or phased development should be considered with the adjoining Sterling House development opportunity</li> <li>Design approach should be considered in conjunction with other public sector sites at the junction of Forest Road and</li> </ul>	Short term

Site	Ownership	Delivery Issues	Funding	Delivery Mechanism	Linked Projects	Indicative Phasing
			commercial and residential use proposed.	<ul style="list-style-type: none"> <li>private treaty sale of the land to a developer.</li> <li>Planning application in accordance with the planning and design guidance.</li> <li>Development Implementation.</li> </ul>	Fulbourne Road i.e. the library site and Millennium Clock Tower site.	
Site 7 Millennium Clock Tower	Public Sector	<ul style="list-style-type: none"> <li>The site is relatively small and constrained and therefore innovative design solutions are required.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> <li>Public sector support will be required to facilitate development / help to unlock the sites full potential.</li> <li>Given the constrained nature of the sites viability we will be sensitive to the quantum of ground floor commercial uses and the affordable housing requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Public sector led development.</li> <li>Production of a marketing and development brief for the sites,.</li> <li>Marketing and development selection.</li> <li>Planning application in accordance with design and development guidance.</li> <li>Planning approval</li> <li>Development implementation</li> </ul>	<ul style="list-style-type: none"> <li>Design approach should be considered alongside the Willow House and the Wood Street Corner Site, which are located opposite.</li> </ul>	Medium term
Site 8 Wood Street Corner Site	Public Sector	<ul style="list-style-type: none"> <li>The library building is locally listed with the facade deemed to have some architectural merit.</li> <li>The site is relatively small and constrained and therefore innovative design solutions are required.</li> <li>The setting of the listed library building must be protected.</li> <li>Development will need to promote active frontages along Wood Street.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> <li>Public sector support will be required to facilitate development / help to unlock the sites full potential.</li> <li>Given the constrained nature of the site, viability will be sensitive to the quantum of</li> </ul>	<ul style="list-style-type: none"> <li>Public sector led development.</li> <li>Production of a marketing and development brief for the sites, which sets out the requirements for dealing with the local listed building as well as appropriate forms of development.</li> <li>Marketing and development selection.</li> <li>Planning application in accordance with design and development guidance.</li> </ul>	<ul style="list-style-type: none"> <li>Design approach should be considered alongside the Willow House and the Wood Street Corner Site, which are located opposite.</li> </ul>	Short to Medium term

Site	Ownership	Delivery Issues	Funding	Delivery Mechanism	Linked Projects	Indicative Phasing
			ground floor commercial uses and the affordable housing requirements.	<ul style="list-style-type: none"> <li>● Planning approval</li> <li>● Development implementation</li> </ul>		
Site 9 Thorpe Coombe Hospital Site	Private Sector Site – North East London Foundation (NHS)	<ul style="list-style-type: none"> <li>● Development is dependent on the Trust declaring the site / part of the site surplus to operational requirements.</li> <li>● The site currently has a wide range of building from temporary structures through to listed buildings and therefore a detailed estates review is required to identify surplus assets / identify potential development plots.</li> <li>● The site is one of the largest in the AAP and development is likely to be residential led.</li> <li>● Development must respect the settings and secure the longevity of the listed buildings.</li> </ul>	<ul style="list-style-type: none"> <li>● Private sector funded.</li> <li>● Viability will be dependent on the land available / released for development.</li> <li>● Reuse and the cost associated of the listed buildings will require further detailed investigation and will impact on viability.</li> </ul>	<ul style="list-style-type: none"> <li>● Private sector led</li> <li>● Given the potential scale of development and its proximity to sensitive building, public sector support will be need to release the site's full potential.</li> <li>● Engagement with the NHS Trust to understand their future aspirations for the site.</li> <li>● Preparation of site specific design and planning guidance to provide further guidance</li> <li>● Planning application in accordance with site specific guidance.</li> <li>● Development Implementation.</li> </ul>	<ul style="list-style-type: none"> <li>● Public realm improvements along Forest Road/Shernhall Street frontage.</li> </ul>	Medium term
Site 10 / 11 Marlowe Road Estate and Plaza	Predominately within public sector control with pockets of freehold interests as well as a number of leaseholders (albeit most are on short term tenancy arrangements on the Plaza site)	<ul style="list-style-type: none"> <li>● Redevelopment of the Marlowe Estate and Plaza Area including the relocation / decant of the existing tenants (285 tenants excluding Northwood Tower) will be a complex and lengthy process</li> <li>● Initial viability testing indicates that there is an overall project deficit, which would need to be bridged in order to facilitate comprehensive redevelopment.</li> <li>● Comprehensive estate renewal projects require considerable</li> </ul>	<ul style="list-style-type: none"> <li>● Potential for private sector funding</li> <li>● Upfront public sector investment may be required to unlock its full potential.</li> <li>● Given the size of the site and its strategic position, residential development may represent a viable</li> </ul>	<ul style="list-style-type: none"> <li>● Phased approach due to complexity of project</li> <li>● Public sector led implementation</li> <li>● Continued engagement with existing residents and businesses</li> <li>● Preparation of site specific guidance (marketing and development brief) for the site based upon further design, capacity and viability analysis.</li> </ul>	<ul style="list-style-type: none"> <li>● Public realm improvements in relation to Wood Street Station, Plaza and Wood Street frontage.</li> <li>● Movement and linkages through the site to Shernhall Street and onwards to Walthamstow village should be encouraged.</li> </ul>	Short to Medium term



Site	Ownership	Delivery Issues	Funding	Delivery Mechanism	Linked Projects	Indicative Phasing
		<p>funding in order to meet the upfront costs of buying back of leaseholds, decanting, demolition works and further detailed feasibility work (including on-going resident engagement).</p> <ul style="list-style-type: none"> <li>In this eventuality a compulsory purchase order will need to be promoted by the public sector but will require an appropriate cost indemnity from private sector partners.</li> </ul>	<p>development proposition but would be sensitive to the mix of tenure and commercial elements.</p>	<ul style="list-style-type: none"> <li>LB Waltham Forest to establish an agreed approach to site assembly and future development, working with existing landowners / residents</li> <li>Marketing of the development opportunity to the development market Appointment of preferred development / contractor partner to work with the Council in taking the development proposals forward.</li> <li>Planning application/s in accordance with the development brief.</li> <li>Upon grant of planning, potential to use CPO powers to assist developer in completing site / phased assembly (where agreement has not be reached in advance).</li> <li>Phased development implementation</li> </ul>	<ul style="list-style-type: none"> <li>Design encouragement for replacing more traditional streetscapes and ownership of public realm to deal with ASB hotspots.</li> <li>The development proposals will link to employment opportunities</li> </ul>	
<p>Site 12</p> <p>Brandon Road Car Park</p>	Public Sector	<ul style="list-style-type: none"> <li>No immediate redevelopment proposals and therefore the site represents a medium to long term development opportunity.</li> <li>Potential for residential use</li> <li>May be necessary to explore opportunities for comprehensive development with neighbouring land at the rear.</li> </ul>	<ul style="list-style-type: none"> <li>Potential for private sector funding</li> <li>Public sector support through the production of a planning brief</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led implementation.</li> <li>Monitoring role or preparation of site specific guidance depending on initial discussions with adjoining landowner.</li> </ul>	<ul style="list-style-type: none"> <li>Public realm improvements in relation to Wood Street Station and Wood Street frontage.</li> <li>Linkages with neighbouring activities to be encouraged.</li> </ul>	Medium to Long term

Site	Ownership	Delivery Issues	Funding	Delivery Mechanism	Linked Projects	Indicative Phasing
Site 13 Wood Street Station	Private sector	<ul style="list-style-type: none"> <li>Subject to redevelopment plans of Network Rail/Train operating company</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led implementation</li> </ul>	<ul style="list-style-type: none"> <li>Public realm improvements in relation to Wood Street Station and Wood Street frontage</li> </ul>	Short to Medium term
Site 14 Valentin Road	Private sector	<ul style="list-style-type: none"> <li>Short to medium term redevelopment opportunity for residential purposes</li> <li>Western edge of the site is very shallow and borders the railway line. Need for screening and measures to deal with railway noise/vibration.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led implementation</li> </ul>	<ul style="list-style-type: none"> <li>Public realm improvements in relation to Wood Street Station and Wood Street frontage and redevelopment of the Plaza area</li> </ul>	Short to Medium term
Site 15: Woodside School (Former Warwick School)	Public sector	<ul style="list-style-type: none"> <li>Medium term development opportunity.</li> <li>Currently used as car park.</li> <li>Opportunity for a residential-led mixed use development, possibly with educational use on ground floor along Wood Street.</li> </ul>	<ul style="list-style-type: none"> <li>Potential for private sector funding.</li> </ul>	<ul style="list-style-type: none"> <li>Public/Private sector led implementation.</li> </ul>	<ul style="list-style-type: none"> <li>Public realm improvements fronting Wood Street frontage.</li> </ul>	Medium to Long term
Site 16 Scout Hall and Church  (former factory)	Private sector	<ul style="list-style-type: none"> <li>Potential mixed use residential development with social/community on ground floor.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led implementation</li> </ul>	<ul style="list-style-type: none"> <li>Public realm improvements fronting Wood Street frontage.</li> </ul>	Medium to Long term

Site	Ownership	Delivery Issues	Funding	Delivery Mechanism	Linked Projects	Indicative Phasing
Site 17 Dairy site	Private Sector ownerships	<ul style="list-style-type: none"> <li>Currently in operation use subject to a lease</li> <li>Potential for residential led development with active ground floor uses fronting onto Wood Street.</li> </ul>	<ul style="list-style-type: none"> <li>Private Sector funded.</li> <li>Given the constrained nature of the sites viability we will be sensitive to the viability of ground floor commercial uses and the affordable housing requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led implementation.</li> <li>Engagement with existing landowners to understand their future Operational / development aspirations</li> </ul>	<ul style="list-style-type: none"> <li>Public realm improvements in relation to Wood Street frontage.</li> </ul>	Medium to long
Site 18 Crownlea site	Private Sector ownerships	<ul style="list-style-type: none"> <li>Currently in a multitude of uses including a range of employment and community uses</li> <li>Site comprises a range of poor quality buildings and storage facilities.</li> <li>The site is largely within employment use and therefore redevelopment for alternative uses would require further detailed analysis and justification.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> <li>Viability will require the Landowner and the Council to work collaboratively to maximise the full potential of the site from a planning and viability perspective.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector led</li> <li>Engagement with current landowners in respect of the current use of the site and its future development potential / pre-application discussions.</li> <li>Possible Joint production of a design and development brief to established agree approach and design parameters.</li> <li>Planning application in accordance with design and development brief.</li> <li>Development Implementation</li> </ul>	<ul style="list-style-type: none"> <li>Public realm improvements along Wood Street</li> </ul>	Medium to long term

Site	Ownership	Delivery Issues	Funding	Delivery Mechanism	Linked Projects	Indicative Phasing
Site 19 Lucerne Grove	Public sector ownerships	<ul style="list-style-type: none"> <li>The existing property in a poor state of repair and in need of significant investment.</li> <li>The existing building is not listed but is deemed to have some architectural merit and therefore further design consideration is required</li> <li>Potential for intensification of residential use.</li> <li>Redevelopment is dependent on the suitable relocation / decanting on existing tenants.</li> <li>Any development should give careful consideration to the relationship to the neighbouring residential properties.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector funded</li> <li>Given the scale of development viability we will be sensitive to the affordable housing requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Public sector led development.</li> <li>Production of landowners brief / marketing brief.</li> <li>Marketing and developer selection.</li> <li>Planning application in accordance with design and development guidance.</li> <li>Planning approval.</li> <li>Development implementation.</li> </ul>	<ul style="list-style-type: none"> <li>Potential to support the Marlowe Road / Plaza Area redevelopment either through release of capital or as a decant site for existing tenants.</li> </ul>	Medium to long term

Table 3

## 6.3 Infrastructure Plan

**6.3.1** A major element of plan delivery is the Infrastructure Plan. This is to ensure that the infrastructure requirements of growth have been considered. In identifying infrastructure requirements, the Council has referred to the Waltham Forest Strategic Infrastructure Plan which identified borough wide infrastructure needs to 2026. It established the relative relative importance and priorities for infrastructure provision and how this should be provided. The Study's findings have helped to identify the transport, social and physical infrastructure required to enable the delivery of this plan.

**6.3.2** The items indicated in the table below is not exhaustive of all infrastructure likely to be needed during the plan period. Other items may be required as appropriate, in response to changed circumstances as may prevail when sites become available for redevelopment.

**6.3.3** Timing and phasing will depend on a variety of factors, including the availability of funding and the timing of major investment. In some cases, confirmation of funding for infrastructure may be limited to the first 5 years, the immediate foreseeable future during which a degree of certainty may be possible. Nevertheless, it is important to identify medium to long term infrastructure priorities even where funding has not yet been confirmed. In delivering the infrastructure plan, the Council will work with key partners to ensuring that the plan is delivered in a joined-up way.

**6.3.4** Where a development generates the need for new or upgraded infrastructure, on- or off- site, either to support the development or mitigate its effects, will be expected in the form of contributions towards provision. Necessary infrastructure may

include facilities for walking, cycling and public transport, and community facilities, such as schools and other educational establishments, health facilities, places of worship and open spaces.

**6.3.5** The Council will continue to engage with infrastructure providers, utilities providers, delivery partners and other relevant organisations to ensure that necessary infrastructure is planned and delivered to support the growth aspirations of this AAP.

Policy	Infrastructure Item	Responsible Organisation	Funding sources	Target timescale
WS1, WS4, WS9, WS24, WS25	Community facilities - including meeting rooms, and faith facilities	Developers	Developer contributions where necessary	Throughout the plan period
WS13, WS20	Walking and cycling routes	LBWF, TfL, Developers	Developer contributions where necessary	Throughout the plan period
WS14, WS15	Public transport/Highway improvements	TfL, LBWF	Funding opportunities (eg. Outer London Fund), TfL, Developer contributions where necessary	Throughout the plan period
WS16	Parking	Developers, Car Club operator	Developer contributions	Throughout the plan period
WS17	Decentralised Energy Network	LBWF, Landowners	Developer contributions	Throughout the plan period
WS18, WS19, WS26	Open spaces /play areas and other public spaces	Developers	Developer contributions	Throughout the plan period
WS24	New health facilities - doctors/dental surgeries (as may be required)	LBWF, CCG	NHS, Developer contributions	Throughout the plan period
WS24	Education - including early years, primary, secondary and adult learning	LBWF	Developer contributions	Throughout the plan period

Table 4

## Appendix 1 - Key Evidence Documents

## Appendix 1 - Key Evidence Documents

Document	Produced by	Publication Date
Our Place in London - Waltham Forest Sustainable Community Strategy	Waltham Forest Council	2008
Waltham Forest Core Strategy Sustainability Appraisal	URS/ Scott Wilson	2010
Waltham Forest Habitats Regulations Assessment	URS/Scott Wilson	2010
Draft Replacement London Plan	Mayor of London	2009
Waltham Forest Annual Monitoring Report 2008/2009	London Borough of Waltham Forest	2009
Waltham Forest Strategy for Enterprise, Employment and Skills	Waltham Forest Council	Dec 2009
London Borough of Waltham Forest 2009 Employment Land Study	URS	Oct 2009
London Borough of Waltham Forest - Local Economic Assessment	Navigant Consulting	Dec 2010
Creative Industries Mapping Document 2001	DCMS	2001
The London Plan: Spatial Development Strategy for Greater London: Consultation Draft Replacement Plan	Mayor of London	Oct 2009
Strategic Regeneration Framework: An Olympic Legacy for the Host Boroughs	Greenwich, Hackney, Tower Hamlets, Newham and Waltham Forest Councils	Oct 2009
Taking Our Place in London: Waltham Forest's Culture Strategy 2010-2030	Waltham Forest Borough Council	2009
Annual Population Survey	Office for National Statistics	2009
Circular 05/05: Planning Obligations	ODPM	2005



Document	Produced by	Publication Date
Local Area Tourism Impact Model	London Development Agency	2009
The Good Practice Guide on Planning for Tourism	DCLG	2006
Planning Policy Statement 1: Delivering Sustainable Development	ODPM	2005
Planning Policy Statement 4: Planning for Sustainable Economic Growth	CLG	Dec 2009
Annual Public Health Report	Waltham Forest Primary Care Trust	2009/10
Connecting with London's Nature: The Mayor's Biodiversity Strategy	Mayor of London	2002
Draft Olympic Legacy Supplementary Planning Guidance	GLA	2010
Draft Waltham Forest Biodiversity Action Plan	London Borough of Waltham Forest	2010
Draft Waltham Forest Open Space Strategy	London Borough of Waltham Forest	2010
Does Money Grow on Trees	CABE	2005
Draft Waltham Forest Tree Strategy	London Borough of Waltham Forest	2010
Future Health: Sustainable Places for Health and Well-being	CABE	2009
Olympic Park Biodiversity Action Plan	ODA	2008
London Plan Implementation Report: Improving Londoners' Access to Nature	GLA	2008
London Rivers Action Plan: A Tool to Help Restore Rivers for People and Nature	The River Restoration Centre	2009
Planning Policy Statement 9: Biodiversity and Geological Conservation	ODPM	2005

Document	Produced by	Publication Date
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation	ODPM	2002
The EU Water Framework Directive	European Commission	2000
Upper Lee Valley Landscape Strategy	Wetherford Waston Mann	2010
Waltham Forest Climate Change Strategy	Waltham Forest LSP	2008
Waltham Forest Playing Pitch Strategy	PMP	2004
Waltham Forest Safety Net Strategic Assessment	Waltham Forest Borough Council	Oct 2009
Place Survey: England 2008	CLG	2008
Safer Places - The Planning System and Crime Prevention	ODPM	2004
Secured by Design	ACPO	2009
Waltham Forest Hot Food Take Away SPD	LB Waltham Forest	Mar 2009
Environmental Crime and Antisocial Behaviour Survey	Cello MRUK	Oct 2009
Waltham Forest Urban Design SPD	LB Waltham Forest	Feb 2010
Waltham Forest Strategic Infrastructure Plan: Social Infrastructure Needs Assessment	URS	2009
Waltham Forest Housing Strategy	LB Waltham Forest	2008
Waltham Forest Affordable Housing Viability Study	Fordham Research	2009
Waltham Forest High Density Housing Study	Urban Initiatives	2009
Waltham Forest Housing Needs and Market Survey	DCA	2007

Document	Produced by	Publication Date
Waltham Forest Housing Land Availability Assessment	Entec	2008
Waltham Forest Retail and Leisure Study	Nathaniel Lichfield and Partners (NLP)	2009
Strategic Housing Land Availability Assessment	GLA	2009
Waltham Forest Growth Area Programme of Development	LB Waltham Forest	2008
Waltham Forest Characterisation Study	Urban Practitioners	2009
Achieving the Building for Life Standard	CABE	2005
Public Realm Place Making Study	Waltham Forest	
Planning Policy Statement 3: Housing	CLG	2010
Circular 1/2006	CLG	2006
Designing Gypsy and Traveller Sites: Good Practise Guide	CLG	2008
Interim London Housing Design Guide	GLA	2010
London Housing Strategy	GLA	2010
East London Sub Region Strategic Housing Market Assessment	ORS	2009
Greater London Strategic Market Assessment	GLA	2008
North London Strategic Flood Risk Assessment	Mouchel	2008
Thames Catchment Flood Management Plan	Environment Agency	2009
Waltham Forest Climate Change Evidence Base	Urban Practitioners and URS	2009

Document	Produced by	Publication Date
Waltham Forest Local Strategic Partnership Climate Change Strategy	Waltham Forest	2008
Waltham Forest Carbon Footprinting Report	Carbon Descent (formerly SEA Renue)	2007
Waltham Forest Energy Strategy	AEA Energy and Environment	2008
2008 NI 186 data	DECC	2008
The Mayor's Draft Municipal Waste Management Strategy, London's Wasted Resource	Mayor of London	2010
North London Joint Waste Strategy 2004-2020	North London Waste Authority	2009
North London Waste Plan Preferred Options Report	North London Joint Waste Partnership	2009
Waste Strategy for England	DEFRA	2007
Mayor's Transport Strategy	Mayor of London	2010
Draft Electric Vehicle Infrastructure Strategy	Mayor of London	2009
North London - Developing a Sub-Regional Transport Plan – Interim report on Challenges and Opportunities	TfL	2010
Waltham Forest Cycle Action Plan	Waltham Forest	2006
Waltham Forest Local Implementation Plan (LIP) 2005/06- 2010/11	Waltham Forest	2005
Waltham Forest Strategic Infrastructure Plan - Transport Infrastructure Needs Assessment	URS	2009
Chingford to Stratford Appraisal	MVA Consultancy	2010
Better Streets	Mayor of London	2009

Document	Produced by	Publication Date
Planning Policy Guidance 13: Transport	CLG	
Guidance on Transport Assessments	DfT	2007
Transport Assessment Best Practice. Guidance Document	TfL	2010
Streetcar in Property Developments Waltham Forest		2010
Marmot Review - Fair Society, Health Lives		2010
Healthier Communities (Health Inequalities) Strategy, A Healthier, Fairer Waltham Forest	LB Waltham Forest	2010
Waltham Forest's Joint Needs Assessment	Waltham Forest PCT	2009 -11
Planning Policy Statement 23: Planning and Pollution Control	ODPM	2004
Watch Out For Health	HUDU	2009
Tackling Overcrowding in England	CLG	2007
Housing and Public Health: A Review of Reviews of Interventions for Improving Health	NICE	2005
Future Health: Sustainable Places for Health and Well-being	CABE	2009
Promoting and Creating Built and Natural Environments That Encourage and Support Physical Activity	NICE	2008
Consultation Paper on a New Planning Policy Statement: Planning for a Natural and Healthy Environment	CLG	2010
The London Health Inequalities Strategy	GLA	2010
Public Realm Place Making Study	Waltham Forest	2009

Document	Produced by	Publication Date
Healthy Weight, Healthy Lives: A Cross Government Strategy for England	Department of Health	2008
Gambling and the Nations Health: Sandwells 17th Annual Report	Sandwell NHS Primary Care Trust	2006

**Table 5**

## Glossary

## Glossary

### Glossary

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

**Accessibility-** the ability of people to move round an area and to reach places and facilities, including 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 provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing. Social rented housing includes housing rented from the Council and or registered social landlords (RSL). The rents on these properties are significantly lower than market housing rents. Intermediate housing aims to bridge the gap between social rented housing and market housing. Intermediate housing costs more than social rented housing but should still cost much lower than market housing.

**Air Quality Management Area-** an area declared by a local authority where it predicts that national air quality objectives will not be met.

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

**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.

**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.

**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, the other tributaries, rivers and streams within London and London's open water spaces such as docks, reservoirs and lakes. It includes culverted (or covered over) parts of rivers, canals or streams.

**Borough Employment Area (BEA)-** land meriting protection for employment generating uses.

**BREEAM-** the standard for assessing the sustainability and environmental performance of buildings.

**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. May also be referred to as previously developed land.

**Buffer Zone (Waterways)-** an area of land adjacent to waterways identified to be kept free of any permanent structures.

**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-** clubs where a number of people share a pool car(s) for rent or otherwise for personal use.

**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.

**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.

**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.

**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 Hackney–Chelsea Line) will link Hackney and south-west London. The precise route, the character and the role of the link have not yet been assessed.

**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.

**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 (CO<sub>2</sub>).

**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.

**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-** accessible routes for people and wildlife.

**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.

**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.

**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 heat island effect and is an effect where the average temperature of an area is higher than nearby rural areas.

**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)**- small shared dwelling houses occupied by between three and six unrelated individuals as their only or main residence, who share basic amenities such as a kitchen or bathroom.

**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.

**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-** 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 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.

**Material Consideration-** a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

**Mayor's Development Corporation (MDC)-** the Olympic Park Legacy Company (OPLC) should be reformed as a Mayoral Development Corporation, reporting directly to the Mayor and democratically accountable to Londoners

**Metropolitan Open Land (MOL)-** a unique designation for London which protects strategically important open spaces within the built environment.

**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.

**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 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.

**Planning Policy Guidance Notes (PPG)**– guidance notes issued by Government setting out planning policy and main land uses. They provide guidance and advice on the application of national policy.

**Planning Policy Statements (PPS)**– statements issued by Government setting out planning policy and the main land uses. They are supported by a range of good practice and other documents providing guidance and advice on the application of policy. Planning Policy Statements are the replacements for the Planning Policy Guidance Notes.

**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**– recovering re-usable materials from waste or using a waste material for a positive purpose.

**Renewable Energy**- energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

**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**- a planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

**Site 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, and meeting rooms, halls and pubs.

**Soundness**- a Development Plan Document is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures including the measures set out in the authority's statement of Community Involvement.

**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 employment uses of a more industrial/ manufacturing nature than Borough Employment Areas.

**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.

**Transport for London (TfL)-** the primary role of TfL, which is a functional body of the Greater London Authority, is to implement the Mayor of London's Transport Strategy and manage transport services across 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 the Local Plan.

