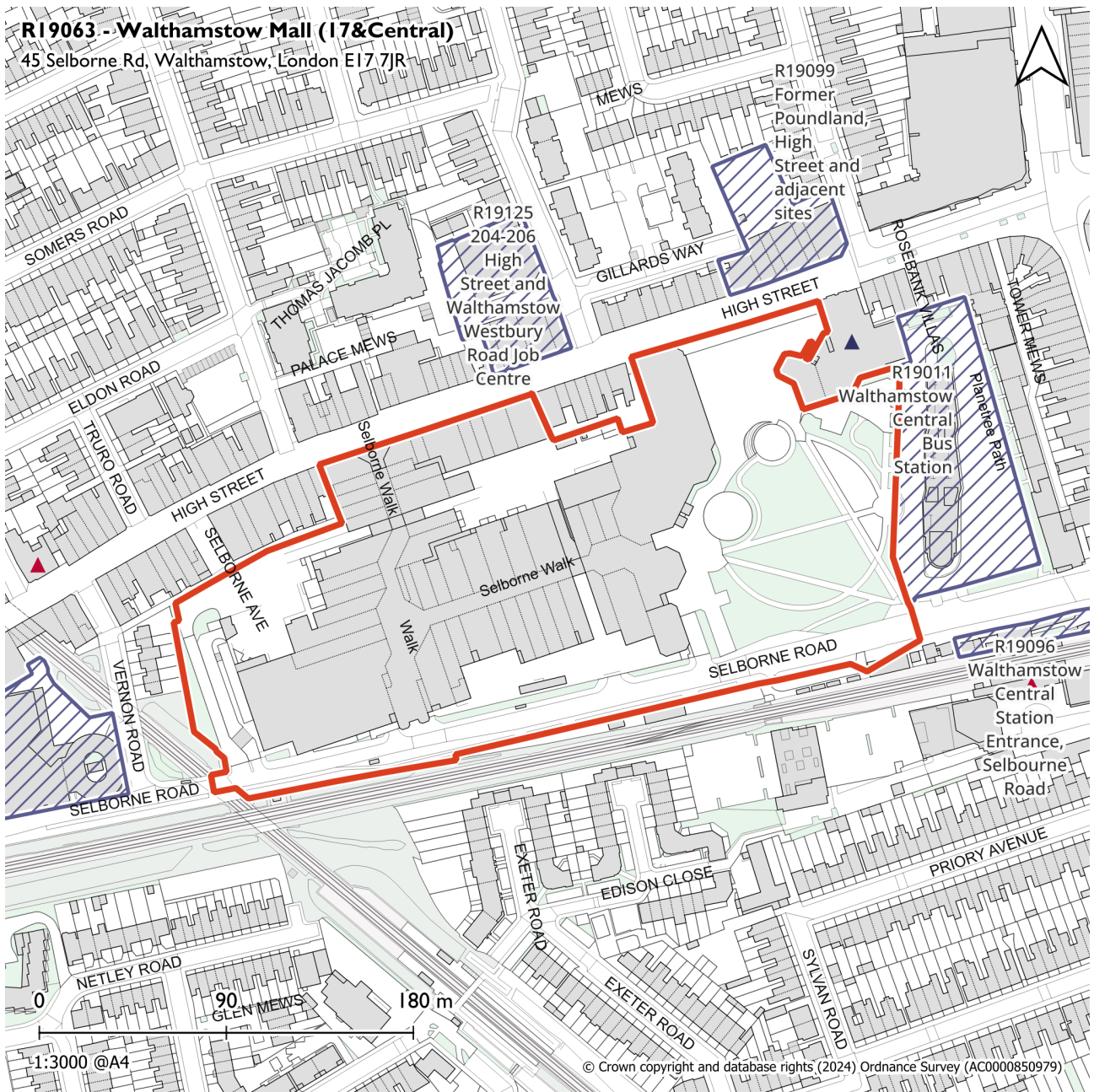


**Walthamstow Mall (17&Central) (R19063)**



Please read in conjunction with the 'Site Boundary and Constraints Plan Key', which can be found at the end of the document.

Address:	45 Selborne Rd, Walthamstow, London E17 7JR		
Previous site reference:	SA26	Ward:	High Street
Site Size (Ha):	5.04	Ownership:	Public (with long private lease)
Consent Status:	Part consented	Planning Reference(s):	202491
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; Area potentially suitable for tall building(s)*; PSA; Listed Building (adjacent); APA; AQMA; CDA.		

Footnote to Planning Desinations - \*This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, within an indicative range of 18 - 34 storeys on the implemented site and 18 – 29 storeys on the unimplemented site. This is subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policies set out within Local Plan Part 1, including Policy 54 Tall Buildings.

### Walthamstow Mall (17&Central) (R19063) - Site Allocation

#### Site Allocation

- A. Reprovide, enhance and modernise retail and town centre uses and provide a new step-free entrance to Walthamstow Central Station, new homes, retail and other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces, including an enhanced town square.

#### Indicative Capacities

- B. 1,220 homes, of which 538 homes are consented and are implemented.
- C. Overall town centre uses to be determined through further masterplanning and detailed planning applications at the time of submission.

#### Potential Delivery Timescale

- D. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035
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#### Character-led Intensification Approach

- E. Transformation

### Walthamstow Mall (17&Central) (R19063) - Site Requirements

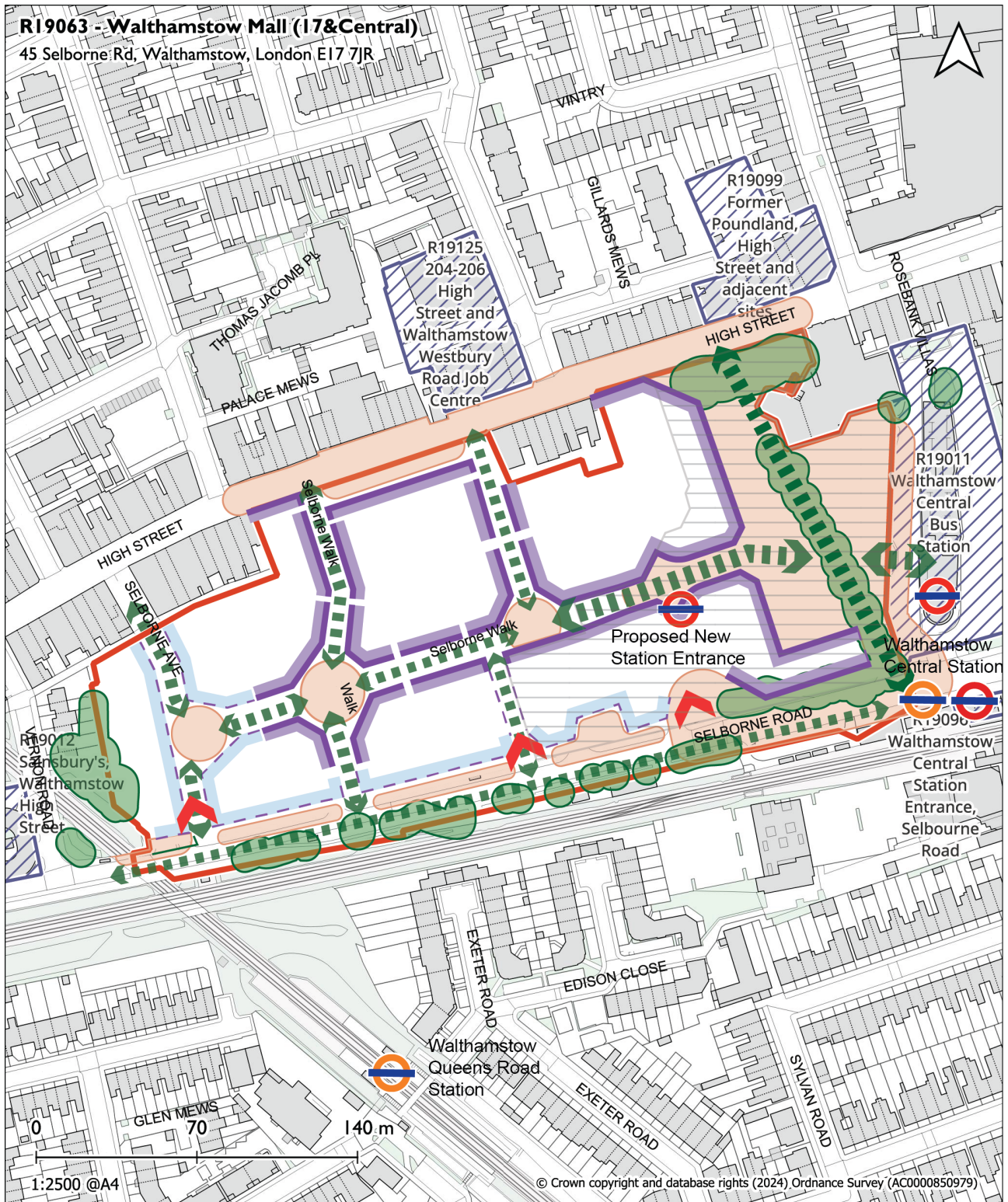
In order to secure planning permission, development proposals will be expected to

- A. Deliver a new entrance to Walthamstow Central Station to provide step-free access and enable increased capacity. Proposals should deliver associated public realm enhancements to enhance the wider transport interchange, ensuring that it is safe, accessible and inclusive for all.
- B. Optimise the capacity of the site to deliver approximately 1,220 high quality, accessible, sustainable homes, including affordable housing, of which 538 homes have been consented on the eastern part of the site, with 499 homes currently being delivered and 39 homes to be delivered from 2026/27. The part of this site allocation without existing planning proposals may be suitable for the provision of high quality, sustainable, accessible Purpose-Built Student Accommodation, including affordable student accommodation, subject to compliance with all relevant planning policy tests and an overall indicative cap for the Walthamstow Strategic Location of 890 purpose-built student rooms. Purpose-Built Student Accommodation in the borough

- is expected to have a nomination agreement for occupation by students of one or more higher education provider(s), with the priority being provision for the University of Portsmouth.
- C. Explore whether further Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for the unimplemented part of this site. All Build to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.
  - D. Reprovide and upgrade retail uses alongside other main town centre uses that enhance Walthamstow Major Centre's existing offer. Uses should complement the 2,751 sqm of retail floorspace, 1,205 sqm of food and beverage floorspace, and 439 sqm flexible retail / business / community floorspace that are being provided as part of the implemented scheme, with those considered particularly suitable including additional food and beverage uses and workspace, cultural uses and night time economy uses. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage, including through reference to vacancy rates within the designated centre. Development should take a phased approach to allow for the continuity of trade.
  - E. Ensure proposals account for the site's relationship with Walthamstow Market and the needs of traders, including consideration of market storage facilities and provisions for stallholders. Applicants should liaise with the Council at the earliest possible stage to opportunities for upgraded market facilities.
  - F. Develop a comprehensive, site wide masterplan for the site to ensure that the delivery is cohesively planned and aligned with the consented development.
  - G. Reinstate the historic street pattern, creating a network of new streets within the site formed around new inclusive public spaces to deliver a pedestrian-focused environment with biodiverse green amenity, which is safe and accessible to all.
  - H. Provide well designed active commercial ground-floor frontages onto Walthamstow High Street and active residential ground-floor frontages onto Selbourne Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
  - I. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
  - J. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
  - K. Redesign the Walthamstow Town Square Gardens to create a new and improved civic and ecological heart for Walthamstow Major Centre.
  - L. Deliver new pedestrian and cycling connectivity through the site and enhance the existing pedestrian and cycling connectivity along Selbourne Road.

- M. Provide safe, well defined and well managed servicing and delivery access to the site from Selbourne Road.
- N. Preserve or enhance the significance, setting and key views of the Grade II Listed St Walthamstow Central Library located to the east of the site.
- O. Mitigate existing pluvial flood risk to the west and south of the site to achieve greenfield run off rates through appropriate design, including Sustainable Drainage Systems (SuDS) where appropriate. Development should also make efforts to reduce pluvial flood risk off site.

Walthamstow Mall (17&Central) (R19063) - Placemaking Plan



Please read in conjunction with the 'Placemaking Plan Key', which can be found at the end of the document.