

# Local Development Framework

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## Development Management Policies

### Preferred Options

January 2011



**Waltham Forest**  
It's happening here



**Waltham Forest**

## Translation

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## Part 1 - Introduction

1 Introduction .....	5
2 Policy DM1- Mixed Use Development .....	15

## Part 2 - Managing Population Growth and Change

3 Policy DM2- Meeting Housing Targets .....	26
4 Policy DM3 - Affordable Housing Provision .....	29
5 Policy DM4 - Residential Extensions and Alterations .....	33
6 Policy DM5 - Housing Mix .....	35
7 Policy DM6 - Housing Conversions .....	38
8 Policy DM7 - Amenity and Internal Space .....	43
9 Policy DM8 - Housing Quality and Accessibilty .....	47
10 Policy DM9 - Gypsy and Traveller Provision .....	51
11 Policy DM10 - Specialised Housing .....	53
12 Policy DM11 - Resource Efficiency and High Environmental Standards .....	56
13 Policy DM12 - Decentralised and Renewable Energy .....	61
14 Policy DM13 - Open Space, Sports and Recreation .....	65
15 Policy DM14 - Co-ordinating Land use and Transport .....	73
16 Policy DM15 - Sustainable Transport Network .....	78
17 Policy DM16 - Managing Private Motorised Transport .....	81
18 Policy DM17 - Parking .....	86

## Part 3 - Creating Wealth and Opportunity for Residents

19 Policy DM18 - Social Infrastructure .....	91
20 Policy DM19 Strategic Industrial Locations .....	100
21 Policy DM20 Borough Employment Areas .....	103
22 Policy DM21 Non-Designated Employment Areas .....	109

<b>23 Policy DM22 - Improving Job Access and Training</b> .....	<b>112</b>
<b>24 Policy DM23 - Tourism Development and Visitor Attractions</b> .....	<b>116</b>
<b>25 Policy DM24 - Health and Well Being</b> .....	<b>122</b>
<b>26 Policy DM 25 Environmental Protection</b> .....	<b>127</b>

## **Part 4 - Retaining More Wealth Within the Borough**

<b>27 Policy DM26 - Managing Changes of Use in Town Centres</b> .....	<b>132</b>
<b>28 Policy DM27 - New Retail, Office and Leisure Developments</b> .....	<b>140</b>
<b>29 Policy DM28 - Night Time Economy Uses</b> .....	<b>144</b>
<b>30 Policy DM29 - Heritage Assets</b> .....	<b>147</b>
<b>31 Policy DM30 - Design Principles, Standards and Local Distinctiveness</b> .....	<b>154</b>
<b>32 Policy DM31 - Inclusive Environment and Built Environment</b> .....	<b>160</b>
<b>33 Policy DM32 - Tall Buildings</b> .....	<b>163</b>
<b>34 Policy DM 33 - Managing Impact of Development on Occupiers and Neighbours</b> .....	<b>167</b>
<b>35 Policy DM34 - Improving Community Safety</b> .....	<b>170</b>
<b>36 Policy DM35 - Water</b> .....	<b>174</b>
<b>37 Policy DM36 - Biodiversity</b> .....	<b>185</b>

## **Part 5 - Implementation and Monitoring**

<b>38 Policy DM37 - Working with Partners and Infrastructure</b> .....	<b>192</b>
<b>39 Monitoring</b> .....	<b>197</b>

## **Appendices**

<b>Appendix 1 - UDP Saved Policies Replaced</b> .....	<b>198</b>
<b>Appendix 2 - Monitoring Indicators and Targets</b> .....	<b>213</b>
<b>Appendix 3 - Key Evidence for Development Management Policies</b> .....	<b>225</b>
<b>Appendix 4 - Parking Standards</b> .....	<b>231</b>
	<b>239</b>

**Appendix 5 - Buildings of Special Architectural or Historic Interest -  
Listed by the Secretary of State** .....

**Glossary**

**Glossary** ..... **245**

**List of Figures**

Figure 1.1 Local Development Framework Documents ..... 6  
Figure 1.2 Development Management Policies Structure ..... 8  
Figure 2.1 Key Diagram ..... 18  
Figure 7.1 Restricted Conversion Area ..... 41  
Figure 13.1 London Heat Map ..... 63  
Figure 14.1 Access to Play Facilities ..... 71  
Figure 15.1 Public Transport Accessibility Levels ..... 75  
Figure 17.1 Road Hierarchy ..... 83  
Figure 21.1 Employment sites ..... 107  
Figure 23.1 Percentage of low/ no skilled residents (Source: Waltham Forest  
Strategy for Enterprise, Employment and Skills, 2009) ..... 114  
Figure 31.1 Typology Findings ..... 157  
Figure 32.1 Geology ..... 162  
Figure 33.1 Topography ..... 166  
Figure 36.1 Flood Risk Zones ..... 178  
Figure 36.2 Waterways in Waltham Forest ..... 181  
Figure 37.1 Hierarchy of Sites and Access to Nature ..... 189

## 1 Introduction

### 1.1 Introduction

**1.2** As part of changes to the plan making process introduced in 2004, Local Planning Authorities are required to produce a Local Development Framework. The Local Development Framework (LDF) will guide development in the borough and will supersede the current Waltham Forest Unitary Development Plan (Adopted March 2006)

**1.3** The Local Development Framework (LDF) is made up of several documents.

Document	Description
The Local Development Scheme (LDS)	The timetable identifying which local development documents will be produced, in what order and when.
Statement of Community Involvement (SCI)	Sets out the standards the Council will achieve when involving local communities in producing local development documents.
Core Strategy	The overarching policy document setting out the broad policy framework for all other documents in the LDF. All development plan documents in the LDF must be in conformity with the Core Strategy.
<b>Development Management Policies (this document)</b>	Translates the strategic policies in the Core Strategy into more detail to be used in assessing planning applications.
Supplementary Planning Documents (SPDs)	Helps to explain specific issues or sites in more detail.
Site Specific Allocations/Proposals Map	Will identify sites for specific uses.
Area Action Plans	Provides a geographic dimension focussed on particular areas of the boroughs - setting out areas in which most change is expected. These include Blackhorse Lane, Walthamstow Town Centre and the Northern Olympic Fringe and Wood Street.
North London Joint Waste Plan	The Council is working with the North London Boroughs of Hackney, Enfield, Haringey, Barnet, Camden and Islington on this document.
Annual Monitoring Report	The purpose of the AMR is to assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved.

### What is the Development Management Policies DPD?

**1.4** The aim of Development Management is to reduce unnecessary complexity for all parties engaged in development. There is an emphasis on collaboration and a positive proactive approach to coming to a balanced agreement that solves problems rather than a compromise that does not meet everyone's objectives. It has been recommended that there is an increased transparency of decision making, with interested parties engaged at the earliest opportunity so that the wider community benefits that any development can achieve are appreciated from the outset.

**1.5** In accordance with PPS12 (Local Spatial Planning) policies which relate to the delivery of the Core Strategy objectives will be included in the Development Management Policies DPD and repetition of national and London plan policy will be avoided. PPS12 states that a greater use of national guidance (PPS) and London plan policy is made in the decision making process rather than relying on local policy to repeat the national and local policies to cover every potential development angle.

**1.6** Following the recent consultation on the LDF Core Strategy Preferred Options, the Council is beginning work on more detailed policies. These policies are brought together in the Development Management Policies Development Plan Document. It sets out criteria based policies against which planning applications will be considered and determined.

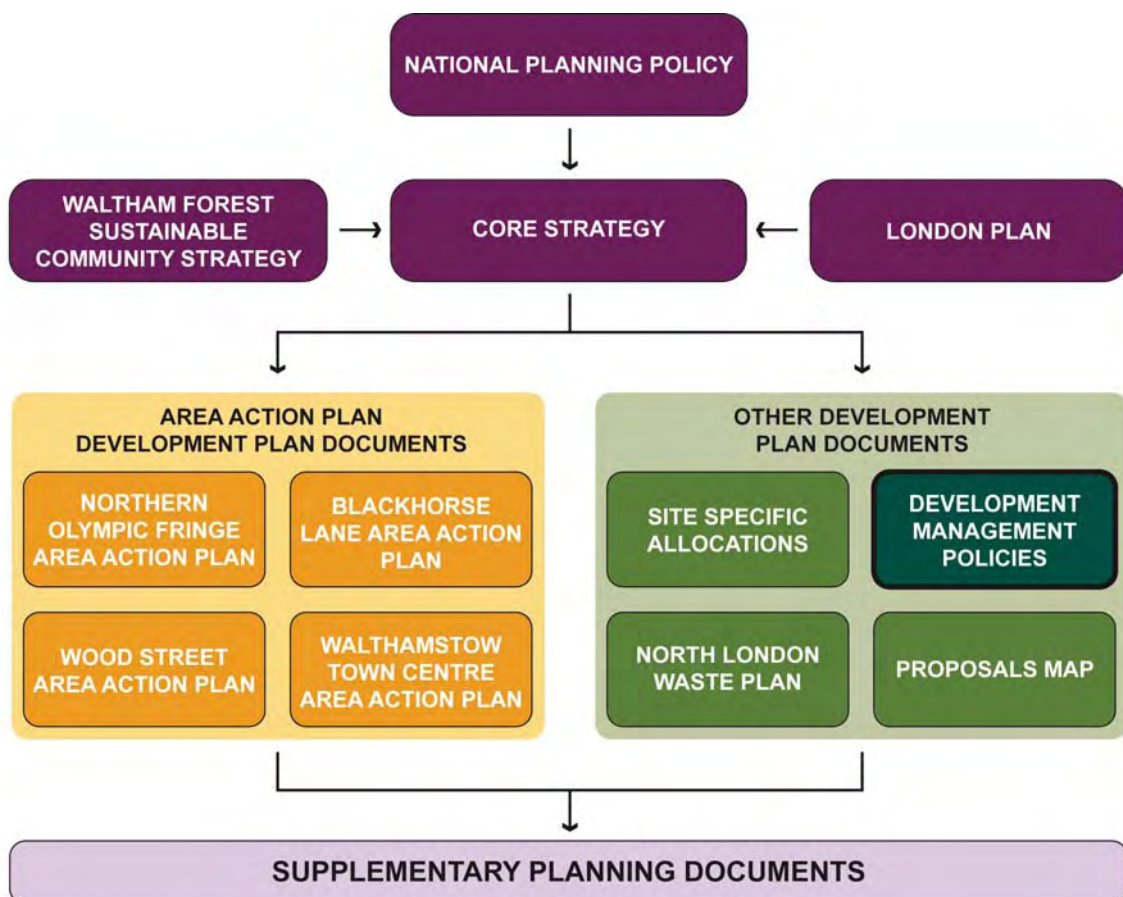


Figure 1.1 Local Development Framework Documents

**1.7** The Development Management Policies Development Plan Document will contain a number of policies to control the development and use of land. It needs to comply with the Core Strategy and the Government's statements on planning policies. The Development Management Policies also needs to take account of the London Plan. The policies in this document will also contribute towards the achievement of the Council's wide aims and objectives, including those set out in the Sustainable Community Strategy. The Sustainable Community Strategy was adopted by the Council in May 2008.

The Core Strategy sets out the spatial planning vision for WalthamForest in 2026. To achieve this, a set of strategic objectives have been identified in the Core Strategy. There are sixteen strategic objectives, each of which has a single corresponding Core Strategy policy and one or more Development Management Policies relevant to that strategic objective. Details of these are attached at Appendix 2.

The strategic objectives demonstrate clearly how WalthamForest will address key issues through its spatial planning policies.



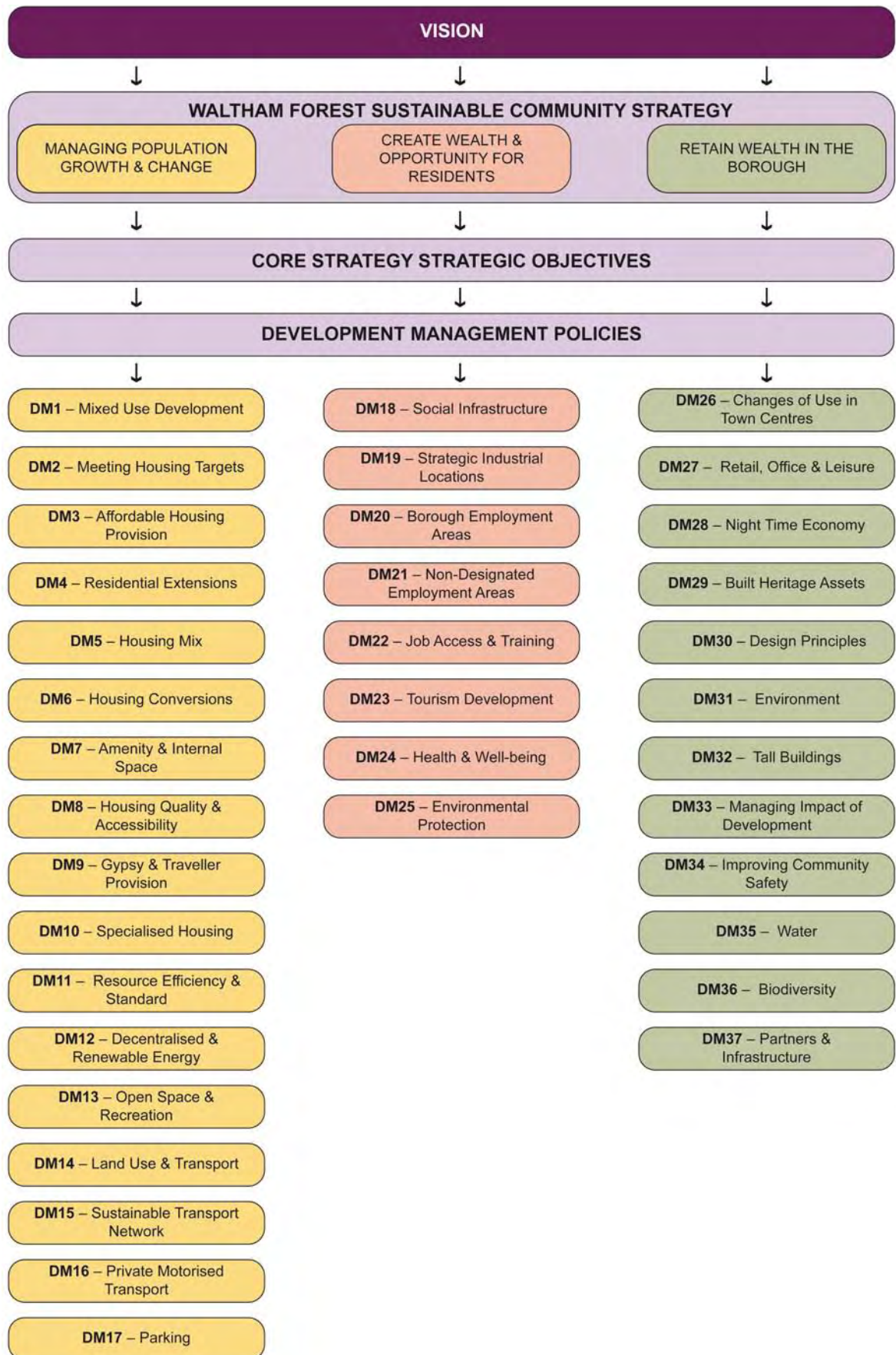


Figure 1.2 Development Management Policies Structure

**1.8** The key stages in the production of the Development Management Policies Document are set out below:

Stage	Timetable
Issues and Options consultation	March - April 2010
<b>Preferred Options - the policy approach the Council considers most appropriate - Current stage</b>	January - February 2011
Publication - the final document is published for final consultation (6 weeks period)	September - October 2011
Submission - the document is submitted to the Secretary of State with representations received at the publication stage.	January 2012
Independent Examination - the Inspector hears evidence from invited parties to inform the consideration of the soundness of the plan.	April 2012
Adoption - the Council formally adopts the Development Management Policies Document	August 2012

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

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

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

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

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

## Sustainability Appraisal

**1.13** Sustainability Appraisals (SA) are required for each Development Plan Document (DPD) to ensure that due consideration is given to the social, economic and environmental implications of the document.

**1.14** A scoping report has been produced to cover the scope of all Local Development Documents included in the Waltham Forest LDF. It includes a review of other relevant plans, policies and programmes that relate to the local area, information on the present state of the local environment (the baseline), a discussion of the local sustainability issues and a set of sustainability objectives. A Sustainability Appraisal Report on the Development Management Preferred Options document has been prepared utilising the framework established in the scoping report.

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

## How to respond to this document

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

**1.17** The consultation period runs from **17th January 2011 to 28th February 2011**. Any comments you may have in response to the questions asked in this document must be submitted to the Council latest by **5 pm on 28th February 2011**.

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

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

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Telephone: 020 8496 3000

### **Next Steps**

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

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

**About this document**

**1.22** The table below provides a useful guide in identifying how the Development Management Policies address topic related issues.

Key Planning Issue	Associated Development Management Policy
Biodiversity and the Natural Environment	DM35 - Water DM36 - Biodiversity
Climate Change	DM11 - Resource Efficiency and High Environmental Standards DM12 - Decentralised and Renewable Energy
Conservation	DM13 - Open Space, Sports and Recreation DM23 - Tourism Development and Visitors Attractions DM29 - Built Heritage Assets
Economic Development	DM19 - Strategic Industrial Locations DM20 - Borough Employment Areas DM21 - Non-Designated Employment Areas DM22 - Improving Job Access and Training DM26 - Managing Changes of Use in Town Centres DM27 - Retail, Office and Leisure Developments DM28 - Night Time Economy Uses
Education	DM18 - Social Infrastructure DM22 - Improving Job Access and Training
Equal Opportunities	DM1 - Mixed Use Development DM5 - Housing Mix DM22 - Improving Job Access and Training DM30 - Design Principles, Standards and Local Distinctiveness

Key Planning Issue	Associated Development Management Policy
	DM34 - Improving Community Safety
Employment Land	DM19 - Strategic Industrial Locations DM20 - Borough Employment Areas DM21 - Non-Designated Employment Areas
Flooding	DM35 - Water
Health	DM24 - Health and Well Being DM25 - Environmental Protection
Housing	DM2 - Meeting Housing Targets DM3 - Affordable Housing Provision DM4 - Residential Extensions and Alterations DM5 - Housing Mix DM6 - Housing Conversions DM7 - Amenity and Internal Space DM8 - Housing Quality and Accessibility DM9 - Gypsy and Traveller Provision DM10 - Specialised Housing
Infrastructure	DM1 - Mixed Use Development DM18 - Social Infrastructure DM37 - Working with Partners and Infrastructure
Open Space and Sporting facilities	DM13 - Open Space, Sports and Recreation
Place Shaping	DM30 - Design Principles, Standards and Local Distinctiveness DM31 - Inclusive Environment and Built Environment

Key Planning Issue	Associated Development Management Policy
	DM32 - Tall Buildings DM33 - Managing Impact of Development on Occupiers and Neighbours DM34 - Improving Community Safety
Pollution (Air & Noise)	DM25 - Environmental Protection
Safety and Designing Out Crime	DM34 - Improving Community Safety
Shopping	DM26 - Managing Changes of Use in Town Centres
Social Cohesion	DM18 - Social Infrastructure DM34 - Improving Community Safety
Sustainable Design and Construction	DM11 - Resource Efficiency and High Environmental Standards DM12 - Decentralised and Renewable Energy
Training and Skills	DM22 - Improving Job Access and Training
Transport	DM14 - Co-ordinating Land Use and Transport DM15 - Sustainable Transport Network DM16 - Managing Private Motorised Transport DM17 - Parking DM18 - Social Infrastructure
Town Centres	DM26 - Managing Changes of Use in Town Centres
Urban Design	DM30 - Design Principles, Standards and Local Distinctiveness
Waste Management	DM11 - Resource Efficiency and High Environmental Standards DM12 - Decentralised and Renewable Energy
Water	DM35 - Water

## 2 Policy DM1- Mixed Use Development

### Strategic Objective 1

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

### Introduction

**2.1** The provision of an appropriate mix of uses, both within areas and in individual buildings, can contribute to successfully managing future growth in Waltham Forest and making efficient use of its land. A mix of uses on individual sites and across an area can:

- reduce commuting and the need for some other journeys, helping to cut congestion in the borough and improve air quality;
- promote successful places that have a range of activities and are used throughout the day, increasing safety and security; and
- increase the provision of much-needed housing.





**2.2** Core Strategy CS1 - "Location and Management of Growth" promotes the most efficient use of land and buildings in Waltham Forest. This includes encouraging a mix of uses in the key growth areas. Policy DM1 helps to implement this and clarifies our approach to mixed use development.

**2.3** Mixed use development is development for a variety of activities on single sites or across wider areas such as town centres. The Council will consider whether a proposed development in the borough could appropriately include a mix of uses. The Council's Area Action Plans and Site Allocations documents will identify future development sites and provide guidance for their future development, including where mixed use development is appropriate.

**2.4** Policy DM1 is a relevant policy for all new build and extensions involving a material/significant floorspace increase. But there are circumstances where a mix of uses may not be sought.

### Policy DM 1

#### Mixed Use Development

The Council will seek where appropriate a mix of uses in development in the key growth areas, and other appropriate areas in the borough, including a contribution towards the supply of housing and employment. The key growth areas include:

- Area Action Plan Areas (AAPs) : Blackhorse Lane, Northern Olympic Fringe, Walthamstow Town Centre and Wood Street Area Action Plans are to be prepared;
- Other Growth Centres: Walthamstow Town Centre, Wood Street and Leyton are also within the key regeneration areas. Other centres include North Chingford, South Chingford and Bakers Arms, Highams Park and Leytonstone; and
- Other Key Sites: redevelopment of key sites including the Walthamstow Dogs Stadium, Chingford Municipal Offices and underused land at Whipps Cross Hospital will contribute to growth in housing, employment, leisure and community uses. Plans for these sites will be detailed in the Site Allocations Development Plan Document.

In considering whether a mix of uses should be sought, whether it can practically be achieved on single sites or across wider areas, the most appropriate mix of uses, and the scale and nature of any contribution to the supply of housing, employment and other uses, the Council will consider:

a) the character of the development, the site and the area;

b) the size of the site, the extent of the additional floor space, the impact and constraints on including a mix of uses;

- c) whether the mix of uses would be appropriate to the function of the proposed development and not demonstrably conflict with other policies in this Development Plan Document;
- d) whether an extension to the gross floor space is needed for an existing user;
- e) the need for an active street frontage and natural surveillance;
- f) whether the development is publicly funded;
- g) the financial and economic viability of the development;
- h) appropriate developers contributions through adopting a tariff schedule in the future and/or through the use of planning obligations;
- i) the contribution that land use swaps, housing credits and off-site contributions can make; and
- j) any other planning objectives considered to be a priority for the area.

# Development Management Policies - Preferred Options

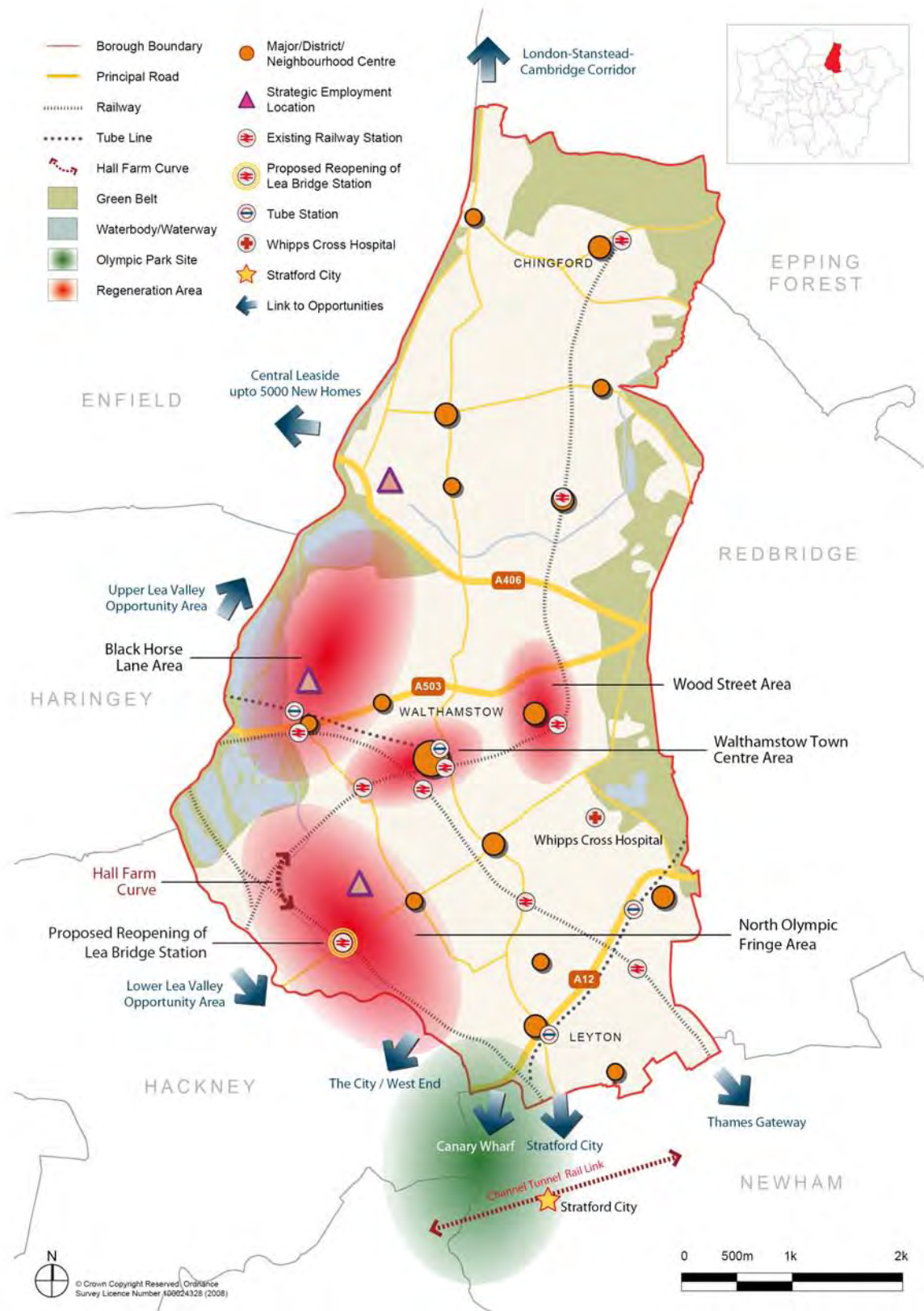


Figure 2.1 Key Diagram

## Justification

### Mixed and Balanced Communities

**2.5** The draft London Plan (2009) states that an appropriate mixed and balanced communities should be promoted through large scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identify with, their neighbourhoods. They must be supported by effective and attractive design, adequate infrastructure and an enhanced environment.

**2.6** The draft Plan supports the management and mixed use development to improve London's competitiveness and to address the wider objectives of the Plan, including enhancing its varied attractions for businesses of different types and sizes. The Plan states that mixed use development and redevelopment should support consolidation and enhancements to the quality of the building stock.

**2.7** The draft Plan addresses the importance that LDFs should develop local approaches to mixed use development taking into account the contribution that land use swaps, housing credits and off-site contributions can make, especially to sustain strategically important clusters of commercial activities.

**2.8** The draft London Plan is committed to addressing social exclusion and spatial concentrations of deprivation. The Council has identified broad geographical areas where consolidated regeneration efforts would be applied. These include four key growth areas:

- Blackhorse Lane;
- Northern Olympic Fringe;
- Walthamstow Town Centre; and
- Wood Street.

### Blackhorse Lane

**2.9** The Council's approved Interim Planning Policy Framework proposes that the area is likely to accommodate up to 2,000 new homes. Existing employment uses will generally be protected, with greater intensification of uses and the potential for excess industrial land to be released for alternative uses with a presumption being towards social infrastructure in the first instance.

**2.10** The Blackhorse Lane emerging regeneration plan includes:

- Station Hub area: mixed-use development includes residential units, retail, business, leisure, community, education, health, transport improvements and investment in walking and cycling routes. As a gateway site, it is key to improving the image of the borough.

- Sutherland Road: residential development of former industrial land. The current site is a poor quality commercial environment, and suffers from access problems. The emerging plan encourages a new mixed use area at the southern end of the site.
- Billet Road: principally a housing development based but with some community infrastructure (health and education), and commercial frontages. Investment in walking and cycling routes linking to the nearby Lee Valley Park, and public transport improvements are also encouraged.

### Northern Olympic Fringe

**2.11** As the northern edge of the 2012 Olympic Park is situated in Waltham Forest, the south of the borough has been identified as a key regeneration area with growth potential due to its proximity to the Olympic Park and Stratford City. The North Olympic Fringe area will undergo the most significant transformation with proximity to the Olympic Park and the 'East End Renaissance' a major catalyst for growth and inward investment.

**2.12** The Council's emerging plans include up to 2,500 new homes, new jobs, improved public transport facilities, a better public realm and new social and community infrastructure. A key site for delivering the vision is the Leyton Mills. Other key sites are Essex Wharf Site, Thames Water Site, Ice Rink Site, Lea Bridge Station, Argall Industrial Estate, Lea Bridge Road and Lea Valley Park.

**2.13** The Council also plans a number of key interventions:

- Walthamstow Wetlands and Green corridors: Walthamstow Wetlands is identified by the Upper Lee Valley Landscape Strategy as a transformational project to increase access to Walthamstow Reservoirs by providing walking and cycling connections throughout the area.
- Drapers Field: with a view to introducing Legacy enhancements to the playing field with landscaped groundworks, new leisure facilities and increased access;
- Olympic Neighbourhood Initiative: seeking to bring private sector homes up to Decent Homes+ standard with skills and jobs outcomes;
- New homes and employment space
- Street improvements: to Leyton High Road and Temple Mills Lane, along Orient Way;
- Cycle and pedestrian routes: North-south walking and cycling route along Dagenham Brook, and Ruckholt Road linking to the Olympic park;
- Transport hubs: new Leyton station entrance and ticket hall;
- Redevelopment of surrounding sites: to reduce the isolation of the park;
- Sports and recreation

## Walthamstow Town Centre

**2.14** The area will continue to be the key urban centre of the Borough and a primary focus for growth and regeneration. Area Action Plan is due to be developed for the key growth areas of Walthamstow Town Centre. There is potential for an appropriate mix of uses including up to 2,000 new homes and redevelopment of key sites and improvement to Walthamstow market.

**2.15** The Council's Interim Planning Policy Framework includes:

- mixed-use neighbourhood through the redevelopment of a large car park and industrial premises. This could increase the vibrancy of the western end of the High Street, create new homes, new open space and improved public realm, community facilities, commercial units.
- seeks additional retail and commercial provision with residential development. It could create and improve linkages between the shopping centre, the high street, the town square and the street market.
- mixed-use development for the Arcade site comprising housing, retail, and leisure. It is envisaged that the development of this site could be supported by a high quality public realm design treatment and potential shop front improvement.
- provides a pedestrian link between the rail stations at Walthamstow Central and potential to provide additional residential units.

## Wood Street

**2.16** Wood Street is to be a vibrant, viable town centre with a retail-led mix of uses that builds upon the distinct historic character of the area and offers a good range of convenience, comparison and niche products. The area is envisaged to benefit from a step change in the quality of the public realm, attractive and safe connections to and across the area for all modes and an increased emphasis on social and community activities.

**2.17** There is potential for redevelopment across a cluster of sites in this area, including the Library site, Precinct site, Thorpe Combe Hospital site and several car parks. A development framework will be prepared for the Wood Street area detailed in the AAP process. This will provide a comprehensive and holistic approach to regeneration and renewal of the area.

**2.18** The area has potential up to 1,000 new homes and mixed use development. Such development will need to be supported by sufficient and timely delivery of infrastructure including community infrastructure, utilities and transport.

**2.19** Our ambitions for the Wood Street area are as follows:

- a retail-led mix of uses at the centre – intensifying the town centre and encouraging shops and services;
- housing estate renewal – to renew, remodel and improve housing estates;

- links to surrounding neighbourhoods – establishing attractive, direct, safe connections between the residential neighbourhoods;
- historic assets – enhancing the existing character of the area through retention, sensitive renewal and refurbishment of historic and character buildings;
- sustainable approach to transport and parking – ensuring an integrated approach to regeneration and transport initiatives;
- public realm and spaces – enhance the key spaces within the area, such as the precinct, the town square and the Millennium Clock site;

### Other Growth Centres

**2.20** Other growth centres represent a key economic asset, providing shopping, employment, leisure, cultural, community services and facilities for our residents and visitors. Walthamstow town centre, Wood Street and Leyton are within the key regeneration areas. Other centres include North Chingford, South Chingford and Bakers Arms, HighamsPark and Leytonstone. Walthamstow is the borough's major centre.

**2.21** The ability of the borough's growth centres to accommodate additional growth whilst also improving their relative attractiveness will be key to achieving sustainable and well balanced communities.

### Other Key Sites

**2.22** The redevelopment of other key sites includes the Walthamstow Dogs Stadium, Chingford Municipal Offices and underused land at Whipps Cross Hospital. Redevelopment of these sites will contribute to growth in housing, employment, leisure and community uses. The redevelopment of these sites will be detailed in the Site Allocations Development Plan Document.

**2.23** The Council considers that targeted intervention at these key location/areas will bring the opportunity to transform our places and communities whilst capturing or maximising the ripple effects for the benefit of the whole borough.

### Mixed Uses

**2.24** Developing a mix of uses on individual sites and across an area can be beneficial in a number of ways, such as:

- reducing the need to travel between homes, jobs and services;
- providing a range of activities through the day, and so increasing community safety and security;
- contributing to the creation of areas that are diverse, distinctive and successful;
- allowing an efficient use of land, with other uses developed above those uses which need direct ground floor access or a street-level frontage, such as shops;
- providing more opportunities for the development of housing and employment.

**2.25** Core strategy policy CS2 indicates that the Council will regard housing as the priority land use of the Local Development Framework. Core strategy states that the priority given to housing does not override a number of other considerations, but will be considered alongside them, such as the need for jobs, services and facilities.

**2.26** Taking into account these considerations, the Council will consider whether a proposed development in the borough could appropriately include a mix of uses, and in appropriate cases will seek a contribution to the supply of housing. Other mixed uses that may be sought include shops, community facilities, open space and workshops for light industry. The need for the precise mix and proportion appropriate will vary in different locations and will be a matter for negotiation, taking into account all the criteria set out in Policy DM1.

**2.27** Core Strategy states the Council is concerned that housing with bedsit rooms and shared facilities could prejudice the supply of self-contained housing. Therefore, when applying Policy DM1 to seek a contribution to the supply of housing, the Council will seek permanent self-contained housing (in Use Class C3).

**2.28** Housing provided as part of a mixed use scheme should be independent of other uses and have a separate access at street level or other arrangements which provide for occupation independent of any non-residential use.

**2.29** Affordable housing will be sought in appropriate circumstances in line with Core Strategy policy CS2 and Development Management Policy DM3.

**2.30** The adoption of a mixed use approach means that there will inevitably be occasions when new business development adjoins new or existing residential accommodation. By definition, business uses within Use Class B1 should be capable of operating in residential areas without having an adverse impact on residential amenity. The Council is concerned, however, that in some instances noisy plant and extended hours of operation can have a harmful effect on amenity.

**2.31** When mixed use schemes are proposed, we will therefore secure appropriate design features and use planning conditions to protect the amenity of existing and future residents.

### **Other factors affecting the potential for mixed-use development, and the scale, nature and location of mixed use development**

**2.32** **The Location Of The Site, The Area And The Character Of The Development** - Existing development on or near a development site may limit the potential for the inclusion of a mix of uses, particularly the inclusion of housing. A site may be constrained by disturbance or overlooking from other activities and properties nearby. The retention and extension of an existing building on-site (especially a listed building or a building that makes a positive contribution to a conservation area) may prevent the creation of new features such as entrances, windows, staircases and lifts necessary to accommodate a mix of uses.



**2.33 Need For An Active Street Frontage And Natural Surveillance** – appropriate arrangements of uses may be sought to promote street activity and natural surveillance where community safety concerns are raised by local characteristics, such as:

- frontages formed by large buildings and long, unpunctuated street blocks;
- low levels of street activity at certain times of the day or evening;
- a lack of diversity of the area by a single use;
- a lack of vitality and a high proportion of vacant premises;

**2.34 Development Economics, Financial Viability, And Particular Costs** - the introduction of a mix of uses into a development can have a major impact on development economics in a variety of ways, including the need for additional circulation spaces and stairways, lower rents or capital values associated with some uses, the effect of differential lease periods on future prospects for redevelopment, and investor preferences. The Council will expect submission of a financial viability appraisal to justify the scale of the uses proposed.

**2.35** In addition, the emerging economic conditions and property market trends may alter the viability of the mix of uses, potentially delaying or preventing implementation of some or all parts of a proposal. The Council will take into account the sensitivity of financial viability appraisals to changing market circumstances, and will seek to include appropriate flexibility into planning obligations and phasing arrangements to ensure that a mix of uses can be delivered.

**2.36 Specific Situations When Mixed Use Development May Not Be Required** - In addition to the general considerations that may limit the potential or scale for the development of a mix of uses, there are a number specific types of development and circumstances that could render the inclusion of a mix of uses inappropriate:-

1. where housing is the sole use proposed, the Council may not seek uses other than housing unless there is a shortfall of facilities in the area that will be needed for the development (for example, open space or health facilities), or other uses are needed to provide an active street frontage (for example, shops in or adjacent to a shopping parade);
2. the Council will not seek housing or other uses where they are not compatible with the main use, for example where noise levels from an industrial use would compromise residential amenity, or where the incorporation of other uses would be precluded by the operational requirements of a specialised use, such as a hospital or healthcare facility, or an academic, research or educational institution;
3. the Council may not seek a mix of uses where a development is required to accommodate an existing user on the site (for example, to provide for the expansion of a business or to consolidate a business's activities to a single site), unless the development involves additional floorspace that is surplus to the user's requirements;
4. the Council may not seek a mix of uses where a development is publicly funded and is required to accommodate a public facility or service, or for public administration.

### **2.37 Any Other Planning Objectives Considered To Be A Priority For The Site**

- The Council recognises that where it seeks other planning benefits from a development or seeks to meet other planning objectives, this may limit the potential of a site to provide a mix of uses generally, or housing in particular. Examples may include the requirement to contribute to funding for transport infrastructure, or the need to prioritise uses such as business, shopping, education or healthcare.

**2.38 Developers' Contributions** - The Council will seek developers' contributions in relation to any appropriate proposed development. The Council may in the future choose to achieve this through adopting a tariff schedule and/or through the use of planning obligations. Details of planning obligations are in the context of Policy DM 37 in this document. Government advice on planning obligations is set out in Circular 05/2005.

### **Implementation**

**2.39** The Council's Area Action Plans and Site Allocations Development Plan Document for the strategic growth areas will provide greater details on the proposed regeneration of these areas. These documents will set out delivery programmes for mixed use and other uses.

**2.40** The Council will seek to work with partners such as Greater London Authority (GLA), Transport for London (TfL), Olympic Delivery Authority (ODA), London Development Agency (LDA), Network Rail, land owners, developers and others to promote Waltham Forest as a place to invest and deliver major programmes of development and to achieve these standards.

**2.41** The Community Infrastructure Levy (CIL) regulations enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure. There would be some modifications to CIL regulations introduced through the Localism Bill. The amended regulations are due to come into force in spring 2011 and are also expected to include a number of other minor changes to address issues in the existing regulations.

**2.42** The Council will use planning obligations to ensure appropriate infrastructure is provided where necessary for mixed use development. The Council may in future choose to achieve this through a tariff schedule.

## 3 Policy DM2- Meeting Housing Targets

### Strategic Objective 2

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

### Introduction

**3.1** While the Council seek to protect the loss of existing housing in the borough, there are a limited number of circumstances where the loss of land or buildings may be acceptable. DM2 sets out criteria where the loss of housing may be acceptable.

### Policy DM 2

#### Meeting Housing Targets

A) Redevelopment, conversion or changes of use of land or buildings involving the loss of residential accommodation will only be permitted where:

- i. the proposal seeks to combine separate flats within the original house or within purpose built flatted development in order to create larger (3 bed or more) home;
- ii. residential use is no longer compatible with the surrounding environment resulting in an unsatisfactory living conditions;
- iii. the overriding need for an alternative use can be demonstrated to the Council's satisfaction or is required to meet other land use objectives;
- iv. redevelopment resulting in a loss of housing is necessary to ensure better quality homes.

### Justification

**3.2** The Council has identified that there is a need for larger homes (three bed plus), particularly in the social rented affordable sector. The Council will therefore promote the de-conversion of flats or non self contained units into larger homes to help meet this identified need. Merging together smaller flats within a larger homes will contribute to balancing the size of homes in the borough's housing stock, ensuring variety and choice. Larger homes which have previously been converted into flats are a good example of where this principle could apply.

**3.3** There will be some sites in the borough where the current residential use is not compatible with the surrounding area. This may be due to a number of reasons, for example owing to noise or unsatisfactory access arrangements. The loss of residential use may be acceptable on sites which are located close to or in industrial sites where the quality of the residential amenity of the area is compromised. In such circumstances, the Council will consider redeveloping the residential use to an appropriate alternative use.

**3.4** The Council will also consider the loss of residential use on sites where the overriding need for an alternative use can be demonstrated to the Council's satisfaction. The Council recognises that in order to create mixed and balanced communities other uses such as community facilities need to be provided in specific locations. In such circumstances, alternative proposals will also have to be in conformity with CS4 - Social Infrastructure.

**3.5** The Council will also consider the loss of housing where it results in better quality homes being provided. For example, the Council is currently undertaking a housing estate renewal programme. There may be circumstances where, in order to improve the standard of homes, redevelopment and improvement of such estates may result in the net loss of homes.



## Implementation

**3.6** The Council's Area Action Plans for the key growth areas will provide greater detail on the proposed regeneration of these areas. These documents will provide allocations for some of the larger strategic sites and set out delivery programmes for housing, mixed use and other uses.

**3.7** In relation to sites outside the Council's key growth areas, sites will be identified in the Site Specific Allocations DPD and will be allocated and safeguarded sites for housing, mixed use and other uses.

**3.8** The Council will also use Planning Obligations (S106) to secure affordable housing and ensure supported infrastructure is provided where necessary to accommodate population growth through housing provision. Financial contributions will be sought in conformity with DM37.

## 4 Policy DM3 - Affordable Housing Provision

### Strategic Objective 2

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

### Introduction

**4.1** In accordance with CS2 the Council aims to increase the number of affordable homes in the borough. Policy DM3 sets out the Council's detailed approach to providing affordable housing on a site by site basis. This affordable housing policy only applies to housing defined as C3 in the Use Class Order.

### Policy DM 3

#### Affordable Housing Provision

The Council aim to maximise the amount of affordable housing in the borough by:

- a. Seeking a requirement from all residential development with a capacity for 10 or more dwellings to make a contribution to the supply of affordable housing;
- b. Requiring applicants who offer less than 50% affordable housing to provide an 'open book' financial appraisal/viability assessment and such other evidence as is necessary to justify a reduced level of provision to justify the level of affordable housing provision on each site;
- c. Where housing schemes offer below 50% affordable housing, the Council will require the shortfall to be treated as a deferred contribution to ensure schemes provide the maximum reasonable amount of affordable housing on each site;
- d. Where development sites are phased, the Council will seek to use legal agreements to ensure that all parts or phases make an appropriate affordable contribution;

- e. The Council will require affordable housing schemes to be 'tenure blind' to ensure homes are indistinguishable from one another.
- f. The Council will seek to ensure all affordable housing contributions are made on site. In exceptional circumstances, where this cannot practicably be achieved on site, the Council may accept off-site affordable housing, or payment-in-lieu.

### Justification

**4.2** The Council will require any site with the capacity of ten homes or more to provide an element of affordable housing. This threshold is in line with the draft replacement London Plan.

**4.3** The Council will refuse developments where it considers that proposals underutilise or under develop a site to ensure the development does not meet the affordable housing threshold.

**4.4** The Council will take a proactive and flexible approach to ensuring the delivery of affordable housing in the borough. In order to ensure the delivery of the maximum amount of affordable housing, developments proposing less than 50% will need to demonstrate a viability case. Applicants will be expected to submit a financial appraisal/viability assessment such other evidence as is necessary to the Council justifying the level of affordable housing proposed on a site.

**4.5** In assessing any financial appraisal the Council will have regard to Waltham Forest's 'dynamic viability model' (2009). The 'dynamic viability model' is a tool which provides a benchmark level for the average amount of affordable housing which should be sought on any housing site of 10 units or more across the borough. The initial benchmark level set by the 'dynamic viability model' is based on the methodology and assessments carried in the Council's Affordable Housing Viability Study (2009). The benchmark level is not fixed, rather it changes over time in response to the prevailing market conditions at the time. Using the 'dynamic viability model', the benchmark level is set in relation to three published indices, namely Halifax House Price Index (HPI) for market prices, Building Cost Information Services (BCIS) for construction costs and the Valuation Office Index of land values for alternative land use value. Changes, over time, in any of these indices and their interrelationship may result in a change in the benchmark level. The Council will provide updates on this benchmark level by producing and publishing an 'update paper', every six months. It is important to note that the baseline level provided by the 'dynamic viability model' is a minimum requirement rather than a maximum.

**4.6** Where a viability case is used to justify an affordable housing offer below 50%, the Council will require the shortfall to be treated as a deferred contribution. The Council will require a viability assessment to be included at the application stage and then require a subsequent viability assessment to be undertaken when the scheme

is complete and occupied. Should viability have improved, the Council will seek a further payment up to a maximum of the deferred sum. Further guidance on how this policy will be implemented will be produced.

**4.7** Some housing or mixed use schemes will be built in a number of phases or stages built over a number of years. Some major applications can take up to five years to implement with the first phase of development being completed many years after the last phase is implemented. In such circumstances the Council may require applicants to provide an 'open book' financial appraisal/viability assessment for each separate phase/stage to ensure that each phase makes the maximum reasonable affordable housing contribution.

**4.8** Where housing is provided with either public or private subsidy, this discount should remain available in perpetuity to people identified as being in housing need. The Council will seek to use clauses in legal agreements or use or pass management of such homes to an Registered Social Landlords to ensure this.

**4.9** While some sites may not be appropriate for family housing, this should not preclude the provision of larger homes being affordable.

**4.10** The Council will also consider the following factors when considering a sites affordable housing contribution and mix:

- Housing need;
- Access to shops, services community facilities and jobs;
- Access to public transport;
- The character of development, site and surrounding area;
- The size of the site and constraints;
- The impact on the creation of mixed and balanced communities;
- Financial viability; and
- Level of public subsidy

**4.11** Wherever possible, affordable housing contributions should be made on site. However, the Council accepts that off-site contributions may be necessary where it is not practical to include affordable housing within certain market housing development. Therefore, in some limited situations, the Council may consider using off site contributions to support the delivery of additional affordable housing elsewhere in the borough. In such circumstances the developer would be required to operate an open book development account to ensure that the subsidy did not represent an over payment. The Council will then use these off site payments to enable affordable housing in its own schemes, or into other private housing schemes and in other parts of the borough.



## Implementation

**4.12** The Council will seek applicants to provide the maximum reasonable amount on each site in the borough. Applicants will be required to submit a detailed 'open book' financial/viability appraisals. These appraisals should have regard to the 'Dynamic Viability Model'. The appraisals will be assessed by an independent assessor to ensure each site is provide the maximum reasonable amount.

**4.13** The Council will also use Planning Obligations (S106) to secure affordable housing and ensure supported infrastructure is provided where necessary to accommodation population growth through housing provision. Financial contributions will be sought in conformity with DM37.

**4.14** The Council will seek to work with partners such as the Homes and Communities Agency (HCA), GLA , a range of Registered Social Landlords and other housing providers to secure funding for the provision of affordable housing.

## 5 Policy DM4 - Residential Extensions and Alterations

### Strategic Objective 2

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

### Introduction

**5.1** The Council receives a significant amount of planning applications for alterations and extensions to properties each year. DM4 set out the criteria to which each application will be assessed to ensure such proposals are well integrated and complement neighbouring buildings and the local area in terms of scale, density layout and access.

### Policy DM 4

#### Residential Extensions and Alterations

The council will normally expect developments involving alterations and/or extensions to buildings to:

- a. respect the architectural character, window and door size pattern, materials, details and other conventions of the original building;
- b. retain and restore existing traditional features and materials, where appropriate;
- c. in addition, the occupiers of the existing building and properties nearby should not suffer any reasonable loss of privacy, outlook or sunlight/daylight as a result of the extension or alteration;
- d. wherever possible to make use of the roof space. Proposed dormer window or roof extension should be placed well away from the eaves and flank or party walls, be sympathetic in materials and design and should not raise the height of the ridge. Normally, such an extension/dormer should not be located on the front elevation; and
- e. ensure extensions beyond the front main wall of the house, other than front entrance porches, are normally unacceptable. Extensions to the side of the house will only be favourably considered where there is a high standard of design in style and materials sympathetic to the property and their area.

The Council will provide further guidance on extensions and alterations in the Supplementary Planning Document Residential Extensions and Alterations.

## Justification

**5.2** Both national and regional policy states the importance of high standards of design. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be acceptable.

**5.3** New extensions and alterations can have a significant effect on the existing building and its surrounding area. The Council aims to ensure that design does not spoil the appearance of the existing building or character of the area. Extensions and alterations (which include front, rear, side extensions and loft conversions and roof extensions) should be well designed to ensure that the character and quality of the area is maintained and enhanced where possible and the amenity of adjoining occupiers is protected.

**5.4** Extensions and alterations should relate to the original or 'host' building. Extension or alteration should remain in harmony with the original building in terms of size and shape, roof line, windows and doors, materials and detailing. The extension and alteration should respect the street scene and local character in terms of shape and size, roof form, spaces between properties and windows and doors. Extensions and alterations should respect neighbouring properties in terms of privacy and outlook and overshadowing. Extensions and alterations should not significantly reduce garden size and also provide opportunities to improve energy efficiency.

**5.5** Roof extensions and dormer windows are often the most difficult to integrate with the original building and in some house types it is simply not possible to achieve an acceptable design. In such a case permission would not be granted.

## Implementation

**5.6** Planning applications for housing should be supported by a Design and Access Statement and detailed plans. This should set out detailed design related matters concerning building design, both internal and external, how this relates to surrounding area and address accessibility and energy efficiency measures.

**5.7** Further guidance and standards relating to the design, quality, safety, internal and external amenity space will be set out in the Urban Design Guide SPD and Residential Extensions and Alterations SPD.

## 6 Policy DM5 - Housing Mix

### Strategic Objective 2

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

### Introduction

**6.1** The Council seeks to deliver a mix of housing, both in terms of tenure and size to ensure the borough's housing stock provides for a wide range of housing needs and offers choice. DM 5 sets out the Council's preferred housing mix in order to secure a mixed and secure communities.

### Policy DM 5

#### Housing Mix

The Council will seek all housing developments to provide a range of dwelling sizes and tenures particularly focusing on the provision of family sized units in line with the Council's preferred housing mix table.

### Justification

**6.2** In accordance with London Plan Policy 3A.5 (Housing Choice) there is a need to ensure that, wherever possible, housing sites achieve a mix of both dwelling sizes and tenures.

**6.3** Waltham Forest has a growing and increasingly diverse population which has a range of housing needs and which requires a variety of sizes and tenures of homes. It is important that the Council seek to provide housing which meets the current and future needs of the borough's local residents in terms of size and tenure of housing.

**6.4** The Council are seeking to retain economically active families in the borough with the priority for new households to attract and retain new households looking to put down roots in the borough. The right housing must be built to cater for the developing aspirations of the borough's younger professional people and economically active families to persuade them to stay and settle in the borough. To achieve this the Council aims to increase the quality of housing and the number of larger sized homes in the borough.

**6.5** In order to provide for this need, the Council has set out an indicative table based on the recommendations of the Housing Needs Survey (2008) and Housing Strategy 2008 - 2028. This is the Council's preferred dwelling mix and as such we will seek the units size and tenure mix of all housing development to be in accordance with it. Each tenure of housing should include a mix of larger and smaller homes. As outlined in the table below the Council seeks a mix of dwelling sizes across both affordable tenures to avoid an over supply of smaller units in any one tenure. In order to prioritise family housing the Council will seek to ensure that 50% of all new units built in the private and intermediate sector are family sized and that 60% of units built in the social rented sector are also family sized.

No. Bed Rooms	1 bed	2 bed	3 bed	4 bed
Market	10%	40%	40%	10%
Intermediate	10%	40%	40%	10%
Social	10%	30%	50%	10%

**Preferred Dwelling Mix**

**6.6** The Council will continue to monitor its preferred mix and update when required. The Council monitor this through the Annual Monitoring Report.

**6.7** The Council, in accordance with regional policy seeks to ensure that new housing provides for the needs of families and particularly children. A site which is suitable for family housing is one which has good access to private amenity space, such as gardens, and that it is located within safe walking distance of open spaces, play space, parks and other local services. Incorporating large numbers of family-sized homes with adequate amenity space and appropriate play spaces may be difficult to accommodate within some high-density developments. Some sites are therefore more suited than others for the provision of family homes. The Council will take this into account when considering the tenure and unit size mix on individual residential and mixed use schemes.



## Implementation

**6.8** Planning applications for housing should be supported by a Design and Access Statement. This should set out detailed design related matters concerning building design, both internal and external, how this relates to surrounding area and address accessibility and energy efficiency measures.

**6.9** The Council will seek to work with partners such as the Homes and Communities Agency (HCA), GLA, a range of Registered Social Landlords to help/assist achieve these standards.

**6.10** Further guidance and standards relating to the design, quality, safety, internal and external amenity space for new development will be set out in the an Urban Design Guide SPD, Residential Extensions and Alterations SPD and Codes for Sustainable Homes.

## 7 Policy DM6 - Housing Conversions

### Strategic Objective 2

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

### Introduction

**7.1** The Council seek to provide housing which meets the current and future needs of the borough's local residents in terms of size and tenure of housing. The Council seek to resist the loss of family housing in order to provide more opportunities for family living in the borough. DM6 sets out the criteria against which the Council will resist dwelling conversions and the standards it seeks conversion to meet where they are acceptable.

### Policy DM 6

#### Housing Conversions

- a. The Council will protect larger housing from the conversion to self contained units (flats) and non self contained units (such as hostels and HMOs) where:
  - i. A dwelling has a gross original internal floorspace of less than 120 sqm
  - ii. A dwelling is located in a 'restricted conversions areas';
  - iii. There is pressure on existing levels of on-street parking, open spaces and other services.
  - iv. Takes place within 100 metres of another dwelling conversion;
  - v. It does not create at least one family sized unit of 70sqm on the ground floor with access to a dedicated rear garden; and
  - vi. Where appropriate parking spaces cannot be provided off street.
- b. Conversions of dwellings of more than 120 sqm will only be permitted where:
  - i. At least one family sized unit of 70sqm on the ground floor with access to a dedicated rear garden;

- ii. It is close to public transport, shops and services;
  - iii. It provides the appropriate levels of private amenity space;
  - iv. It respects and reflects the original architecture;
  - v. It provides high quality doors and windows;
  - vi. It incorporates high quality landscaping
  - vii. It is well insulated from noise;
  - viii. It provides good refuse and storage facilities;
  - ix. It provides appropriate levels of safe and secure cycle and car parking; and
  - x. Is energy efficient.
- c. The Council will resist the conversion of larger homes to Buildings in Multiple Residential Occupation.

## Justification

**7.2** The Mayor's draft Housing Strategy and the Council's Housing Needs Assessment (2008) identifies that there is a considerable need for larger three and four bedrooms homes, particularly in the social rented sector. The Council are seeking to retain economically active families in the borough and thus seek to provide housing which meets their needs in order to attract and retain households looking to put down roots in the borough. The right sort of housing must be built in the borough in order to cater for the developing aspirations of younger professional people and economically active families to persuade them to stay and settle here.

**7.3** Housing conversions have resulted in a loss of family sized homes and an increase in the number of smaller units causing an imbalance in property sizes in the borough towards smaller units. Smaller units, make up 80.3% of the total housing stock, compared to around 75% in Greater London and 45% nationally. Over 70% of Ascham Homes (the Council's ALMO for its housing stock) properties have 1 or 2 bedrooms and just over 1% has more than 4 bedrooms.

**7.4** A concentration of housing conversions and HMOs can have a detrimental effect on the character and amenity of an area. Areas where there are a high number of conversions and or HMOs can cause a cumulative impact of added pressure on off street car parking and local services. This poses serious issues for maintaining a mixed housing offer and sustainable communities in many neighbourhoods, particularly in certain wards in the south and centre of the borough. Leyton, Leytonstone, Cathall, Cann Hall, Forest, Grove Green, High Street and Hoe Street Wards suffer from an over concentration of conversions and HMOs.



**7.5** Evidence from the London Development Database in the Council's Annual Monitoring Report, reveals that dwelling conversions have taken place at an increasing rate since 2003. Recent evidence from the Housing Need and Market Survey (2007) indicates that larger family-sized housing is becoming increasingly unaffordable. The continued depletion of larger family-sized housing through dwelling conversions is likely to exacerbate the affordability of family-sized housing further. Evidence from Ascham Homes, Waltham Forest's Arms Length Management Organisation for social housing, demonstrates that there are significant numbers of people in need of large family-sized units and comparatively fewer people in need of smaller sized units. In Waltham Forest, 58.7% of existing households moving to market housing require 3 or more bedrooms and 78.2% of the demand in the borough is for 2 or more bedrooms.

**7.6** The focus on the provision of larger homes is an attempt to balance up the size of homes in the borough to provide more opportunities for families living in both public and private housing within the borough.

**7.7** The Council seeks to resist the loss of family housing in the borough to ensure that the current deficit/need is not worsened. The Council will seek to protect houses, family sized flats and maisonettes below 120sqm from conversion into smaller dwellings. The Council also seek to resist loss of any family home as an HMO.

**7.8** The Council has highlighted eight wards which have experienced a high number of housing conversions and have resulted in a number of adverse effects. The Council seek to priorities the protection of these areas.

**7.9** Where there are proposals to convert a property above the 120sqm the Council will apply a strict standards in order to ensure the conversions provide high quality homes. It is important that conversions provide satisfactory living conditions for both the benefit of residents and neighbours. The Council will seek to ensure there is no net loss of a family unit by seeking to provide one 70sqm unit within any conversion. They should be located in accessible locations which are close to public transport and other services. Units should provide appropriate levels of private amenity space, particularly where family sized homes are proposed. Particular attention should be paid to alterations that materially affect the external appearance of the building. It is important that individual elements of the proposed development do not adversely effect the important design features or have a negative impact on the character of the surrounding area. Proposals for conversions should also minimise the disturbance for neighbours and other occupants and should include adequate security, refuse storage, landscaping, cycle parking and car parking.

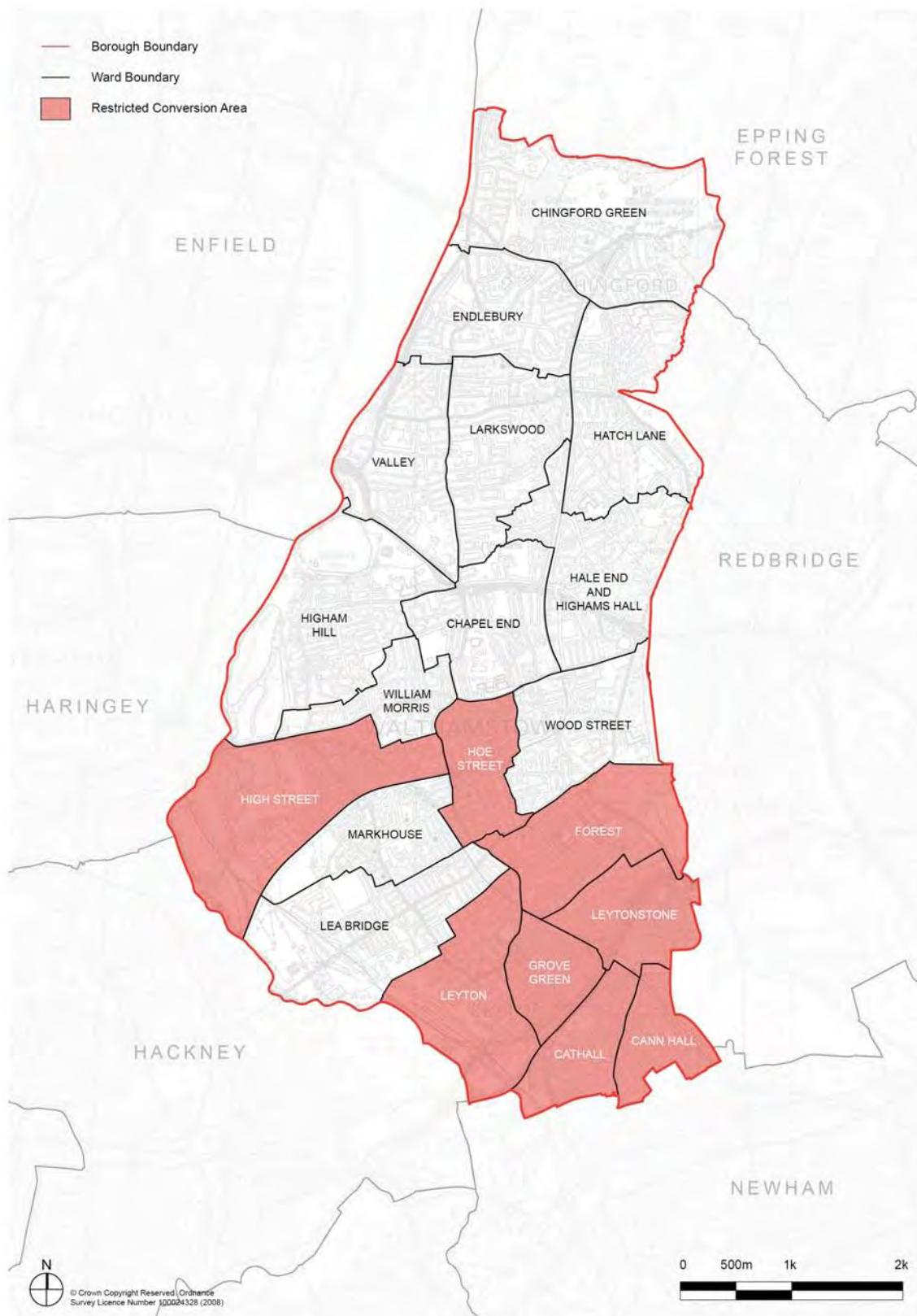


Figure 7.1 Restricted Conversion Area

## Implementation

**7.10** The Council's Area Action Plans for the strategic growth areas will provide greater detail on the proposed regeneration of these areas. Where appropriate these documents will provide details of areas where conversions will be resisted or encouraged.

**7.11** Further guidance and standards relating to dwelling conversions will be provided in the Council's dwelling conversions SPD.

## 8 Policy DM7 - Amenity and Internal Space

### Strategic Objective 2

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

### Introduction

**8.1** In order to address the increasing concerns over inadequate dwelling size and insufficient amenity space provided in new housing in the Borough, the Council seeks to establish internal and external space standards to provide a benchmark for new housing development to meet. DM7 sets out the Council's preferred internal and external amenity spaces standards for new developments.

### Policy DM 7

#### Internal and External Amenity Space Standards

##### Internal spaces

- a. All new residential development, including conversions and changes of use must meet the minimum space standards set out in the Council's preferred internal space standards table(s).

##### External Spaces - Residential gardens and amenity space

- b. Proposals for new dwellings, both new build and from conversions will be required to provide 15 sqm per habitable room of private amenity space. Each larger home should be in the form of a separate rear garden area.

##### Back Land Development

- c. the Council will resist residential development on back garden land;

### Justification

**8.2** There has been growing concern over the decline of space in new homes and the potential problems this creates for households.

**8.3** To ensure that good quality homes are built, to create a suitable and sustainable living environment for present and future generations and to mitigate against the adverse effects of overcrowding the Council considers that internal space standards are necessary.

**8.4** Homes which have an appropriate level of internal floor space provide occupants with a number of benefits. Appropriate levels of internal space in homes may result in broad health, wellbeing and quality of life benefits, provision of larger storage space, better circulation spaces and enable people to be able to work from home. Appropriate level of internal floor space mean that homes have greater flexibility meaning they are easier to adapt to the changing needs and lifestyles of residents now and in the future. Larger floor areas are inherently more adaptable and offer greater potential for rearrangement.

**8.5** Appropriate level of internal floorspace also contribute to a number of wider objects such as reducing overcrowding and reducing anti-social behaviour.

**8.6** Outlined below are the Council's preferred internal spaces standards. These standards have been taken from the Mayor's draft replacement London Plan and London Housing Design Guide (2010). The Council requires that all new residential development meet these standards. These are minimum space standards and should not be taken as maximum areas. Gross Internal Area (GIA) is defined as the floor area contained within the building measured to the internal face of the external walls.

	Dwelling type (bedroom/persons)	Essential GIA (sq.m)
Single Storey Dwelling	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b4p	86
	3b6p	95
	4b5p	90
	4b6p	99
	Two Storey Dwelling	2b4p
3b4p		87
3b5p		96
4b5p		100

	Dwelling type (bedroom/persons)	Essential GIA (sq.m)
	4b6p	107
Three Storey Dwelling	3b5p	102
	4b5p	106
	4b6p	113

**Preferred internal space standards**

**8.7** In relation to bedroom sizes, the minimum area of a single bedroom should be 8 sqm. The minimum area of a double or twin bedroom should be 12 sqm.

**8.8** The Following combined floor areas for living, kitchen and dining space should be met.

Designated Occupancy	Minimum combined floor area of living, dining and kitchen spaces (sqm)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31

**Preferred combined floor area of living, dining and kitchen spaces**

**8.9** The Council will continue to monitor its preferred mix and update when required. The Council monitor this through the Annual Monitoring Report.

**8.10** The draft replacement London Plan and the draft London Housing Design Guide put greater emphasis on the need to ensure that new dwellings are large and flexible enough to meet current and future occupancy needs, including adequate garden and storage space. The Council will seek to ensure that new homes in the borough are built to the highest quality and that new homes provide a spacious, good quality internal environment with adequate daylight, outlook and privacy.

**8.11** Another element to housing quality is the amount of outdoor or external amenity space provided. Housing which provides appropriate levels of outside space and is in close proximity to public space for outdoor play is important to health, well-being and social interaction of occupants. Such spaces also provide for biodiversity opportunities and contribute to reducing the effects of climate change.

**8.12** The Council stress the importance of providing a good environment in larger family housing. Larger homes should have good access to private amenity space such as a garden and be located within safe walking distance of open spaces, play spaces and parks.

**8.13** The Council seeks to require that all new residential development should provide sufficient usable amenity space for residents. It is important to clearly distinguish between private amenity spaces and public spaces. In larger homes private amenity spaces should be in the form of a separate rear garden area, which is for the sole use of the occupant's.

**8.14** These standards can be difficult to achieve in flatted development. Private balconies can make an important contribution to the provision of private amenity space in such development. The provision roof gardens and communal spaces may also be acceptable. Such spaces should only be enjoyed by the residents of those properties.

### Implementation

**8.15** Planning applications for housing should be supported by a Design and Access Statement. This should set out detailed design related matters concerning building design, both internal and external, how this relates to surrounding area and address accessibility and energy efficiency measures.

**8.16** The Council will seek to work with partners such as the Homes and Communities Agency (HCA), GLA and a range of Registered Social Landlords to help/assist achieve these standards.

**8.17** Further guidance and standards relating to the design, quality, safety, internal and external amenity space for new development are set out in the Urban Design Guide SPD, Residential Extensions and Alterations SPD and Codes for Sustainable Homes.

## 9 Policy DM8 - Housing Quality and Accessibility

### Strategic Objective 2

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

### Introduction

**9.1** The Council is seeking to ensure that new housing development is of the highest quality, accessible and able to meet the needs of residents over their lifetime. DM8 sets out the criteria against which the design of new housing development will be assessed.

### Policy DM 8

#### Housing Quality and Accessibility

Proposals for new housing development should be of a high quality of design and construction. In addition, development should:

1. Positively respond to the physical context of the site and its surroundings, taking full account of local character, built form, scale and massing, materials and landscaping etc;
2. Provide satisfactory levels of sunlight, daylight, privacy and outlook for occupiers and adjoining properties;
3. Not harm the local environment or harm the amenity of neighbouring properties;
4. Achieve at least minimum space standards for internal rooms, and which should be designed to be both usable and sufficiently flexible to cater for changing needs;
5. Provide an appropriate level of well-designed, appropriately located and usable amenity space;
6. Where family housing is proposed, provide an appropriate level of private garden space for the exclusive use of residents;



7. Provide adequate and well-designed arrangements for the storage collection and disposal of refuse and recycling;
8. Provide an appropriate level of safe and secure cycle parking;
9. Take an integrated, design-led approach to car parking which is appropriately sited and supports the street scene;
10. Include high quality materials which are attractive and durable;
11. Maximise energy efficiency and usage of renewable resources;
12. Be built to Lifetime Homes standards with 10% of units being suitable or easily adaptable for wheelchair users;
13. Optimise housing densities in areas of high public transport accessibility and which have, or are proposed to include, a good range of accessible shops and services in accordance with London Plan density matrix table 3.2, subject to a high quality of design.
14. Seek to address the CABI/HBF “Building for Life” criteria;

### Justification

**9.2** A key objective of any housing development is that it must be successfully integrated with its surrounding context. The Council will give careful consideration as to how a proposed housing development responds to the physical context of the site and its surroundings. High quality housing developments should take full account of local character, built form, scale and massing, materials and landscaping of the surrounding area. The Council welcomes proposals which retain the borough’s local character and heritage and seek to promote its distinctiveness. New housing development should also consider its impact on the local environment and the amenity of neighbouring properties. Any proposals which are deemed to harm this will not be accepted.

**9.3** The Council aims to provide homes which achieve a pleasant and healthy living environment. Building layouts should be design to maximise daylight and sunlight as far as possible. Privacy is also important to enable residents to feel comfortable in their own homes. The development of building layouts should therefore aim to balance the need for internal privacy of the home from overlooking and the need to retain good natural surveillance of the public realm.

**9.4** The provision of appropriate levels of both internal and external spaces will greatly enhance the liveability of homes, particularly at higher densities and in family housing. The Council will require proposals to achieve the minimum internal and external space standards which are set out in policy DM7. It is important that internal rooms should be designed to be both usable and sufficiently flexible to cater for changing needs. In terms of external amenity spaces it should be well designed, appropriately located and usable amenity space. Where family housing is proposed the appropriate level of private garden space for the exclusive use of residents.

**9.5** If parking is required in a housing proposal, it need to be an integral part of the overall urban or landscape design. Parking arrangements should be safe, attractive and located where people want to park. All new housing development should provide secure, convenient, sheltered cycle parking.

**9.6** The Housing Needs Survey (2007) found that 24.2% of households in the borough included a member with a disability. 44.1% of these with a disability suffered from mobility difficulties with 6.2% containing a member who is a wheelchair user. It is anticipated that the need for such housing will grow over the Plan period. Therefore, the Council seek a policy which will contribute to redressing the shortage of accessible housing in the borough.

**9.7** Lifetime homes are homes which are designed to a standard that allows easy adaptation to meet the needs of occupiers throughout their whole lives. Lifetime home supports the changing needs of a family lifecycle, from raising children though to mobility issues in old age with the aim of allowing people to live in their home for as much of their life as possible.

**9.8** In line with draft replacement London Plan policy, it is the Council's aspiration that inclusive design and accessibility should be built into every stage of the development process to ensure the delivery of accessible and well designed schemes. Council will expect Lifetime homes standards to be applied to all new developments and that all Life time homes criteria should be met on each scheme. New housing developments should be accompanied with an Design and Access statement demonstrating how each of the Lifetime homes standards will be met and where an element cannot be met, providing a full justification as to why.

**9.9** The Council will aim to provide wheelchair accessible housing options to enable wheelchair users to be able to live independent lives. The Council will require 10% of homes in new housing developments to meet wheelchair housing standards (or which can be easily adapted to). This percentage will be applied to all developments providing 10 or more self-contained homes.

**9.10** The Council will expect the density of housing development to be in accordance with the housing density matrix in the London Plan (Table 3A.2). In order to make the most effective and efficient use of land in the borough, higher density development will be encouraged in areas which are highly accessible to public transport, shops and services such town centres. High density development will have to be built to the highest quality and will have to consider the character and context and the built form of the surrounding area and protect the amenity of occupiers and neighbours.

**9.11** All housing applicants should make a contribution to mitigating against the effects of climate change. In relation to maximising energy efficiency and usage of renewable resources, in accordance with policy DM 11 and 12 , the Council will require Code of Sustainable Homes level 4.

**9.12** In assessing the design of housing proposals the Council will use CABI/HBF “Building for Life” criteria. Applicants should demonstrate this in a Design and Access statement how they meet each of the 20 criteria.

### **Implementation**

**9.13** Planning applications for housing should be supported by a Design and Access Statement. This should set out detailed design related matters concerning building design, both internal and external, how this relates to surrounding area and address accessibility and energy efficiency measures.

**9.14** The Council will seek to work with partners such as the Homes and Communities Agency (HCA), GLA and a range of Registered Social Landlords to help/assist achieve these standards.

**9.15** Further guidance and standards relating to the design, quality, safety, internal and external amenity space for new development will be set out the Urban Design Guide SPD, Residential Extensions and Alterations SPD and Codes for Sustainable Homes.

## 10 Policy DM9 - Gypsy and Traveller Provision

### Strategic Objective 2

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

### Introduction

**10.1** The Council will continue to provide for the needs of Gypsies and Travellers. DM9 sets out the criteria against which additional provision will be assessed. The policy provides a set of detailed criteria to enable the selection appropriate new or extended sites.

### Policy DM 9

#### Gypsy and Travellers Provision

The Council will apply the following criteria when considering applications for additional Gypsy and travellers provision in the borough. A new or extended site should:

- i. Justify that it is needed;
- ii. Have suitable access for the type of vehicles that can reasonably be expected to use the site;
- iii. Have access from the public highway and adequate provision for parking, turning and servicing on site to ensure road safety for occupants and visitors;
- iv. Be able to provide basic amenities, water, sewerage;
- v. Be suitable for housing; and
- vi. Not have any relevant preexisting policy designations that restrict the use of the site such as Metropolitan Open Land;
- vii. The site layout, design and appearance has limited harm to visual amenity and that adequate planting and landscaping are incorporated;
- viii. Are well integrated with surrounding communities;

- ix. The size of site is appropriate to its local context and in relation to the local infrastructure and population size and density; and
- x. The site is not in an area at high risk of flooding.

In accordance with Circular 1/2006 'Planning For Gypsy and Traveller Caravan Sites' the Council aims to provide clear guidance as to how it will judge planning applications for additional gypsy and traveller accommodation.

The criteria set out in the policy has been set out with reference to Annex C of Circular 1/2006 and "Designing Gypsy and Traveller Sites: Good Practise Guide" (CLG, 2008). The Council considers that the criteria set out in the policy will ensure that the amenity of existing residents is preserved for those within and near to any future sites. The policy provides clear design principles for site layout and ensure an appropriate standard of living for occupants.

### **Implementation**

The Council's Site Specific Allocations DPD will seek to protect and and where appropriate allocate sites for Gypsies and Travellers.

## 11 Policy DM10 - Specialised Housing

### Strategic Objective 2

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

### Introduction

**11.1** The Council seeks to provide housing options which meet the needs of older and vulnerable communities. DM10 sets out detailed criteria for assessing applications for specialised housing.

### Policy DM 10

#### Specialised Housing

- a. The Council will support development of sheltered housing, care homes, supported housing, hostels and other short term accommodation provided that the development:
  - i. Contributes to creating mixed and inclusive communities;
  - ii. Do not lead to an over concentration of related uses in an area;
  - iii. Meets a local need;
  - iv. Is suitable for the intended occupiers in terms of the standard of facilities, the level of independence and the provision of support and/or care;
  - v. Is located in existing residential areas and is close to local shopping facilities; public transport services, amenity space; and
  - vi. Does not result in the unjustified loss of a larger home;
- b. The Council will resist development that involves the net loss of sheltered housing, care homes, supported housing, hostels and other temporary accommodation unless:

- i. It can be demonstrated that there is a surplus of that form of accommodation in the area; or
- ii. It can be demonstrated that the existing accommodation is incapable of meeting contemporary standards of care.

### Justification

**11.2** A strong and sustainable community is one that responds to the needs of all residents and including those who are most vulnerable. The Council recognise that vulnerability can be a temporary or a permanent state and as such the needs of older and vulnerable people can be met in a variety of ways such as sheltered housing, residential care homes, nursing homes, extra care homes shared specialist supported housing, hostels and women's refuges.

**11.3** The Council's strategy for serving older and vulnerable communities is aimed at enhancing the support available for people to remain in their own homes or to live as independently as possible.

**11.4** It is important that the borough's housing stock can accommodate the current future needs of older and vulnerable people. Community care services have changed significantly over the last decade with many people now receiving intensive support in their own home. Overall, the provision of supported housing reflects a movement away from institutional care and studio accommodation into the provision of larger, self-contained accommodation respecting individual choice and independence and offering integration into the community. This new way of providing support has resulted in demand for sheltered housing declining over the last decade. The Council would promote the replacement of poor quality and institutionalised care arrangements with high quality housing in more integrated settings and offering flexible support, based on individuals' needs. In line with this, the Council promotes extra care provision to offer opportunities for people to maintain their independence. However, housing proposals which aim to cater for older or vulnerable people will be expected to clearly demonstrate a local need and how they are contributing to the delivery of mixed and balanced communities. Likewise, in exceptional circumstances, where it can be demonstrated that there is a surplus accommodation, the Council will consider proposals for alternative uses.

**11.5** The Homelessness Prevention Strategy (2007 - 2012) states that the Council aim to prevent homelessness wherever possible, to develop and promote alternative housing options, to maximise the existing supply of social housing and to increase the supply of settled accommodation.

**11.6** In terms of future provision for homelessness and vulnerable people it is not possible to estimate or predict the quality of types of housing which will be required to meet needs arising. The number of people needing support can vary significantly week by week as can the level of support needed. The Council therefore intends to provide support for people in their own homes as far as possible and work with

partners and other agencies to prevent homelessness . The Council anticipates that many housing support needs will continue to be met by independent providers and the Council expects to commission more independent provision in the future.

**11.7** To ensure that older and vulnerable people maintain their independence, the Council seek new residential care homes to be located near to the services they need and have access to social networks. New residential housing should be located in existing residential locations and should be close to local shopping local shopping facilities, public transport services, amenity space and have good vehicular access.

### Implementation

**11.8** Applications for specialised housing should have regards to the Council's supporting people strategy, Homelessness strategy and Extra Care Strategy.

**11.9** The Council's Area Action Plans for the strategic growth areas will provide greater detail on the proposed regeneration of these areas. Where appropriate these documents will provide allocations for specialised housing and set out delivery programmes for housing, mixed use and other uses.

**11.10** In relation to sites outside the Council's strategic growth areas, sites for specialised housing will be identified in the Site Specific Allocations DPD and will allocated and safeguarded sites for specialised housing.

**11.11** The Council will also use Planning Obligations (S106) supported social infrastructure is provided where necessary to accommodation population growth through housing provision. Financial contributions will be sought in conformity with DM37.



## 12 Policy DM11 - Resource Efficiency and High Environmental Standards

### Strategic Objective 5

Ensure high environmental standards of development and sustainable resource management and efficiency to support the long term sustainability of our environment and respond to climate change in a practical and effective way.

### Introduction

**12.1** Today, climate change is widely recognised as one of the greatest long-term challenges facing the government and the community and its potential implications for the natural and built environments are widely acknowledged. The Core Strategy Policy CS 4 reflects the important contribution that new developments can make to reducing climate change and carbon emissions through promoting resource efficiency and high environmental standards.

**12.2** The Council is committed to reduce carbon emissions by 60% by 2050 in line with national and London Plan targets. In order to achieve this target, the Council will apply the energy hierarchy as set out in the London Plan and require new developments to firstly minimise the need to use energy, secondly use energy from the most efficient sources, and thirdly making use of energy from renewable resources.

**12.3** While the latter two aspects are set out in Policy DM 13 – Decentralised and Renewable Energy, this section deals with reducing energy demand through high environmental design and construction standards. The Council's emerging Sustainability and Climate Change SPD will contain further detailed guidance on elements of energy efficiency, energy efficient supply, and renewable energy.

### Policy DM11

#### Resource Efficiency and High Environmental Standards

The Council will ensure sustainable resource management and high environmental standards by

A) Requiring new developments to be designed with regards to sustainable development principles and to achieve or exceed the government's stepped targets towards zero carbon by 2016 for residential developments and by 2019 for non-residential developments;

B) Requiring applications for new developments to be submitted with an Energy Assessment that demonstrates that the energy demand of a development and the carbon emission savings from energy efficiency, efficient energy supply and renewable energy measures; the level of detail required in the assessment should correspond to the scale and complexity of the development;

C) Requiring financial contributions into a carbon offset fund, where a development can demonstrate that achieving the required carbon reductions on site is not achievable;

D) Requiring major developments to achieve at least Code Level 4 and BREEAM 'excellent' or equivalent standards;

E) Expecting new developments to minimise the use of new material, and reuse and recycle materials and other resources from all stages of development, design, demolition, construction and operation; and

F) Encouraging high environmental standards in existing developments wherever possible through retrofitting; requiring conversions or extensions of existing buildings to meet relevant Code for Sustainable Homes and BREEAM targets and requiring, where appropriate, simple and cost effective energy efficiency measures to be carried out on the existing buildings when applying for extensions or conversions.

## Justification

**12.4** Responding to climate change in a practical and effective way is a key element of the Council’s Core Strategy and a high priority for the Council. Sustainability of buildings is an important factor in mitigating climate change and it is important to reduce the carbon emissions of building both during construction and occupation .

Timescale	Carbon Reduction Targets
Residential Developments	
2010	44% reduction
2013	55% reduction
2016	Zero carbon
Non-Residential Developments	
2010	44% reduction
2013	55% reduction
2016	As per building regulations
2019	Zero carbon

### Waltham Forest Carbon Reduction Targets

**12.5** The Council is committed to achieve the carbon reduction targets set out in the emerging London Plan, as set out in the table aside. With resources being finite, energy efficiency is an increasingly important design consideration, and Waltham Forest’s anticipated growth will further increase the borough’s energy consumption and carbon emissions.

**12.6** Reducing the energy demand, using finite resources responsibly and maximising the use of natural resources will be the first priority for the Council. It is important to consider the use of natural resources from the outset and to integrate these considerations into the design and layout of a new development. These considerations can contribute towards avoiding overheating of buildings in summer and keeping rooms warm in winter without the need for additional heating.

**12.7** Documentation by the Energy Saving Trust highlights that up to 10 % energy savings can be achieved if a development is designed to maximise the use of energy from the sun. <sup>(1)</sup> Half the energy savings would come from the layout of a development with the remainder coming from designing the house itself. This can be achieved at no additional cost, and a good layout results in well temperate houses and sunny gardens, which is attractive to house buyers, whilst offering savings in running costs during the life of the building.

1 Energy Saving Trust (1997): Passive solar estate layout

**12.8** The Council will seek new developments to be designed to high feasible environmental standards, which go beyond considerations of carbon reduction and energy efficiency. The Code for Sustainable Homes (CSH) levels, which applies for residential dwellings, and BREEAM (Building Research Establishment Environmental Assessment Method), which applies to non-residential developments, are national tools that will help the Council to assess the environmental standard of new developments.

**12.9** These tools include measures across a number of categories including energy and CO2 emissions, water, minerals, surface water run-off, waste, pollution, health and well-being, management, and ecology. Within these categories, they provide flexibility for developers to determine the most cost-effective mix of measures to achieve any particular level, subject to a limited number of mandatory targets.

**12.10** The Council will require at least Code for Sustainable Homes Level 4 and BREEAM level 'excellent' for all major developments. Higher standards are encouraged. Developments with rating below these targets will only be accepted in cases where developers can present robust evidence that and why a higher rating is not viable for their development.

**12.11** By requiring applications to be supported by a pre-assessment estimator showing how the relevant Code for Sustainable Homes and BREEAM standard will be met or exceeded, the Council will ensure that sustainability of a development is considered holistically. Where appropriate, other equivalent standards by nationally recognised certification bodies may also be accepted.

**12.12** A growing number of schemes in the UK have demonstrated the viability of highest standards of sustainable development. The Council is currently investigating the viability of requiring developments to achieve high environmental standards within the borough. In order to provide clarity and flexibility for developers, criteria for considering instances where compliance with standards may not be possible as well as opportunities and mechanisms for mitigation will be identified.

**12.13** The more challenging aim of delivering carbon neutral development will be tested against issues of site constraints, technical and economic viability and additional benefits to the borough. Given the contextual nature of these issues, the Council will expect developers to make a case on a site by site basis.

**12.14** The Council is currently investigating opportunities to establish a carbon off-set fund. Where developments that can demonstrate that the required standards and targets of carbon reduction cannot be achieved on site, the Council may accept financial contributions in lieu to be paid into a carbon offset fund that will be used to support retrofitting of the existing building stock within the borough.

**12.15** When considering carbon reduction strategies, it is important to consider both new developments and the existing building stock. Existing homes represent the most significant energy demand in the borough and are a key consideration in achieving the carbon reduction targets. Based on anticipated growth within the borough, it is expected that the existing housing stock will account for approximately

84% of total housing in 2026 while the existing non-residential development will account for approximately 95% of total non-residential development in 2026. The Council encourages homes owners to improve the existing building stock and seeks to minimise the carbon footprint of its own building stock.

**12.16** Where applications for significant extensions and conversions are made, which are an intensification of the use and/or are expected to have a high increase in energy demand, the Council may require simple, cost effective energy efficiency measures to be carried out on the existing building where practical. These measures could include cavity and solid wall insulation, draught proofing, loft insulation, hot water tank insulation, boiler replacement and energy efficient lighting and appliances. The Council may, where reasonable include cost-effective measures as conditions of a planning permission (if it is granted) for an extension or conversion.

**12.17** The emerging Climate Change and Sustainability SPD will provide further guidance as to how the existing building stock in Waltham Forest can be improved and the Council is currently investigating the possibility of setting up a carbon off-set fund in order to support retrofitting.

### Implementation

**12.18** Planning applications should be supported by an Energy Assessment and Code for Sustainable Homes pre-assessment estimator or equivalent assessment, showing how the required targets will be met. These will allow the Council to assess the implication of a development on the environment. Where a development demonstrates that the required targets cannot be achieved, contributions will be required from developments and will be secured through planning conditions and planning obligations (section 106 agreements or alternative arrangements).

**12.19** The Council will provide further guidance in the emerging Sustainability and Climate Change SPD. Requirements specific to the location and development types planned will further be investigate and set out in the Area Action Plans.

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

## 13 Policy DM12 - Decentralised and Renewable Energy

### Strategic Objective 5

Ensure high environmental standards of development and sustainable resource management and efficiency to support the long term sustainability of our environment and respond to climate change in a practical and effective way.

### Introduction

**13.1** Buildings are responsible for the consumption of a significant level of resources and increases in carbon emissions. Therefore it is important that buildings are designed to enable occupiers to be as energy efficient as possible. Once a development has been designed to minimise energy demand, it needs to demonstrate how it can meet its remaining energy needs in a low or zero-carbon way.

**13.2** The emerging London Plan requires 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025 and about 5% from renewable energy sources. The Climate Change Evidence Base Study prepared for the Council identified decentralised energy (DE) as a key requirement in achieving carbon reduction targets in Waltham Forest and the Council is currently investigating opportunities of establishing decentralised energy networks within the borough.

**13.3** Renewable energy can play an important role in reducing carbon emissions of new buildings. Unlike fossil fuels, which are rapidly being depleted, renewable energy is energy that is derived from infinite natural sources such as sun, water or wind or replaceable sources such as waste products and crops.

**13.4** Preferred policy option DM13 contributes to implementing Core Strategy Policy CS 4 and should be read in junction with preferred policy option DM 12. The Council's emerging Sustainability and Climate Change SPD will contain further detailed guidance on elements of energy efficiency, energy efficient supply, and renewable energy.

### Policy DM12

#### Decentralised and Renewable Energy

The Council will seek to reduce carbon emissions by:

- A. Requiring major developments to demonstrate how they reduce carbon emissions through the use of decentralised energy systems and renewable energy in line with the energy hierarchy and London Plan targets;

- B. Requiring new developments to assess opportunities for and implement decentralised heat and energy networks where appropriate, including links into and expansion of existing networks, unless it is demonstrated that there is not enough heating demand for an efficient connection;
- C. Requiring major developments that have demonstrated that the connection to an existing or the implementation of a new decentralised energy network is not feasible, to be connection ready for future networks and to make a contribution towards the installation of an area wide decentralised energy network or other carbon reduction measures within the borough, where appropriate;
- D. Requiring new developments to reduce the site's carbon emissions through on-site renewable energy that is appropriate to the location and does not adversely affect the development or neighbourhoods; and
- E. Seeking a financial contribution where the Council is satisfied that a development has reduced its energy demand as low as practical and feasible and cannot reduce its carbon emissions in line with government and regional targets from on-site renewable technology.

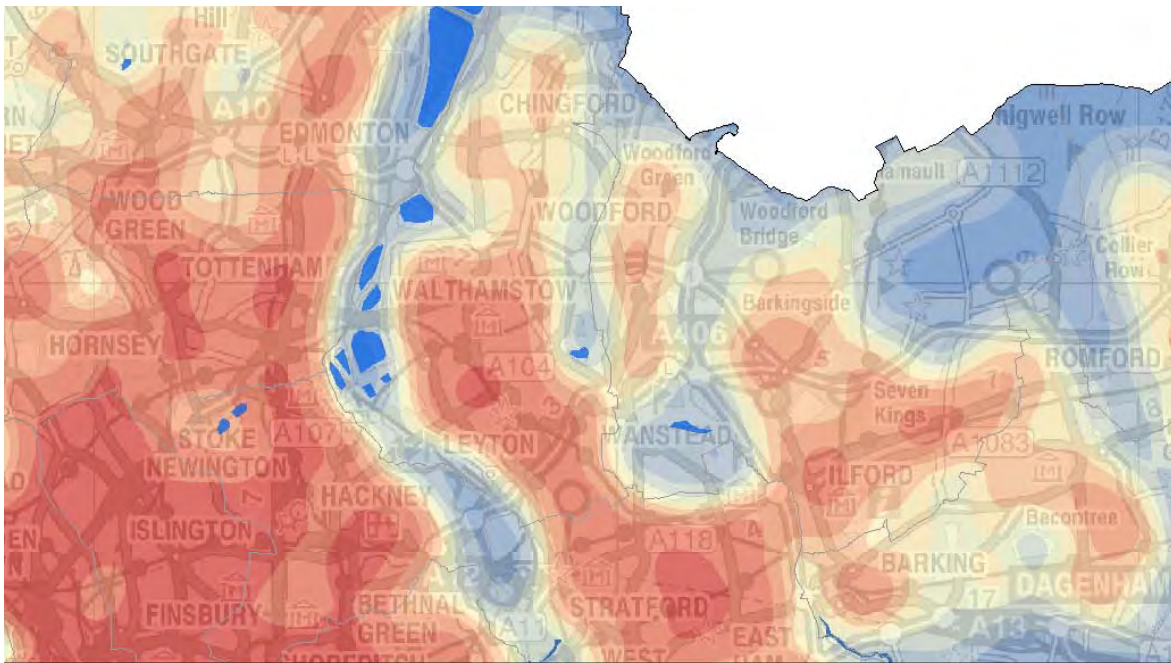
### Justification

**13.5** Buildings account for around 50% of the energy use and with predicted growth in Waltham Forest this will put additional pressure on energy consumption and carbon emissions. The Council has recognised that the current approach of using energy from the national grid generated in conventional power plants is highly inefficient, due to large amounts of energy being lost in the form of waste heat.

### Decentralised Energy and Combined Heat and Power

**13.6** Given the earth's decreasing energy resources, this loss of energy is highly unsatisfactory and a more efficient approach, using the waste heat from the generation process to heat buildings, would be preferential. This principle forms the basis of the Combined Heat and Power (CHP) concept, which combines electricity generation with heat production processes and therefore results in systems that achieve overall efficiency levels in the region of 80%.

**13.7** Decentralised energy can achieve greater carbon reductions and is generally more viable and cost effective when it can connect to a mixture of different day and night time users, including new and existing development. In order to facilitate the delivery of such networks the Council will take a proactive role in identifying opportunities and coordinating investment. Waltham Forest is currently working with the London Development Agency (LDA) to investigate opportunities of establishing decentralised energy as part of the London Heat Map tool. Developer will be required to analyse to London Heat Map in order to identify any opportunity for establishing or linking into existing or proposed decentralised energy network.



**Figure 13.1 London Heat Map**

*NB Colours indicate heat demand with dark red indicating high heat demand and blue colours indicating low heat demand*

**13.8** The Council understands that risk and upfront investment in DE is a key consideration in facilitating delivery. The Council will carefully identify, when a DE Network is known (that is planned or operational), what criteria should be used to assess whether it is feasible for a development to connect to it and therefore the criteria for requiring connection.

**13.9** The whole of Waltham Forest is an Air Quality Management Area (AQMA) and the Council will seek to minimise impacts on local air quality. Where biomass or CHP are proposed as part of the development, the Council will require an emissions assessment prior to submission of a planning application. The emissions assessment must demonstrate that the plant does not contribute to the deterioration of local air quality and that it is adhering to the emission limits set by the GLA for both nitrogen dioxide and particulate matter. These emission limits will be regularly reviewed as new evidence becomes available and abatement technology improves. The assessment must also demonstrate that other forms of renewable technology have been compared and assessed for their impact on local air quality. If planning permission is granted, operators will be required to provide evidence on a yearly basis to show continued compliance with emission limits.



### Renewable Energy

**13.10** While only limited opportunities have been identified within Waltham Forest for large scale renewable energy generation<sup>(2)</sup>, the Council expects that new developments will seek to reduce carbon dioxide emissions through the use of on-site renewable energy generation, where appropriate. Recommended solutions include:

- Ground source heat pumps;
- Solar water heating;
- Solar electricity (PV) photovoltaic and active solar heating systems - both could be incorporated into south facing roofs or units;
- Passive solar design - designing a building to take maximum advantage of sunlight which reduces overall energy consumption
- Borehole cooling - where a suitable ground water source exists.

**13.11** The impacts of some micro generation renewable systems on local amenity will need to be considered before approval. The use of biomass for energy generation is the least favourable option of renewable energy sources, due to its negative impacts on air quality. Where biomass is the only feasible option, the Council will require an emissions assessment as outlined above.

### Implementation

**13.12** Planning applications should be supported by an Energy Assessment, including information on carbon emission savings from efficient energy supply and renewable energy measures.

**13.13** The Council will work with its partners, developers, neighbouring Local Authorities, HCA, GLA and other Government Agencies and private industries to deliver decentralised energy networking infrastructure and CHP plants.

**13.14** The Council will provide further guidance and standards on responding to climate change effectively in the emerging Sustainability and Climate Change SPD. Requirements specific to the location and development types planned will further be investigated and set out in the Area Action Plans in particular with regards to decentralised energy network infrastructure.

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2 Waltham Forest Climate Change Evidence Base, 2009

## 14 Policy DM13 - Open Space, Sports and Recreation

### Open Space, Sports and Recreation

#### Strategic Objective 6

Protect, enhance and further develop a network of multifunctional green infrastructure capable of delivering a comprehensive range of benefits for both people and wildlife. Achieve a reduction in areas of deficiency in access to nature and seek to protect and enhance biodiversity across the Borough.

#### Introduction

**14.1** The open environment generates a multitude of benefits which include improving health, supporting biodiversity, adapting to climate change, as well as reinforcing local culture and heritage. There are more than 223 open spaces across the Borough<sup>(3)</sup> and these collectively create a network of linked green infrastructure. Green infrastructure refers to the network of open space uses which are designed and managed to provide a variety of functions.

**14.2** This policy builds upon CS6 and sets out more detailed guidance on the provision of open space, sports and recreational facilities. Specific amenity space requirements for housing developments are set out in DM7.

#### Policy DM13

#### Open Space, Sport and Recreation

A) Where development proposals within the Green Belt or Metropolitan Open Land (MOL) are considered appropriate in accordance with PPG2 and the London Plan they must additionally:

- implement a high standard of design in terms of scale, siting, landscaping and response to context.
- complement and improve the quality of the open space uses.

B) Development proposals affecting an open space must not adversely affect, and where possible enhance:

- the inherent character of the space.
- access to and within the open space where appropriate.
- biodiversity value.

3 Draft Open Spaces Strategy, 2010

C) New usable open spaces and landscaping must be provided where appropriate, particularly in areas of deficiency and/or deprivation. Where new development cannot contribute to usable open space provision or landscaping on-site, or provision is deemed insufficient to the scale or nature of the development, financial contributions will be sought.

D) Proposals for new areas of open space and landscaping must be accompanied by a maintenance plan at planning application stage to ensure the long-term quality.

#### **Allotments**

E) The intensification of land currently used to grow food will be acceptable where it is practicable to do so. In appropriate circumstances, the Council will expect development proposals to contribute to the supply, quality and accessibility of allotments and other spaces on which to grow food and plants.

#### **Parks and Gardens including those of Local Historic Interest**

F) All parks within the Borough will be retained and development proposals will only be acceptable where it is ancillary or complementary to the open space use and inherent character. In addition, development proposals should demonstrate that there will be no adverse impacts to the setting or visual appearance of historic parks and gardens.

#### **The Lee Valley Regional Park**

G) Development proposals affecting the Lee Valley Regional Park must not contribute to adverse impacts on amenity, ecological integrity or visitor enjoyment of the Park; and will be expected to deliver enhancements where possible.

#### **Encouraging Active Lifestyles and Providing Recreational Facilities**

H) Where appropriate, development proposals will be expected to contribute to the provision of exercise and recreational facilities either on or off site; and, maintenance plans must be submitted at planning application stage for all new facilities provided.

I) The provision of play space must be in accordance with the Mayor's SPG Providing for Children and Young People's Play and Informal Recreation and the Urban Design SPD.

## Justification

### Protecting and Enhancing Open Spaces:

**14.3** The Borough is unique in that it is bordered to the east and west by Epping Forest and the Lee Valley Regional Park respectively and includes large swathes of Green Belt and Metropolitan Open Land (MOL). The Council will seek to protect and enhance Green Belt and MOL in line with PPG2 and the London Plan. The Core Strategy objectives have implications for Green Belt and MOL particularly in relation to maintaining its openness and contribution to the natural environment.

**14.4** Although most development will not normally be acceptable in the Green Belt and MOL, there may be exceptions where development is necessary. This may be to enhance and safeguard the character of Green Belt or MOL, or where the proposal is ancillary to the purpose of Green Belt or MOL. It is crucial to recognise that the Borough's designated Green Belt and MOL provides some of London's most valued natural resources, including sites recognised at the national and European levels for nature conservation importance. These designations are also valuable for their contribution to the Borough and London-wide green infrastructure network and improvements to its quality and accessibility are encouraged. Development proposals in Green Belt and MOL must be of high quality and embrace the natural environment.

**14.5** The Council will expect proposals to protect and enhance the routes for sustainable transport modes which run through open spaces. This may include the protection, improvement and extension of footpaths, cycleways and bridleways (e.g. Greenways) which support the wider agendas for healthy living and sustainable development.

**14.6** It is important that open space provision is usable in order to provide space for relaxation, amenity and to generate a sense of community. This is especially critical in areas where there are identified deficiencies in access to open spaces. Research has shown that people with access to quality open space are healthier and that parks are valuable for social interaction. Just over 7% of the Borough has been identified in the Open Spaces Strategy as being deficient in access to local open space. Areas of open space deficiency are shown in CS6 Green Infrastructure and Biodiversity. As there are limitations in the amount of land available for new open spaces, the Council will encourage the creation of smaller parks and open spaces to rectify this shortage. Deficiency in access to publicly accessible open space correlates with areas of deprivation; and, areas such as Grove Green and Cathall present these characteristics <sup>(4)</sup>. Due to this, it is particularly important to improve and increase the provision of effective open spaces, especially in areas that are shown to be deficient and/or experiencing deprivation.

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4 Draft Open Spaces Strategy, 2010 and PCT Annual Public Health Report, 2009/2010



**14.7** The Council will expect development proposals to incorporate usable open space and landscaping where appropriate and will seek contributions where necessary. Where there are difficulties in providing open space and landscaping on-site it is recommended that alternatives such as landscaped pedestrian spaces, planter boxes and in-ground planting are used to create breaks in the built environment.

**14.8** Open spaces contribute to local distinctiveness and consideration of context is essential in the design of new hard and soft landscaping. Hard landscape elements and the materials from which they are made, play a significant role in defining the character and attractiveness of a site or area. New planting can contribute to the attractiveness of a development and enhance the biodiversity value of a site. Landscaping measures such as the planting of trees, shrubs, flowers or grassy areas should also be implemented where suitable in order to boost biodiversity and the attractiveness of the Borough. The Council will expect development proposals to use locally-sourced materials where it is possible to do so in order to reduce carbon emissions and reinforce local character. Effective maintenance is essential to the success of open spaces and landscaping; and the Council will expect a maintenance schedule to be provided at the planning application stage.



**14.9** The Council supports the provision of allotments in line with the wider healthy living agenda and to provide opportunities for recreation and exercise. Waltham Forest is currently experiencing high levels of demand for allotments and as a result, the Council will support intensification, where appropriate, through either formal or informal means. There should be no net loss of allotment sites in the Borough and the level of demand has been assessed to be 0.27ha/1000 population<sup>(5)</sup>. The use and quality of existing plots has been assessed to be good. Nonetheless, enhancement measures may be necessary in some areas in order to boost their visual appearance and access for those with disabilities; for instance, through the creation of raised beds and wider pathways. New and innovative spaces for growing food and plants should be established where it is possible to do so in new developments and should be accessible for all regardless of physical ability. This may involve the provision of living roofs, Community Gardens and other spaces to grow food as part of landscaping schemes. Where such spaces are created, maintenance intentions should be provided. In areas identified as having a shortage in allotment provision, financial contributions will be sought to enhance or establish new spaces on which to grow food and plants.

**14.10** Development proposals will only be acceptable in parks where it is ancillary or complementary to the open space use and inherent character. The Council will expect development proposals affecting parks to improve the provision, quality and access to these spaces for the benefit of the local community. Proposals must respect

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5 Waltham Forest Allotment Briefing Note, 2010

the historic significance of open spaces and the need for positive management. In Waltham Forest there are several parks and gardens of Local Historic Interest which warrant particular protection. There are also a number of parks which have been identified as being worthy of entry on a Local List and comprise: Highams Park, Mallinson Park, Fairmead Park, Coronation Gardens and Lloyd Park.

**14.11** The Lee Valley Regional Park is a valuable resource for access to nature and recreational facilities for residents in Waltham Forest and the wider region. At present, there are a wide range of uses which occupy land within the Regional Park. These uses include informal and formal waterside spaces, walking and cycling routes, designated areas of ecological importance, leisure and sports facilities including the forthcoming Olympic and Paralympic legacy facilities. Proposals should not pose significant adverse impacts on the Park or restrict access to and through the Park. The Council supports the aims outlined in the Park Development Framework and development proposals affecting the Park will be expected to positively contribute to these aims. Although the majority of the river and canal banks within the Lea Valley have public access, the main reservoirs are largely inaccessible. The Lee Valley Regional Park Authority is currently pursuing options for increasing access to the Walthamstow Reservoirs to enable local residents to enjoy this unique natural resource. The Council will support these aims and ensure that increased access is balanced with the need to avoid significant adverse impacts on sites recognised for importance to nature conservation.

### **Encouraging Active Lifestyles and Providing Recreational Facilities**

**14.12** Physical activity has a positive impact on health and wellbeing and it is therefore essential for the Borough to have adequate provision of exciting and varied opportunities for exercise and recreation. This includes ensuring that the quality, quantity and accessibility of play space, outdoor sports facilities and parks meets the needs of the local community.

**14.13** Although there is no local standard for play and recreation space for children, the Council will expect the standards set by the Greater London Authority to be met. This means that a minimum of 10sqm of well designed play and recreation space must be provided for every child in new housing developments. There should also be appropriate and accessible facilities within 400m for 5-11 year olds and within 800m for 12 year olds or over. The Council will encourage innovative solutions where appropriate and will consider exceptions to these standards as outlined in the Mayor's SPG on Providing for Children and Young People's Play and Informal Recreation. The Urban Design SPD also provides greater guidance on the provision of play provision.

**14.14** Deficiency in access to play space is apparent in various locations across the Borough and the Council will expect developments to work towards alleviating these deficiencies <sup>(6)</sup>. Where appropriate, the Council will seek financial contributions in order to improve existing play facilities and deliver new provision, particularly through new housing development.

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6 Draft Open Spaces Strategy, 2010

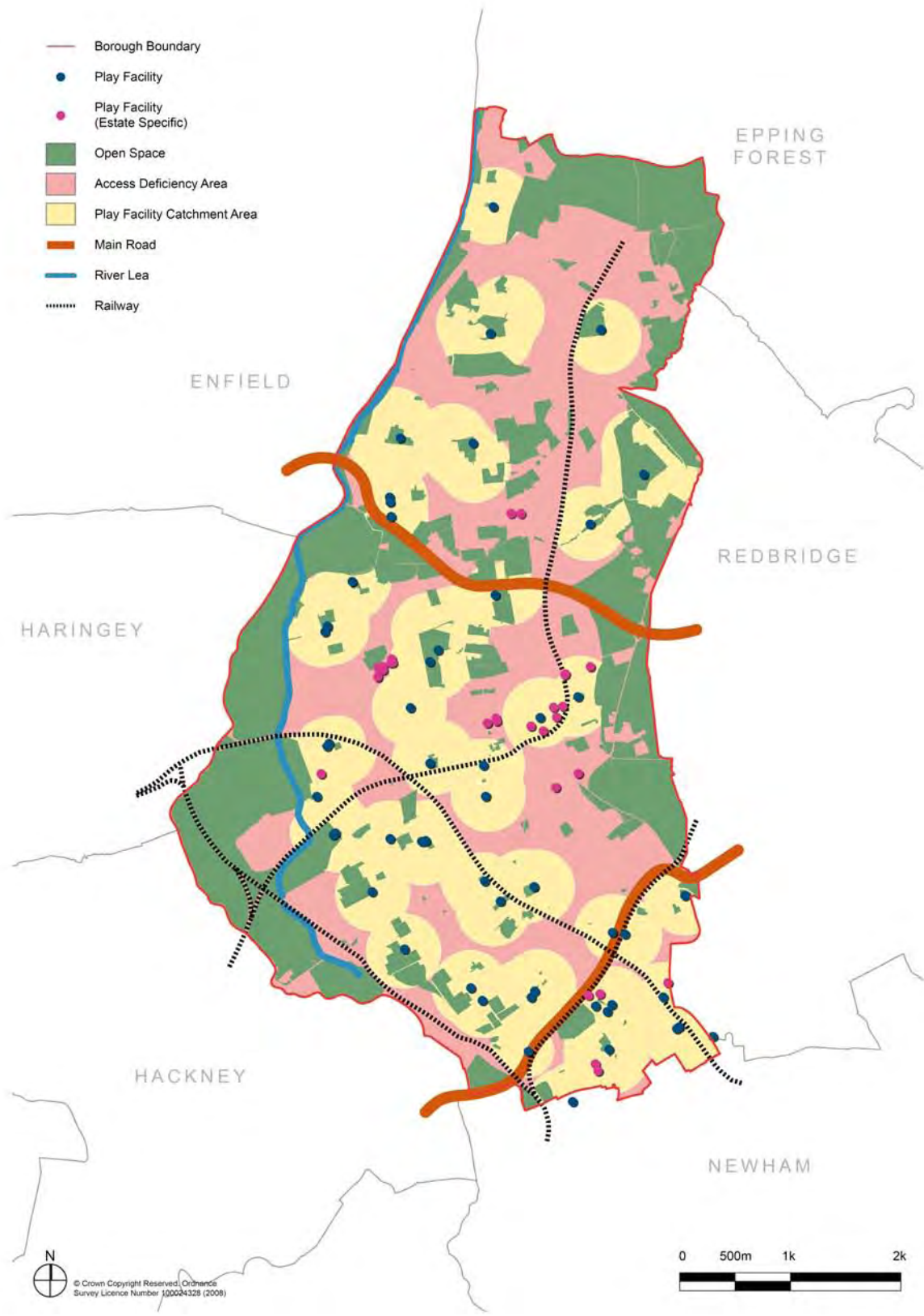


Figure 14.1 Access to Play Facilities



**14.15** The provision of open spaces for exercise and enjoyment has also been linked to the reduction of cognitive decline in older people. Creative solutions such as the installation of pensioners' playgrounds and outdoor gyms have begun to gain currency and the Council will advocate the use of innovative exercise and recreation facilities which are accessible for all age groups, backgrounds and abilities. This is particularly relevant with the improvements to Marsh Lane as part of East London's Green Grid where an outdoor gym is proposed along with a cross country trail and cycle route. Opportunities to provide new parks and open spaces which are safe and secure are inevitably limited in Waltham Forest, where the pattern of land use is well established. Due to this, the Council recognises that contributions towards spaces for exercise and recreation are most likely to be for smaller local parks, public gardens or play areas.

**14.16** Whilst the Council is currently updating the existing Playing Pitch Strategy, the current standard for provision of 0.59ha/1,000 population must be met in new developments. Financial contributions will be sought where appropriate to enhance the quality, quantity and accessibility of provision.

**14.17** Maintenance plans should be submitted at planning application stage for all new facilities provided for exercise or recreation purposes. This is to secure the long term quality and to clarify responsibilities from the outset.

### Implementation

**14.18** The Site Specific Allocations and Area Action Plan DPDs will be used to promote areas and development sites where the Council will expect elements of green infrastructure to be established or maintained. These documents will also provide more comprehensive guidance. These policies should be read in conjunction with CS6 as well as supporting documents, such as the Open Spaces Strategy and Strategic Infrastructure Plan. Applications adjacent to or within the Lee Valley Regional Park should additionally have regard for the Park Plan and Development Framework.

**14.19** The Council will seek to enhance access to existing open spaces through new development proposals; and, financial contributions will be sought to create new and to improve existing open spaces. Financial contributions, either based on an adopted tariff and/or planning obligations, will be sought in conformity with DM37 Working with Partners and Infrastructure. The Council will also seek and promote funding from other sources, for example, the Heritage Lottery Fund, for open spaces and parks within the Borough. Further to this, the Council will support the work of community and amenity groups in improving and managing open spaces in the Borough.

## 15 Policy DM14 - Co-ordinating Land use and Transport

### Strategic Objective 8

Ensure Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access jobs, opportunities and facilities within the borough and beyond.

### Introduction

**15.1** Waltham Forest's Core Strategy sets out the Council's aspiration to plan for the borough's future transport needs in a sustainable way. Policies DM 14 - DM17 jointly set out the Council's preferred approach to creating a sustainable transport system for the future of Waltham Forest that will contribute to the aspiration for Waltham Forest to be a safe, vibrant and healthy place to live and work. The policies contribute towards improving connectivity and travel options across the borough whilst minimising the negative impacts of traffic on residents, the economy and the environment.

**15.2** The close coordination of land use and transport planning supports the above aspirations and is an approach taken by the Government in PPG13 and by the Mayor in the draft replacement London Plan and his Transport Strategy. The Council endorses this approach in the following policy.

### Policy DM14

#### Co-ordinating Land Use and Transport

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

A) promoting mixed-use developments and development in locations that minimise the need to travel; promoting new developments, and in particular high trip generating developments, in locations that are highly accessible by public transport and within easy access of day-to-day facilities and services;

B) requiring new developments to assess and address access and movement to, from and within the site by all modes of transport, to establish sufficient integration of new developments with the existing transport networks, and to create good connections to existing neighbourhoods and town centres;

C) requiring new developments to ensure sufficient transport capacity to meet additional travel demand generated by the development;

D) requiring major developments to prepare a transport assessment or transport statement in line with DfT thresholds and standards in order to assess the implications of new development on the transport networks and demonstrate how any potential impacts will be mitigated;

E) requiring developments with significant transport impacts to submit a travel plan including defined targets, implementation and funding, and monitoring regime;

F) where appropriate, requiring financial contributions from developments to mitigate expected transport impacts and to improve access and movement by sustainable modes of transport;

G) requiring transport assessment and travel plans to include considerations of impacts on European sites; and

H) having a presumption against granting of planning permissions for any development that

- cannot demonstrate no requirement for increased levels of private car access (except low emission vehicles) when sited within 200m of the Epping Forest SAC boundary or

- cannot supply robust plans for links to public transport, and alternative means of mobility, such as walking and cycling, where there is a likelihood that otherwise, traffic levels on roads within 200m of SAC will be increased and there where public transport upgrades are required, new infrastructure will need to be phased so that this is in place prior to completion of development (in line with CS1). Where necessary, developer contributions should be required to achieve this.

## Justification

**15.3** Land use patterns, including the location, type, mix, and intensity of use, strongly influences the travel patterns of the people living, working, or visiting a development. They therefore determine how many trips a development attracts and by what mode. The Core Strategy promotes developments that support compact growth and regeneration and associated sustainable travel patterns.

**15.4** The Council recognises the integration of land use and transport as a key element of sustainable development and seeks to ensure that development is located where the need to travel is reduced and where there is good provision for travel by public transport, walking, and cycling. Locating developments with high densities or significant trip generating potential near major public transport nodes is an effective way to reduce car travel. The Council will therefore seek for such developments to be located close to public transport stations. The Council will further promote mixed use developments and will encourage developments at locations that either minimise distances or are highly accessible by sustainable modes.

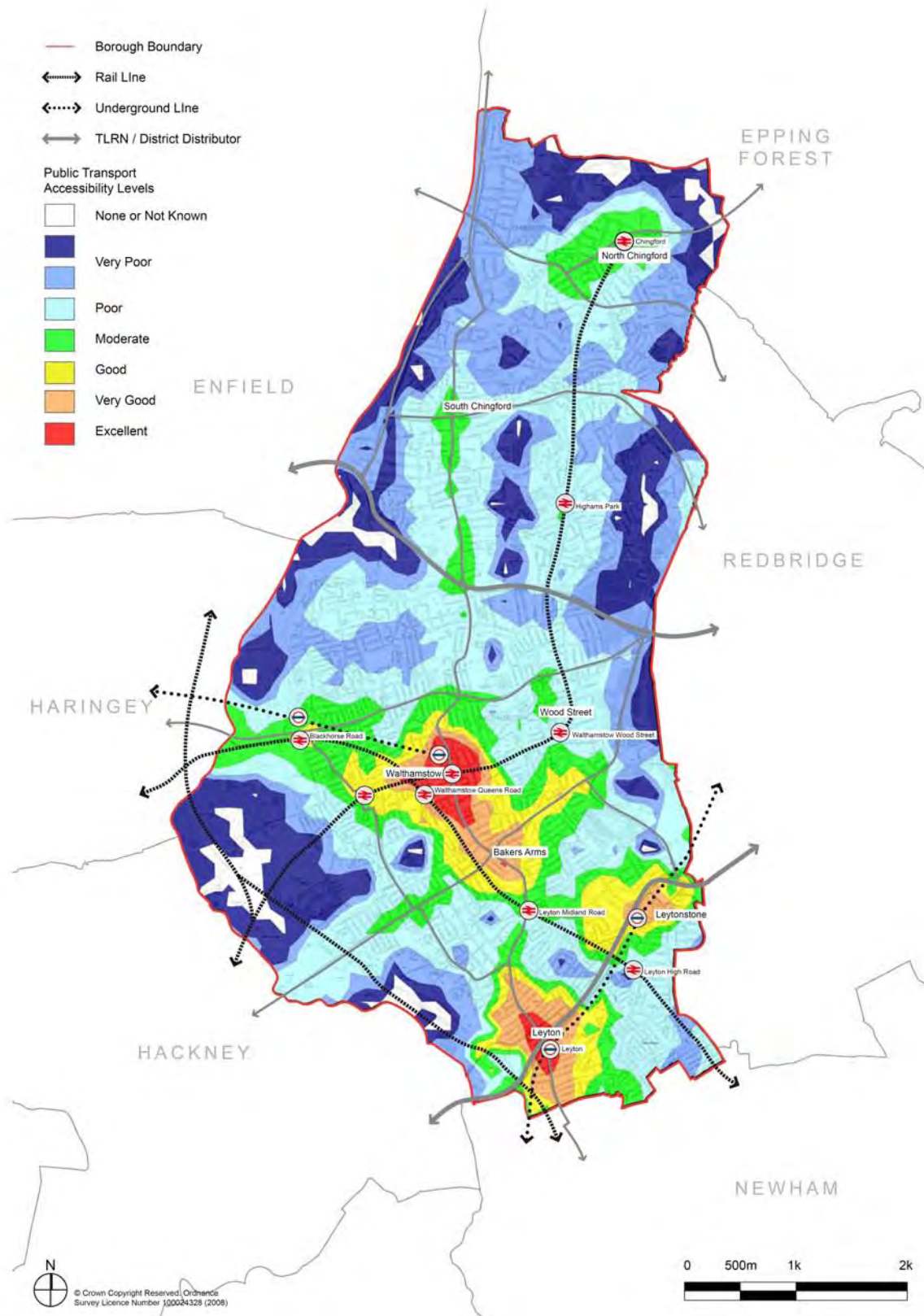


Figure 15.1 Public Transport Accessibility Levels

**15.5** Where developments that are not within easy reach of public transport stops, applications will be required to propose and implement measures that promote sustainable travel and contribute to reducing car use. Examples of these measures include implementation of travel plans, introduction of car clubs, and improvements to the walking, cycling and public transport networks.

**15.6** New developments are expected to put additional pressure on the borough's transport networks and to increase negative impacts associated with traffic, including safety, pollution and noise. The Council will therefore require development proposals to be accompanied by an assessment analysing the implications of the development on the transport networks, both at local and at strategic level, and on the environment. This will assist the Council in assessing an application in determining whether the proposal is acceptable and whether potential impacts could be avoided or will be satisfactorily mitigated.

**15.7** Transport assessments and transport statements will be required in accordance with the thresholds, requirements, and guidance set out in the DfT Guidance on transport assessments (2007) and TfL Transport Assessment Best Practice, Guidance Document (2010). The submitted information is required to provide sufficient detail to enable the Council to fully assess the development proposal. Where the thresholds do not warrant a transport assessment or statement, relevant information on access and movement will be required within the Design and Access Statement.

**15.8** Specifically, the transport assessments / statement will need to demonstrate that

- provision for safe and adequate access, servicing and circulation to/from and through the development/site can be achieved;
- the development will not, either cumulatively or individually, place an unacceptable burden on the public transport and/or the highway network and significant impacts on the transport network and the environment will be adequately mitigated; and
- developments will be laid out and designed in accordance with policies DM14 - DM17.

**15.9** Where a development does not satisfy these requirements or is considered by the Council to have significant negative impacts on the walking, cycling, public transport or road network, that cannot be satisfactorily mitigated, planning permission for the proposal will be refused.

**15.10** The Council will require travel plans to be submitted alongside planning applications which are likely to have significant transport implications. Where concerns about incremental cumulative impacts of developments and/or particular air quality

concerns may warrant it, the Council may require travel plans for smaller developments. Travel Plans should be prepared in accordance with the latest DfT and TfL guidance.<sup>(7)</sup>

**15.11** The overall requirement of a travel plan is the identification of a package of travel measures that would help to achieve agreed modal split targets, performance measures and a monitoring regime in respect of promoting more sustainable modes of travel from the early stages of development. The plan should have a strategy for its implementation that is appropriate for the development proposal under consideration. It should identify funding for the travel plan, the travel plan coordinator, the on-going management arrangements for the plan and the development timetable. Targets need to be defined, a monitoring schedule is required and enforcement actions are required to be agreed prior to any grant of planning permission, to plan for any unimplemented or failed measures. The plan should also include activities for marketing and promoting the plan to occupiers, users, visitors and residents of the site.

**15.12** Where appropriate, mitigation measures will be secured through planning conditions, planning obligations and financial contributions such as S106 or equivalent, as set out in policy DM37. Phasing of development might be required where appropriate.

### Implementation

**15.13** Planning applications should be supported by a transport assessment, transport statement or Design and Access Statement and a travel plan or travel plan framework. These will allow the Council to assess the implication of a development on the transport network and identify potential mitigation measures. In addition, measures that encourage sustainable travel should be identified. Adequate mitigation measures and improvements to the transport network will be required from developments and will be secured through planning conditions and planning obligations (section 106 agreements or alternative arrangements).

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7 Recommended guidance documents include but are not limited to DfT: Good Practice Guidelines: Delivering Travel Plans through the Planning Process, 2009; TfL: Guidance for workplace travel planning for development.

## 16 Policy DM15 - Sustainable Transport Network

### Strategic Objective 8

Ensure Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access jobs, opportunities and facilities within the borough and beyond.

### Introduction

**16.1** The Council would like to see developments, where walking and cycling is the first choice of travel for residents, followed by public transport. Encouraging cycling and walking trips will bring multiple benefits to Waltham Forest including reduced congestion on the roads, reduced emissions, improved community cohesions and improved health and fitness opportunities for residents. Approximately half of all trips that currently start in Waltham Forest also finish within the borough indicating a huge number of potentially walkable (less than 2km) or cycleable (less than 5km) journey.

**16.2** The following outlines how the Council will promote sustainable and active travel as an alternative to less sustainable modes of travel such as the private car.

### Policy DM15

#### Sustainable Transport Network

The Council will actively encourage sustainable travel by:

- A. requiring new developments to develop a well-connected network of streets that optimises permeability and legibility and adequately balances the needs of the different modes;
- B. requiring new developments to provide convenient, accessible, safe and well designed walking and cycling routes and facilities both within the development and connecting to adjacent neighbourhoods;
- C. requiring developments to contribute towards creating activity and natural surveillance and thereby contributing to an attractive and safe environment for pedestrians, cyclists, and the community;
- D. requiring developments to provide features associated with pedestrian and cycle access such as seating, secure and convenient cycle parking, and workplace showers and lockers;

- E. ensuring that developments do not have a significant adverse impact on the walking and cycling environment; and
- F. where appropriate requiring developments to contribute towards enhancing public transport interchange and connections, and providing high quality public transport stops and shelters in convenient and safe locations.

## Justification

**16.3** The Core Strategy promotes sustainable transport choices in order to facilitate growth whilst limiting the impacts of development on the environment, to respond to congestion, and to promote healthier lifestyles. The Council will consider the needs of sustainable transport modes in accordance with the following road user hierarchy:<sup>(8)</sup>

- pedestrians;
- cyclists;
- public transport;
- special vehicle services (including taxis, delivery, and servicing needs); and
- other motor transport.

**16.4** While the Council anticipates that these priorities will be applied for the borough as a whole, these priorities may vary locally in accordance with the different functions and requirements of the different street types.

**16.5** The quality of the public realm and the streetscene is crucial to creating a successful place where people enjoy walking and cycling<sup>(9)</sup>. Improving safety, routes and facilities for pedestrians and cyclists will ensure more journeys are undertaken by bike or on foot and pressure on the borough's public transportation and road network will be eased. The Council anticipates that proposed developments are planned in a way that encourages movement by bicycle and on foot, and contribute towards creating an environment that is easy to move around in, attractive and safe. Development proposals are expected to take account of current best practice guidance including the DfT Manual for Streets, TfL's London Cycling Design Standards, DfT Inclusive Mobility.

**16.6** Where appropriate, new developments will be required to provide a network of permeable and legible streets with direct routes, in particular for pedestrians and cyclists. In this way, movements through the area are encouraged which will improve natural surveillance and reduce the opportunities for anti-social behaviour. The Council expects design of new developments to be safe and accessible to all and resists the design of new development as 'gated developments'. Streets should be

8 DfT: Manual for Streets (2007) and Manual for Streets 2 (2010)

9 DfT Manual for Streets, 2007



rich and fulfilling places, which contribute to local distinctiveness and encourage local activity. Signage and way-finding may be required to aid legibility and shall be provided through planning obligations and/or provided on sites where appropriate.

**16.7** New and/or improved junctions, streets and other transport infrastructure provided as part of new developments are required to take full account of the requirements for walking and cycling and provide good, inclusive facilities for pedestrians and cyclists. New developments and their public realm will need to take full account of inclusive design principles as set out in the Waltham Forest Inclusive Design and Accessibility SPD.

**16.8** Where appropriate, major developments are required to contribute towards improvements to the borough's pedestrian and cycle infrastructure through a financial contribution for off-site investment (which will form part of the planning obligations), including local and/or strategic improvements. Transport assessments and travel plans (as required in DM14) should inform proposals for improving walking and cycling facilities (see DM14).

**16.9** As set out in Core Strategy Policy CS8, the Council is committed to improving the overall attractiveness and accessibility of public transport. The quality of access routes to public transport stations and stops and of the bus stop facilities themselves is fundamental to the perceived attractiveness of public transport. Where appropriate, new developments are expected to contribute to improved public transport infrastructure.

### Implementation

**16.10** Planning applications should be supported by a Transport Assessment, Transport Statement or Design and Access Statement and a Travel Plan. These supporting documents, along with accompanying planning statements, provide developers with an opportunity to demonstrate adherence to the design principles set out in this policy that will encourage travel by sustainable modes. Developers should comply with design guidance contained in the Council's Urban Design SPD.

**16.11** Measures that encourage sustainable travel should be identified in the transport assessment and travel plan. Where appropriate, developers will be required to contribute to improving walking, cycling and public transport infrastructure and contributions will be secured through planning conditions and planning obligations (Section 106 agreements or alternative arrangements).

## 17 Policy DM16 - Managing Private Motorised Transport

### Strategic Objective 8

Ensure Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access jobs, opportunities and facilities within the borough and beyond.

### Introduction

**17.1** In recent decades, increases in local car ownership and car use, in addition to increases in through traffic from outside the borough, have put severe pressure on the local transport system in Waltham Forest. Traffic congestion has increased and contributes greatly to the borough's carbon emissions, resulting in adverse impacts on air quality and quality of life for residents and undermining the economic viability of the borough.

**17.2** Managing traffic in order to reduce congestion whilst seeking the efficient use of the road network to cater adequately for all essential traffic movements is crucial for the quality of life in the borough and the Council will expect new developments to contribute towards achieving this objective as set out in CS8.

### Policy DM16

The Council will make the best use of Waltham Forest's available highway network and public realm by

- A. where developments connect to the highway network, requiring new roads, footways, cycleways and other access routes to be designed and constructed to a standard that is considered appropriate for adoption;
- B. requiring developments to connect to the highway network in a way that encourages road users to use of the most appropriate road in accordance with Waltham Forest's road hierarchy, discouraging through-traffic from using local roads and avoiding direct vehicular access to the TLRN and other major roads;

- C. requiring developments to demonstrate that the development will not cause any harm to highway safety nor impede pedestrian or cyclist movement and requiring developments to contribute towards improving road safety where appropriate; and
- D. requiring developments to contribute towards a high quality public realm taking a holistic approach to public realm design and appropriately balancing the requirements of the different road users.

### Justification

#### Road Hierarchy

**17.3** A functioning highway network is essential for all modes of transport. Waltham Forest's highway network has a hierarchy of roads, with different character and functions. Road hierarchy is an important element of any highway network in terms of managing movement and speed of vehicles. The Core Strategy takes account of transport networks and the road hierarchy as defined in the boroughs emerging Local Implementation Plan and illustrated in the diagram below. The Council will ensure that new developments will contribute towards managing traffic flow and speed in accordance with this hierarchy.

**17.4** When considering development proposals, the Council uses the hierarchy to minimise the negative impacts of traffic on local residents and local amenity; to discourage traffic from using unsuitable streets and/or driving at inappropriate speeds; to allocate road space appropriately; and to foster road safety.

**17.5** Within the road hierarchy, longer distance and through traffic should be given precedence over access requirements in the higher order hierarchy designation, i.e. TLRN, strategic roads and district distributor roads. In contrast there is a presumption in favour of access and amenity on minor roads, particularly for residents, pedestrians and cyclists. Traffic management measures such as Home Zone designations for local streets can help lower the speed of vehicle traffic and improve the safety for people of all ages and abilities.



Figure 17.1 Road Hierarchy

## Road Safety

**17.6** The Council considers road safety as a priority for the borough and will take a proactive approach in reducing both the number and severity of accidents within the borough through

- managing traffic speeds through traffic management measures, including road space allocations and traffic calming measures; and
- protecting vulnerable road users including pedestrians and cyclists through the provision of attractive routes and facilities.

**17.7** The Council will ensure road safety is the priority for any traffic management or highway works or proposals. New developments will be required to demonstrate through formal safety audits at appropriate stages that access to the site is designed and constructed to a suitable standard to ensure that highway safety is not compromised and the traffic generated by the development does not impede road safety. Where appropriate, new developments will be required to contribute towards addressing known accident hazard sites or areas.

**17.8** The formation of vehicular access will only be permitted where the development can demonstrate:

- adequate visibility in accordance with current standards to ensure the safety of all road users;
- appropriate consideration of the local highway characteristics, traffic speeds and pedestrian activity, including aspects such as junction spacing and queueing, pedestrian and cycle facilities, and bus stops and general street layout; and
- appropriate consideration to the volume of traffic on the adjacent road network, including that generated by development itself.

## Public Realm

**17.9** Waltham Forest has a huge network of streets, footpaths, and public spaces that need to cater for many diverse and competing requirements, such as movement by vehicles and people and providing outdoor space to socialise. Acknowledging that public realm is a major asset, the Council is committed to continuously improve the quality of the public realm and will require improvements to the visual, functional and inclusive quality of the streets, ensuring they are designed and maintained to a very high standard, minimise physical conflicts between motor vehicles and other road users, and appropriately balance the requirements of the different users. Where appropriate, the Council will seek contributions from new development to contribute to achieving the overall public realm objectives.

**17.10** The Council will seek to ensure that the best use is made of new links to the highway network, including streets, footpaths, and cycle routes. Therefore, the Council will require developments to be built to an appropriate standard for the role that they fulfil in the network. All works to or affecting the public highway will need to be carried out in accordance with the Council's standards. Where appropriate, the Council will adopt the new links as public highway.

## Implementation

**17.11** Planning applications should be supported by a transport assessment, transport statement or Design and Access Statement and a travel plan. These supporting documents, along with accompanying planning statements, provide developers with an opportunity to demonstrate adherence of the design principles set out in this policy. Developers should comply with detailed design guidance contained in the Council's Urban Design SPD.

**17.12** In addition, measures that encourage sustainable travel and protect vulnerable road users should be identified in the transport assessment and travel plan. Where appropriate, contributions to improving road safety will be required from developments and will be secured through planning conditions and planning obligations (section 106 agreements or alternative arrangements).

## 18 Policy DM17 - Parking

### Strategic Objective 8

Ensure Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access jobs, opportunities and facilities within the borough and beyond.

### Introduction

**18.1** The availability of parking spaces is a key determinant of mode choice and car usage. In order to minimize travel by car and encourage the use of sustainable transport modes instead, the Council anticipates to manage parking carefully and effectively throughout the borough.

### Policy DM17

The Council will seek to effectively manage parking and ensure the provision of safe and attractive parking facilities by

- A. requiring developments to provide well designed, high quality parking facilities in accordance with the Council's maximum car parking and minimum cycle parking standards as set out in Appendix 4;
- B. encouraging car-free and car-capped developments in locations that are easily accessible by public transport and where an on-street parking management regime is in place or will be introduced;
- C. requiring off-street parking to be designed to incorporate safety and security measures, to minimise land take for parking and to minimise the urban heat island effect by providing adequate soft landscaping, permeable surfaces and other treatments to offset adverse impacts of surface water run-off; and
- D. encourage the allocation of spaces for low emissions vehicles, car clubs, pool cars, city bike schemes, and electric vehicle charging equipment; and requiring developments to provide an electrical charging point for one in five parking spaces.

## Justification

### Amount of Parking

**18.2** For new developments to function satisfactorily, appropriate levels of parking will need to be established. New developments are required to provide the minimum necessary to avoid overprovision, which is likely to encourage unnecessary car travel, impact on the quality of the public realm and undermine more sustainable modes. At the same time, the Council will seek to avoid problems such as overspill parking on adjacent streets, which may arise if the development under-provides parking.

**18.3** Parking provision will be expected to relate to the accessibility of an area. Maximum parking standards are provided in Appendix 4, however, as a general guide, the Council will encourage lower parking provision than the maximum. High public transport accessibility and measures such as travel plans, provision of car clubs and sharing will be required to justify reduced parking provision.

**18.4** Car-free and car-capped developments will be encouraged in locations that are well accessible by public transport, including town centre locations and developments in the proximity of train and underground stations. On-site car parking for these developments will be limited to spaces designed for disabled people and operational and service needs and occupants will not be issued with on-street parking permits.

**18.5** The Council will require an on-street parking management regime such as controlled parking zones in the surrounding of car-free and car-capped developments to ensure that parking bays are available to those with the greatest needs (as identified in the parking hierarchy below) and to avoid problems associated with uncontrolled parking and overspill parking in adjacent neighbourhoods. Thereby the Council seeks to ensure that parking does not dominate the street scene and result in a poor public realm and that indiscriminate parking does not become a hindrance to traffic in busy streets or result in safety or access problems. Where appropriate car free or car-capped developments will be required to contribute to the implementation of a controlled parking zone. Provision for car club bays will be expected where car free or car capped developments are proposed, in order to provide residents with access to private motorised transport when needed.

**18.6** The Council will require developments to provide parking spaces in accordance with the following clearly defined set of priorities: At the top of the parking hierarchy are disabled parking needs, followed by car club and car share bays, and local residential needs. New developments need to ensure parking spaces will be provided in accordance with this hierarchy, and as a guide, disabled people, car clubs, and residents should be given priority over servicing, local business parking, visitor parking and long-term parking. While these priorities are granted for the borough as a whole, these priorities may vary locally in accordance with the different functions of the different street types. The Council will also promote, where practical, the re-use of under-utilised car parks for other uses more suitable for town centre uses.



**18.7** As important as the amount of parking spaces provided is how and where they are accommodated in relation to the home and the street. It is appreciated that there is no single best solution; rather a combination of different parking treatments is best suited to meet appropriate levels of provision. <sup>(10)</sup>

### Off-Street Parking

**18.8** Off-street parking can be provided in front courts, rear courts, undercroft and underground. Where garages or ground floor structures are proposed developments need to ensure that important place-making aspects such as providing active frontage and natural surveillance are not compromised. Waltham Forest Urban Design SPD along with national best practice document provide further guidance. <sup>(11)</sup>

**18.9** Development should also seek to minimise land take for parking. Where parking courts are provided, the Council will require that permeable surfaces, landscaping, and water attenuation will be incorporated in the layout in order to soften the visual impact of parking, reduce the water surface run-off and minimise the urban heat island effect in line with policy requirement CS5, DM11 and DM35. Design of parking areas should be considered carefully to ensure that the public realm is not dominated by vehicles and contributes to an attractive, accessible and safe pedestrian environment. Front court parking will be favourable compared to rear court parking, due to better surveillance.

**18.10** Underground parking provides an unobtrusive solution with the vehicles parked out of sight and land take being minimised and will therefore be encouraged in appropriate locations and developments. However, underground parking facilities often give rise for concerns on personal safety due to a lack of natural surveillance. Where a development proposes to provide underground parking, the Council will expect development layouts to be designed to reduce the opportunities for crime by incorporating the aims and objectives of 'secured by design', <sup>(12)</sup> 'design out crime', <sup>(13)</sup> and 'parkmark guidelines' <sup>(14)</sup> concepts. Developments need to demonstrate a long-term commitment to managing underground parking facilities including access and usage of the parking spaces. The Council may refuse proposals for underground parking where developments cannot satisfactorily demonstrate that safety and personal security concerns are addressed.

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10 English Partnership (2007): Car Parking. What works where

11 English Partnership (2007): Car Parking. What works where. DETR (2000): By Design. Urban design in the planning system: towards better practice. ODPM and CABE (2001): Better Places to Live by Design: A Companion Guide to PPG3. ODPM (2004): Safer Places

12 <http://www.securedbydesign.com>

13 Design Out Crime: Creating Safe and Sustainable Communities, 2003

14 Parkmark, Safer Parking, Assessment Guidelines, 2010

## On-Street Car Parking

**18.11** On-street parking is a limited resource and demand exceeds supply in parts of the borough. On-street parking needs to cater for demand by residents on the one hand and short stay (visitor) parking and loading and servicing requirements on the other. It therefore needs to be carefully managed. If well designed, on-street parking can contribute to enlivening the streetscene and to providing natural surveillance with people collecting and leaving their cars.<sup>(15)</sup>

**18.12** With regard to on-street parking, it is essential both that parking is provided so that it will be used as intended and that the opportunities to park in inappropriate locations are minimised by the design of streets. The Council will require appropriate design solutions that prevents streets (and footways) being dominated by parked vehicles and parking should be situated to support the streetscene and its different functions. Parking needs to be designed so that it does not inconvenience pedestrians and cyclists and that the street is easily and safely crossed at many points by pedestrians, including people using pushchairs and wheelchairs.

**18.13** Further detail is provided in the Urban Design SPD and the emerging Sustainable Transport SPD.

## Low Emissions Vehicles, Car clubs, and Electric Vehicles

**18.14** The Council will favour more environmentally friendly vehicles such as electric vehicles and other cleaner fuel vehicles and will require new developments to adequately provide spaces for low emissions vehicles, car clubs, pool cars, city bike schemes, and electric vehicle charging equipment. In accordance with the Mayor of London's electric vehicle strategy, the Council will require developments to provide an electrical charging point for one in five parking spaces.

**18.15** The Council will consider appropriate parking provision for motorcycles in accordance with PPG 13 and the DfT advisory leaflet 02/02.

**18.16** The Council will promote and expand the provision for car clubs and pool cars, which offer access to cars without the need for individual ownership. Car clubs and pool cars are an important element in reducing the need for car parking spaces and will be actively promoted in car free and car-capped developments.

**18.17** New car club bays should ideally be on-street, so that they provide a visible image of the presence of car clubs and thereby rising awareness among residents of the availability of the scheme. The provision of dedicated spaces is important and acts as an incentive for the uptake of community car clubs, in particular in dense urban areas.

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15 English Partnership (2007): Car Parking. What works where

## Cycle Parking

**18.18** To encourage cycling to and from a new development, it is important to provide for adequate cycle parking facilities - both in terms of quantity and quality. The Council will require new developments to provide attractive, safe, and convenient cycle parking facilities in line with the emerging Mayor's / TfL standards.<sup>(16)</sup>

**18.19** In order to achieve this, cycle parking at residential units should be provided with particular focus on easy access to storage facilities. Houses should provide dedicated cycle parking facilities within the curtilage that are convenient to use, such as cycle sheds/ports on driveways or stands integrated into the carports. In flatted developments, a central cycle storage room in a convenient location will be expected, where access should not involve walking long distances or carrying bicycles up stairs or in lifts.

**18.20** Appropriate cycle facilities for long-term storage include ground level storage rooms, outdoor-gated shelters, or individual cycle lockers, potentially in the underground parking facilities ensuring double security. Acknowledging that underground facilities also raise concerns of natural surveillance alternative parking facilities at grade would be desirable. The Council has produced an advice note that provides further details on cycle storage in dwellings.<sup>(17)</sup>

**18.21** Where appropriate, the Council will require the provision of cycle parking facilities for visitors in accordance with the standards set out in the TfL guidance<sup>(18)</sup>. These facilities must be located in close proximity to the premises and to public facilities (e.g. shops and community buildings), be well overlooked, and well lit. Within commercial developments, additional facilities such as showers, changing rooms and storage lockers need to be provided to encourage staff to travel to work by bike.

## Implementation

**18.22** Planning applications should be supported by a Transport Assessment, Transport Statement or Design and Access Statement and a Travel Plan. These supporting documents, along with accompanying planning statements, provide developers with an opportunity to demonstrate adherence of the parking principles set out in this policy. The Council will secure the provision of adequate facilities through the use of planning conditions. Developers should comply with detailed design guidance contained in the Council's Urban Design SPD.

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16 The Draft London Plan (2010) indicates that the TfL standards are currently being revised. The Council will revise their cycle parking standards following publication of TfL's emerging standards

17 LB Waltham Forest: Cycle storage provision in new dwellings

18 TfL: Cycle Parking Standards, TfL Proposed Guidelines

## 19 Policy DM18 - Social Infrastructure

### Strategic Objective 4

Ensure the timely delivery of appropriate social infrastructure, to strengthen the community, and reduce existing deprivation in the Borough.



**19.1** This chapter deals with land use planning policies arising from the future provision and geographical distribution of social and community facilities (statutory or voluntary), education services and other public services considered by the Council to be essential to, or desirable in order to sustain viable, flourishing local communities in Waltham Forest.

**19.2** The Council defines social infrastructure as a wide variety of services that are essential to the sustainability and wellbeing of a community. This includes the following:

- Educational facilities including early years education, primary education, secondary education, further education and adult learning;
- Health services including primary and secondary health;

- Sports and leisure facilities including swimming pools, sports halls and outdoor sports spaces;
- Libraries;
- Job brokerage centres;
- Community space and faith facilities;
- Meeting rooms and halls; and
- Public houses

### Policy DM18

#### **(A) Resisting the Loss of Social Infrastructure**

The Council will resist the loss of social infrastructure facilities unless all of the following conditions are met:

- a. No shortfall in provision will be created by the loss;
- b. Adequate alternative facilities are already available in the area;
- c. A replacement facility that meets the needs of the local population is provided, with a preference for on-site provision; and
- d. The specific social infrastructure facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific infrastructure type and demonstrate that there is no demand for any other suitable community use on the site.

#### **(B) Meeting Increased Demand for Infrastructure**

To help to meet increased demand for social infrastructure, the Council will require:

- a. Development schemes that result in any unmet additional need for social infrastructure to contribute towards supporting existing facilities or providing for new facilities; and
- b. Suitable developments to make rooms available for local community groups to use or hire at a discounted rate, particularly where a development displaces or replaces a facility.

#### **(C) New Social Infrastructure**

New social infrastructure uses must be:

- a. Close or accessible to the community they serve;
- b. Accessible by a range of transport modes, in particular walking, cycling and public transport and be accompanied by a Travel Plan;
- c. Appropriately located in relation to their scale and the needs of the catchment that they serve;

- d. New social infrastructure facilities must be provided in buildings which are flexible and sited to maximise the shared use of premises; and
- e. Considerations for social infrastructure provision will include a need to comply with all other policies in this Development Plan Document.

#### **(D) Educational facilities**

New developments must be:

- a. Fit for purpose, which could include being acceptable in terms of the space standards specified by the Department for Education for primary, secondary educational facilities;
- b. Located in proximity to playing fields that can be used; and
- c. In buildings which are flexible and sited to maximise the shared community use of premises and associated facilities.

Planning consent will be given for temporary classrooms on school sites when:

- a. It can be shown that there is a significant short term need for extra school capacity that cannot be provided in the existing school.

#### **(E) Cultural and Leisure Facilities**

The Council will protect existing leisure and cultural facilities by resisting their loss unless:

- i. There is no forthcoming demand on leisure centres in the Borough;
- ii. Adequate alternative facilities are already available in the area, and therefore no shortfall in provision will be created by the loss; and
- iii. The leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.

The Council will encourage the development of new leisure centres that:

- i. Are located in areas currently under-served for leisure centres
- ii. Improving the quality, usability and accessibility of existing leisure centres;
- iii. Allow for the co-location of other facilities; and
- iv. Improve access to open spaces and sporting facilities associated with the Olympic Games and their legacy.

#### **(F) Health Facilities and Services**

Provision of health services will be improved by:

- i. Improving the quality, usability and accessibility of existing health facilities, particularly through new and innovative modes of health provision;
- ii. Encouraging co-location and integration of health services in order to improve access to a wide range of health services for local communities;

- iii. Working with the NHS Waltham Forest and others to secure investment and funding, achieve good design and deliver excellence for health facilities and services in the Borough; and
- iv. Expecting new developments that result in any additional need for health infrastructure to contribute towards supporting existing facilities or providing for new facilities.

### **19.3 Resisting the Loss of Social Infrastructure**

**19.4** Social Infrastructure provides opportunities for residents to meet, share their interests and access essential services such as education, health care and family support. The Council will protect existing social infrastructure to ensure that Waltham Forest's residents have access to a range of essential services for their use. Proposals involving the loss of a facility classified as social infrastructure will need to:

- provide a replacement facility that meets the needs of the local population in an appropriate location; or
- show that the loss would not create, or add to, a shortfall in provision for the specific community use.

**19.5** The Council will also resist the loss of local pubs that serve a community role (for example by providing space for evening classes, clubs, meetings or performances) unless alternative provision is available nearby or it can be demonstrated to the Council's satisfaction that the premises are no longer economically viable for pub use.

**19.6** In cases where a social infrastructure facility is seen to be redundant and it has been successfully demonstrated that there is no local need or demand for its continued use, the Council's preferred use will be either another type of social infrastructure or affordable housing.

**19.7** Wide range of community activities are carried out in inadequate premises and in sites not well served by public transport. The need to redress social exclusion demands adequate facilities in appropriate locations to meet local needs. Whilst there is a shortage of proper facilities, opportunities to provide new facilities are limited because in most cases these activities cannot compete successfully with other uses and need public funding. In this context, the loss of community facilities without replacement anywhere in the borough will generally be resisted.

**19.8** The Council will seek to upgrade or enhance facilities and where necessary will seek premises in improved locations, closer to town centres, good transport links, amenity space and target communities. Such improvements in community facilities might be sought by Planning Agreements as part of regeneration initiatives and development schemes particularly in those schemes which generate a greater need for community facilities than had been previously programmed. In particular mixed-use schemes will be encouraged to consider the provision of community facilities. These could include new school, healthcare or social welfare facilities, meeting places, nurseries or child care facilities and public conveniences.

**19.9** There may be opportunities in development of the major opportunity sites and other major schemes to include community facilities that would otherwise become over-extended or are absent in the surrounding area. In appropriate circumstances, the council will seek Planning Obligations to further the aims of social inclusion and urban regeneration.

### **19.10 Meeting Increased Demand for Social Infrastructure**

**19.11** The Council has a statutory obligation, as the Local Educational Authority, to provide education for young people of school age (5 – 16). There is recognition that education attainment is a crucial driver in terms of determining life choices for the borough's young people, particularly their 'employability' and resulting livelihoods. Residents also indicate that a good quality educational offer is an important criteria in anchoring families in the area - as a high quality education, particularly in secondary schools, would make them want to stay in the borough. There is an existing deficiency in school places within the Borough, with the four types of educational facilities (nurseries, primary, secondary and further) not having any significant surplus in capacity. The deficiency in school places is an issue which needs to be addressed through planning for new schools and expansion of existing schools.

**19.12** New developments can lead to increased pressure on Waltham Forest's existing community facilities and infrastructure, either cumulatively or individually. The Council will expect schemes that create additional demand for social infrastructure to make an appropriate contribution to the provision either on-site, close to the development, or within the appropriate catchment for the infrastructure type. When assessing the impact of new development the Council will consider:

- existing social infrastructure accessible to the development and their available capacity;
- the likely number of future occupants;
- the needs of community service providers operating in the area (public and community) and their accommodation requirements;
- whether community or leisure facilities are proposed within the new development.

**19.13** To ensure any short-fall in provision created by the development is addressed, the Council will seek, as appropriate:

- the provision of a new facility on the development site;
- improvements to an existing facility close to the development;
- contributions towards the running costs and maintenance of nearby facilities.

**19.14** For more information on our approach to planning obligations please see the Council's Planning Obligations Supplementary Planning Document (SPD).

**19.15** Some uses, in particular educational premises, can be suitable for occasional use by a range of local community groups. Where a community or leisure facility has been redeveloped to provide any of the above uses, the resulting development will be expected to allow community groups to access rooms or facilities at a discounted rate.



## Religious Meeting Places and Cemeteries

**19.16** The London Borough of Waltham Forest is a multi-ethnic Borough, and there are demands from groups which do not yet have adequate facilities for religious worship. In view of this shortage of religious meeting places for black and other ethnic minority communities, the Council will normally resist the loss of existing religious buildings until their use by such local groups has been fully explored. Places of worship often result in increased levels of traffic, parking and noise unsuitable for residential areas. As such new sites for places of worship are likely to be in local or town centres with good public transport links. Applications for new places of worship to be located in residential areas will be required to demonstrate that their proposal will not harm the residential nature of an area.

**19.17** There is continued need for land for cemeteries and crematoriums, in particular there is a need to ensure provision of burial sites for all the borough's religious/cultural groups.

## New Educational Facilities

**19.18** In line with the London Plan, the Borough encourages a criteria based approach to the provision of different types of educational facilities and the expansion of existing facilities, taking into account the need for new facilities; the potential for expansion of existing provision; and the proximity to homes and workplaces. In all cases, school developments are to maximise the potential of sites and promote high quality, inclusive design. Furthermore, energy efficiency and renewable energy is encouraged through all levels of planning policy.



**19.19** As the population increases, demands on schools will grow accordingly, and therefore major developments and regeneration should address school places provision. This is an important consideration which should be addressed through the Site Allocations Development Plan Document.

**19.20** Design could incorporate areas which are able to be used securely and safely by the public without jeopardising the safety of students and teachers. Design could take into account separate entrances, varying degrees of access, lighting, landscaping and internal movement.

### **Resisting the Loss of Existing Educational Facilities**

**19.21** There is an existing deficiency in school places within the Borough, with the four types of educational facilities (nurseries, primary, secondary and further) not having any significant surplus in capacity .

**19.22** Pupil roll projections have shown that, in particular, there is an outstanding need for secondary school places within the centre and south of the Borough. It is thought that this need is significant and is impacting on lives of the young people in the Borough and reducing the attractiveness of the Borough as a place to live. The deficiency in school places is an issue which needs to be addressed through planning for new schools and expansion of existing schools.

### **Temporary Educational Facilities**

**19.23** There is often a need to plan for temporary increases in school rolls especially in the primary sector. As it is not financially viable to permanently expand for temporary rolls, mobile classrooms are used as means of providing for temporary peaks in pupil numbers. However, they obviously do not offer the same standard of accommodation as permanent buildings and are not as visually attractive. Careful consideration of the location of mobile classrooms within the school site (e.g. away from neighbouring residential properties) may help to alleviate some problems. Temporary planning consents will be granted (normally for a period of three years) in order that the need for mobile classrooms can be re-assessed within a reasonable period. As with all permanent structures, mobile classrooms will be expected to conform with the Council's "Access for All" Guidelines.

### **Public Houses**

**19.24** East London has a long tradition of having pubs as neighbourhood focal points for the community. Nationally, over the last few years, pubs have been closing at a record rate. It has been reported that nearly 40 pubs are closing each week, resulting in job losses and millions of pounds lost to the national economy. Public houses can be the heart and soul of a community, providing meeting spaces , entertainment venues etc. Local pubs have been shown to be the most vulnerable in the economic downturn as communities are hit by the fallout of the economic downturn. Accordingly, this policy seeks to manage the loss of pubs and other community facilities, particularly where their loss would represent a cultural loss to the local community.

### Leisure Centres

**19.25** Indoor leisure centres include swimming pools and indoor sports centres. Many of these activities are currently being undertaken outside the borough's designated centres. Much of this is also carried out in inadequate premises and on sites not well served by public transport.

**19.26** The need to redress social exclusion means the provision of adequate facilities in appropriate locations to meet local needs. Whilst there is a shortage of proper facilities, opportunities to provide some types of facilities are limited because in most cases these activities cannot compete successfully with other uses and need sources of funding. In this context, the loss of indoor leisure facilities without replacement anywhere in the borough will generally be resisted.

**19.27** In partnership with property owners and other organisations, the Council will also seek to upgrade and enhance existing leisure facilities. The Council supports organisations such as the Lee Valley Regional Park Authority (LVRPA) and the Council's in-house providers in improving the range and quality of leisure provision in the borough. Where a proposal is made which would lead to the loss of a facility, the Council will expect the developer to make satisfactory proposals for its replacement at an alternative site. Such sites include areas close to or within designated centres and other areas with high public transport accessibility. Car dependent leisure facilities outside town centres will be discouraged.

**19.28** In assessing the retention and upgrading of existing leisure facilities, and the provision of new ones, consideration will be given to the environmental impact on the immediate neighbourhood. Uses must meet local needs and must be of a type and scale compatible with the neighbourhood. Uses likely to generate unacceptable noise levels or other adverse environmental effects for local residents would be refused planning permission.

### Health Facilities

**19.29** The Council works with the Waltham Forest PCT to provide Health facilities. Planned investment in General Practitioners includes six new or refurbished primary care centres to be provided in deprived areas. Changes in health care provision will lead to further developments in the running of hospitals and other health facilities - and are expected to have further land use implications during the period covered by this Plan.

**19.30** The Council will seek to work closely with the Health Authority, its review of land holdings continues to ensure proper use of land and buildings in respect of the internal arrangement of these sites, and the sites' relationship to their surrounding areas.

**19.31** Where health sites are released from PCT's use, the Council will assist in defining suitable alternative uses. This will be done taking into account the nature of the site, the priorities of the Plan and the results of local public consultation.

### Implementation

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

**19.33** It is envisaged that the implementation of this policy will be through the planning process with a collaborative approach between the Local Strategic Partnership and the Council to deliver the Infrastructure Plan and ensure the needs and requirements of the local community are met with appropriate provision. In particular, health policies will be implemented in the following ways:

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

## 20 Policy DM19 Strategic Industrial Locations

### Strategic Objective 3

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

### Introduction

**20.1** The Waltham Forest Local Economic Assessment, <sup>(19)</sup> found that two thirds of the borough's residents either work in central London or other parts of outer London. The Greater London Authority (GLA) anticipates that in the future the London economy will become less focussed towards its centre. It is important that a sufficient supply of land for a range of employment uses is provided and protected in Waltham Forest to provide employment opportunities for a growing population. Policies DM19-21, along with Core Strategy Policy CS3, sets out the Councils approach to protecting employment land.

**20.2** Policy DM19 below sets out criteria for judging planning applications on Strategic Industrial Land.

### Policy DM19

#### Strategic Industrial Land

a) In principle the following uses will be supported within the Strategic Industrial Locations (SILs) identified on the proposals map:

- general industry (Use Class B2);
- storage and distribution (Use Class B8);
- small scale ancillary catering facilities for the needs of workers.

Applications for green industries and the management of waste generated in the borough will be particularly welcome.

- b) Loss of SIL land to any alternative uses will be resisted.
- c) Proposals should comply with all other relevant aspects of the LDF.

19 Navigant Consulting, Dec 2010

## Justification

**20.3** The London Plan designates a number of locations within the Greater London Area as Strategic Industrial Locations (SILs). Within Waltham Forest, Blackhorse Lane, Lea Bridge Gateway, and part of Central Leaside Business Area form such designations, as shown on the proposals map. These sites are recognised in the Borough's Employment Land Study <sup>(20)</sup> as well functioning industrial estates with good strategic road access and sufficiently detached from existing neighbourhoods. Such characteristics make them the logical destination for heavier industrial developments falling within Use Class B2.

**20.4** The Council has a vital role to play in addressing the climate change agenda, as set out in more detail elsewhere in the LDF. Green industries, such as Energy from Waste Plants, or manufacturing of renewable technologies, should therefore be looked upon favourably. Appropriate sites for such locations will be difficult to find due to their industrial nature. Existing SIL designations are seen as the most appropriate location within the borough for them.

**20.5** It is important that a bank of land exists within the London area for general industrial purposes (hence SIL designations in the London Plan). Waltham Forest's manufacturing sector is proving more resilient than other parts of London <sup>(21)</sup>, and the 'green industries' sector is anticipated to grow. Nevertheless, as set out in the Council's Core Strategy, the broad approach of using land more efficiently is founded on the overall projected further decline in manufacturing. In this context, compatible employment uses in SILs such as logistic or ancillary catering facilities, should be supported.

**20.6** The Council's Employment Land Study <sup>(22)</sup> noted that storage and warehousing (Use Class B8) are employment generating uses that require similar site characteristics to B2 uses; i.e. large sites in close proximity to the primary road network. Indeed specific parts of SIL designations (Rigg Approach at Lea Bridge Gateway and North Circular Road at Central Leaside Business Area) were noted as particularly lending themselves towards such use. Whilst B8 use can therefore be seen to be an appropriate use within SIL designations, it is important that development pressure for such use does not undermine the primary reason for their designation. Indeed due to their greater compatibility with sensitive uses such as residential, B8 uses may in many cases be better directed towards Borough Employment Areas (see DM20).

**20.7** Small scale catering facilities can play an important role in serving the needs of workers in industrial areas by providing for food and drinks within walking distance of an employee's place of work. The scale of any such proposals will be important, to ensure they only cater for this local demand. They should not encourage non employees into industrial estates for retail purposes, as a wider range of provision for local neighbourhoods should instead be directed to existing centres/ parades.

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20 URS, 2009

21 Local Economic Assessment, Navigant Consulting, Dec 2010

22 URS, 2009

## Implementation

**20.8** Planning applications on SILs should be supported by a Design and Access Statement that sets out the rationale behind the proposal. This should justify why the proposal is compatible with the SIL designation. It should also set out detailed matters concerning building design, how this relates to surrounding uses, and what provision is made for access by a range of users. Proposals for over 1000m<sup>2</sup> (i.e. those classified as major development), will need to be accompanied by a Travel Plan.

**20.9** Due to the proximity of some SILs to national and international environmental designations (including RAMSAR), it is important that the highest possible environmental standards are secured in new developments in these areas. In applying policy DM19, regard should therefore be had to policy CS1, part A, of the Core Strategy. This could mean that an Appropriate Assessment will be a requirement of some planning applications in these areas.

## 21 Policy DM20 Borough Employment Areas

### Strategic Objective 3

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

### Introduction

**21.1** As set out in Policy DM19, Strategic Industrial Locations are envisaged to be the main focal point for heavier industrial uses. Away from these, there are a number of sites within the borough that merit protection for a larger range of employment uses. These are designated as Borough Employment Areas and policy DM20 below sets out the Council's approach to these.

### Policy DM20

#### Borough Employment Areas

a) In principle the following uses will be supported within the Borough Employment Areas identified on the proposals map:

- general business (Use Class B1);
- storage and distribution (Use Class B8);
- general industry (Use Class B2) that by virtue of its scale, would not be better located within a SIL;
- offices (Use Class B1a) that are ancillary to a wider B1, B2 or B8 use;
- ancillary uses such as workplace nurseries and small scale catering facilities, that serve the needs of employees, and would not be better located in a local centre.

b) The provision of more jobs in Borough Employment Areas through the intensification of the uses set out in point (a), will be supported where this would not have an adverse impact on the functioning of existing businesses in the area.



- c) Other uses such as housing and social infrastructure will only be permitted in the borough's key growth areas, where they act as a facilitator to an improved and intensified employment offer on site, secure other regeneration benefits, and are considered acceptable in all other respects. In such cases, preference will be for schemes that incorporate social infrastructure.
- d) New small scale office developments that would not undermine the role of Walthamstow town centre may be permitted in those Borough Employment Areas marked with an \* in Box 1, or other centres or areas well served by public transport.
- e) The Council will support the creation of suitable workspace for business start-up and expanding local businesses, especially studio space and craft workshops. The subdivision of large premises for such uses will be supported in principle.
- f) Proposals that result in an increase in jobs provided will be supported where such intensification would not have an adverse impact on existing businesses.
- g) Proposals should comply with all other relevant aspects of the LDF.

### Justification

**21.2** Away from Strategic Industrial Locations, there is a need to provide sites for a range of new and growing businesses in the borough. Data from the Local Economic Assessment found notable growth in the borough in the food, medical, security, construction, logistics, textiles, and education sectors since 2006; which out-performed London and national comparisons.

**21.3** The Employment Land Study <sup>(23)</sup> found the sites listed in Box 1 to be of suitable quality to merit protection for new and expanding businesses. As many of these are more closely integrated with sensitive neighbouring uses such as residential, they are expected to largely cater for lighter industrial uses than those to be directed towards SILs. They are expected to be the primary locations in the borough for future growth in B1 and B8 uses.

**21.4** However, to completely rule out all B2 use in Borough Employment Areas would fail to recognise how existing sites function, and the importance of small businesses within this use class to the local economy (27% of jobs in the borough are provided by micro business, i.e. those employing 10 or less). <sup>(24)</sup>

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23 URS, 2009

24 Local Economic Assessment, Navigant Consulting, Dec 2010

## Box 1

### **Borough Employment Areas**

1. Howard Road
2. Sherrin Road
3. Auckland Road
4. Dunton Road
5. Eltoe Road/ Simmonds Road
6. Church Road
7. Heybridge Way
8. Argall Avenue Extension
9. Sutherland Road
10. Clifford Road
11. Waltham Park Way
12. Justin Road
13. Highams Road
14. Montague Road and Courtenay Road Arches
15. Temple Mills Lane
16. Cabinet Way
17. Joseph Ray Road\*
18. Hainault Road\*
19. Hatherley Mews\*
20. Lancaster Road Arches\*
21. East London Office Centre\*
22. Barrett Road\*
23. E10 Business Centre\*

*(NB Borough Employment Areas marked with a \* are those with suitable site characteristics for potential or continued small scale office use)*

**21.5** Some Borough Employment Areas (i.e. those marked with an \* in Box 1) were found in the Employment Land Study to be suitable for either continued or future office use, due to their relatively attractive surroundings and accessibility by public transport. Encouraging such use will play a key role in realising the strategy of releasing surplus employment land whilst simultaneously using that retained more efficiently. This does however need to be balanced alongside Walthamstow town centre's status as the major commercial centre within the borough, with the best public transport links. Under Planning Policy Statement 4: Planning for Sustainable Economic Growth, this should therefore be the primary location for major new office developments.

**21.6** Whilst the role of Walthamstow town centre is recognised, it is important to be realistic about likely demand for office use. The Local Economic Assessment <sup>(25)</sup> found that financial services only provide 1% of employment in the borough. Meanwhile, the Employment Land Study <sup>(26)</sup> found most office demand in the area to be for cheap rents, rather than prime central locations. Therefore, to some extent the employment market in Waltham Forest is likely to be of limited appeal to major new premium office space. This, combined with the need to use existing employment land more efficiently, means provision should be made for some office use outside Walthamstow town centre.

**21.7** As offices can be high density in terms of the number of employees they attract, it is important that they are primarily located in areas well served by public transport. Outside such areas, within industrial estates that are more drawn towards the primary road network, their use should be ancillary to other employment functions. To do otherwise runs the risk of increasing travel to work journeys by private car; when instead a modal shift towards public transport should be sought.

**21.8** As with SILs, provision of essential facilities for workers is seen as compatible in Borough Employment Areas, in terms of enhancing their sustainability. As employment is anticipated to be of a lighter industrial nature, workplace nurseries are considered more compatible than in SILs, and can help overcome a significant barrier to employment for many.

**21.9** The Council's Core Strategy provides a clear steer to development towards the key growth areas of Blackhorse Lane, the Northern Olympic Fringe, Walthamstow town centre, and Wood Street. To transform these areas of deprivation, it is envisaged that much regeneration will be residential led in order to attract new communities to live and work in such areas. Despite these aims, it is important to still protect valuable employment land in regeneration areas. To this end, proposals for non employment uses will only be considered favourably where they do not undermine the primary employment function of the area, and secure benefits in terms of environmental improvements, a greater quantum of jobs on site, or the provision of needed social infrastructure. So such proposals do not come forward in an ad-hoc manner the Council is preparing Area Action Plans for each of the key growth areas.

**21.10** Whilst the highest proportion of employment in the borough is related to wholesale and retail (22%), there is also a significant presence of small businesses. Over 10,000 micro- businesses currently exist, and it is important that further opportunities are offered to allow such businesses to grow and flourish. Of particular importance are creative industries, which currently includes over 860 businesses, largely dominated by artistic and literary creation and web design.<sup>(27)</sup> Small businesses including creative industries can play a vital role in the local economy. They can provide jobs, ensure efficient use of land, and avoid an unhealthy dependence on large multinationals as sources of employment.

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25 Navigant Consulting, Dec 2010

26 URS, 2009

27 Local Economic Assessment, Dec 2010

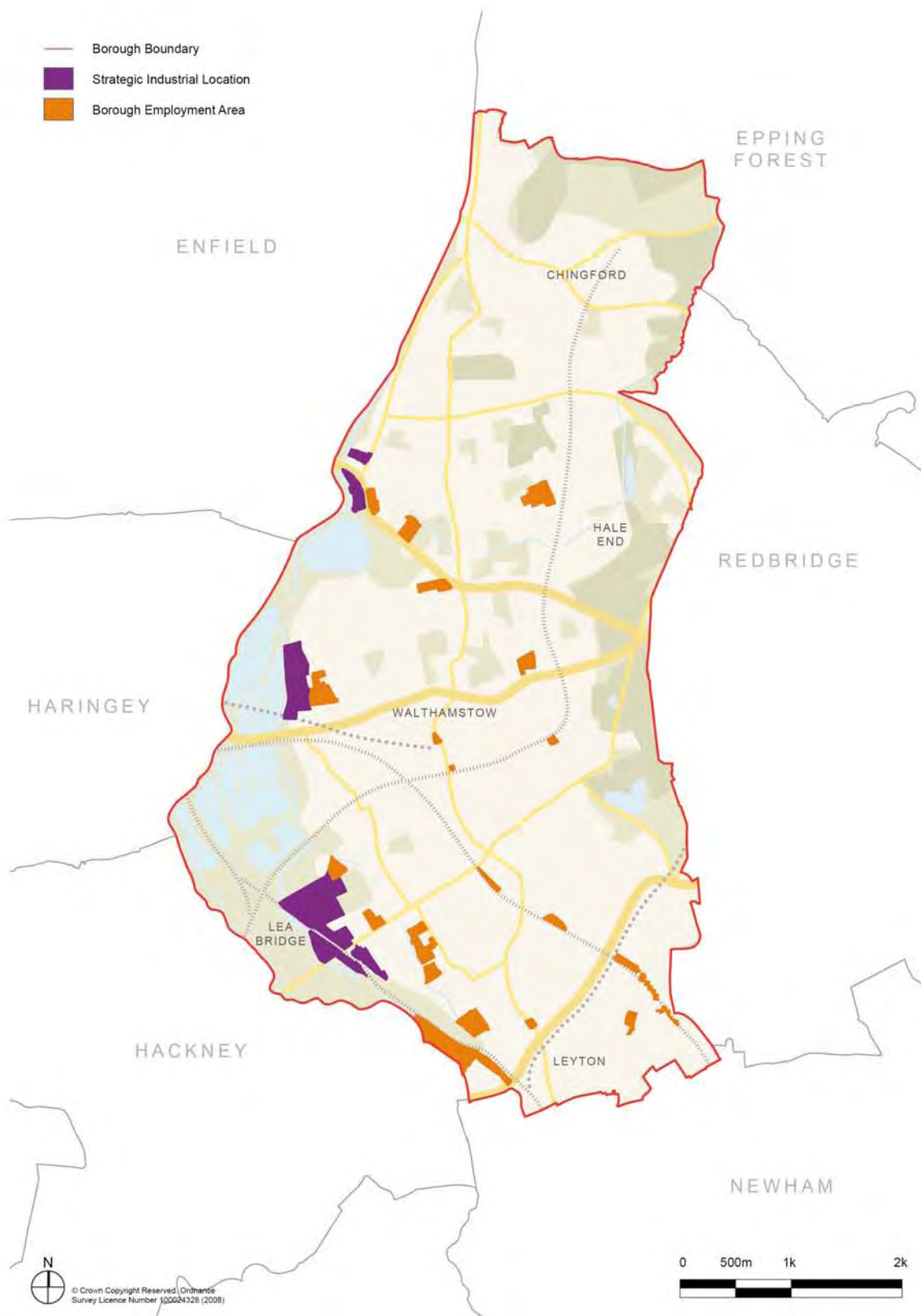


Figure 21.1 Employment sites

**21.11** Demand for space for small business in the borough is clear as evidenced by their existing presence. Comparatively low land values means that if suitably sized workspaces are provided, small start up businesses can continue to be attracted to the borough.

### Implementation

**21.12** As with SIL land (see Policy DM19), proposals on Borough Employment Areas should be accompanied by a Design and Access Statement covering the principle of the use, its design, and how it will be accessed. Major developments (i.e. those of over 1000m<sup>2</sup>) will need to be accompanied by a Travel Plan, whilst town centre uses over 2500m<sup>2</sup> will need to provide an impact test as per Planning Policy Statement 4: Planning for Sustainable Economic Growth.

**21.13** In Blackhorse Lane, Walthamstow town centre, Wood Street, and the Northern Olympic Fringe, Area Action Plans will be produced to co-ordinate detailed proposals that secure maximum regeneration benefits. This will include setting out where some release of employment land may be permitted as a facilitator to wider development, and where social infrastructure can be provided. The role of mixed use developments in providing employment through efficient use of land will be monitored through the Council's Annual Monitoring Report; since it is important that such proposals do not undermine the employment function of designated areas.

## 22 Policy DM21 Non-Designated Employment Areas

### Strategic Objective 3

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

### Introduction

**22.1** There are a number of sites in the borough that may offer some scope for continued or future employment use yet do not merit the strong levels of protection for employment use set out in policies DM19 and DM20. In such circumstances policy DM21 below applies.

### Policy DM21

#### Non Designated Employment Areas

a) Within non designated employment land (i.e. land currently or last used for such purposes but not identified on the proposal map), applications for alternative uses will only be permitted in the following circumstances:

- the site is demonstrated to be no longer fit for employment use;
- the Council is satisfied that the proposed use would not be better located in a town or district centre;
- mitigation for the loss of employment land is provided in accordance with policy DM37 and the Council's Planning Obligations SPD;
- in all other respects the proposed use is well designed and suitable to its surroundings.

b) Where land last used for employment is released to other uses, preference will be given to schemes that incorporate social infrastructure including compatible D1 uses such as education and training facilities, day centres, clinics and health centres. Any new social infrastructure will need to accord with the criteria set out in policy DM18.

c) New live/ work premises will be supported where:

- a clear need for them has been demonstrated;
- the proposal includes adequate provision of useable workspace;

- the proposal would not compromise the character and function of the surrounding area.

d) Proposals for studio space and craft workshops will be encouraged within the borough's railway arches, provided these do not undermine the vitality and viability of town and district centres.

## Justification

**22.2** Planning Policy Statement 4: Planning for Sustainable Economic Growth, advocates the efficient use of land, and discourages Councils from carrying forward old employment allocations that are no longer fit for purpose. The Council's Employment Land Study found those sites identified in Box 1 of the previous chapter as some of the most valuable that merit continued strong protection. Outside of these areas, the Council will take a pragmatic approach to the release of surplus land that was past used for employment purposes. However the onus will be on developers to demonstrate the benefits of appropriate alternative uses that respond to individual site characteristics.

**22.3** In terms of demonstrating that land is no longer viable for employment, evidence to justify its loss could include a clear explanation of barriers to future employment use, or a lack of developer interest having been marketed for such use. Where this can be adequately demonstrated, financial contributions should be sought as mitigation to enable jobs to be provided elsewhere in the borough.

**22.4** An increased need for social infrastructure will arise from projected population increases as set out in the Council's Social Infrastructure Needs Assessment. <sup>(28)</sup> Limited opportunities for new facilities such as schools, doctors surgeries etc will be forthcoming, due to pressure for more profitable uses such as housing. Whilst specific efforts will be made to find appropriate sites for such uses in future LDF documents that allocate sites, other schemes that incorporate social infrastructure as part of the redevelopment of redundant employment land will also be looked upon favourably. This is however subject to any such proposals being a good scheme in all other respects, and the vitality and viability of existing centres not being undermined.

**22.5** Live/ work units can provide valuable accommodation for starter businesses and should be encouraged in terms of fostering such growth, and minimising unnecessary travel. Care will be needed in the design and siting of these to ensure they are compatible with neighbouring uses, and fit for their intended dual purpose.

**22.6** The importance of small businesses to the local economy is discussed in Policy DM20: Borough Employment Areas. The findings of the Employment Land Study, <sup>(29)</sup> were that in addition to Borough Employment Areas, railway arches offer

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28 URS, 2009

29 URS, 2009

some scope for such businesses. Where these fall within district or town centres, proposals that will not sit comfortably alongside retail and residential uses, will be resisted in the interests of protecting the vitality and viability of such centres.

### Implementation

**22.7** In non designated employment areas, it will be particularly important for any material accompanying the planning application (e.g. design and access statement, or planning statement), to justify not only the benefits of the proposed use, but also why the site cannot continue to function for employment purposes. Where loss of employment land is accepted, planning obligations will be sought as part of the planning applications process in order to mitigate for this loss in accordance with Policy DM37. Any major developments (i.e. those of over 1000m<sup>2</sup>) will need to be accompanied by a Travel Plan, whilst town centre uses over 2500m<sup>2</sup> proposed outside designated centres will need to provide an impact test as per Planning Policy Statement 4: Planning for Sustainable Economic Growth.

**22.8** It is important that the release of non-designated employment land is countered by a growth in land efficient employment. As such, the Annual Monitoring Report will be used to monitor changes in B1, B2 and B8 land in the borough. This information will be an important consideration in terms of how flexible the Council can be in terms of accepting continued loss of sites previously used for employment, and if a more protective stance is required.



## 23 Policy DM22 - Improving Job Access and Training

### Strategic Objective 10

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

### Introduction

**23.1** Approximately 28% of the working age population in the borough are not in employment or actively seeking work, and over the course of 2009, the number of job seekers allowance claimants increased by 35%. <sup>(30)</sup>

**23.2** To meet the Sustainable Community Strategy commitments of achieving full employment, a range of measures are required. As set out in Core Strategy chapter 13, this involves more than simply providing land for new employment uses. Route causes of worklessness, such as poor education and skills, and physical barriers such as reliance on public transport, need to be addressed. Policy DM21 below sets out how the Council will seek to overcome these barriers through the planning process, and should be read alongside Core Strategy policy CS10.



30 Waltham Forest Local Economic Assessment, Dec 2010

## Policy DM22

### Improving Job Access and Training

#### Training Facilities

a) New education and training facilities will be supported within employment land other than that designated as Strategic Industrial Land (SIL), where:

- it can be demonstrated that no suitable site exists within a town or district centre;
- provision is made for the site to be accessed by a range of means of transport, not just the private car;
- the proposal would not conflict with the employment function of the area;
- the proposal satisfies design criteria set out elsewhere in policies DM30-34.

#### Planning Obligations

b) Where appropriate, opportunities to secure the training and recruitment of local residents as part of new developments will be secured through:

- local labour agreements and jobs brokerage initiatives;
- securing financial contributions towards wider employment and training initiatives.

c) Where financial contributions requested from the development give rise to viability issues, the developer will be expected to demonstrate this to the Council through an open book assessment.

#### Access to Jobs

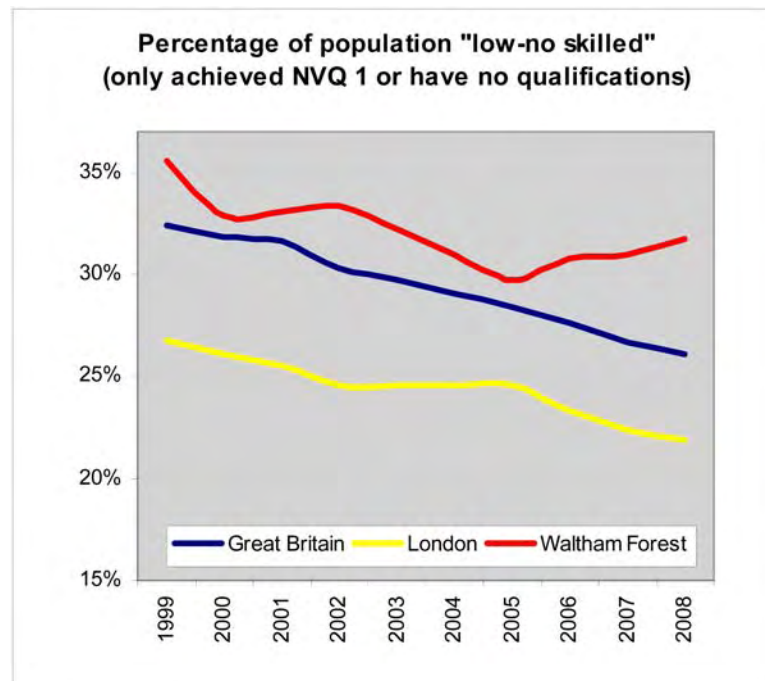
d) Major employment proposals will be expected to provide a travel plan setting out how the development will be accessed by employees through sustainable modes of transport.

e) Where appropriate, developer contributions will be sought to ensure new employment opportunities are physically accessible to all sectors of the community.

## Justification

### Training Facilities

**23.3** As demonstrated in Figure 23.1, a significant proportion of the population is low skilled.



**Figure 23.1 Percentage of low/ no skilled residents (Source: Waltham Forest Strategy for Enterprise, Employment and Skills, 2009)**

**23.4** Furthermore, the borough ranks 377<sup>th</sup> out of 408 local areas in Great Britain on overall skills and qualifications scores. <sup>(31)</sup> In order to attract new businesses to the area, and improve employment opportunities for all (a requirement of London Plan Policy 4.12), there is a need to upskill the local workforce. Providing new education and training facilities alongside employment uses can offer synergies in terms of enhancing opportunities for on the job training, and strengthening relations between education providers and employers. These benefits do however, need to be balanced against the fact that those most in need of education and training are likely to be reliant on public transport, which invariably better serves town and district centres. It will also be important that the primary function of employment land as areas of work is not prejudiced.

#### Planning Obligations

**23.5** As discussed above, and in the Sustainable Community Strategy and the Core Strategy, worklessness is a major issue in Waltham Forest that needs addressing. To do so, new employment and training opportunities for local residents should be sought through the planning application process. Raising awareness of job opportunities and securing funding for employment and training initiatives will help address social exclusion, whilst getting local people directly into work through local labour agreements will have the added benefit of minimising unnecessarily long journeys to work.

31 Waltham Forest Local Economic Assessment, Dec 2010

**23.6** Under Circular 05/05: Planning Obligations, it is important that any developer contributions sought relate directly to the development proposed, and do not undermine the viability of a scheme. Since new employment development creates a demand for new jobs, it is considered reasonable that the opportunity to upskill the local workforce is sought. To do otherwise may result in an increase in car borne journeys from neighbouring districts and place additional strain on the local transport network. Where financial contributions undermine viability developers will be expected to be transparent and demonstrate how.

### Access to jobs

**23.7** In addition to skills and training, physical access can provide a major barrier to work. This is especially true of deprived communities, where low car ownership restricts how far residents can reasonably be expected to travel for work. The provision of travel plans and funds towards improvements to the transport network may therefore be necessary in ensuring new developments are accessible to the local workforce by public transport, walking and cycling; as required by London Plan Policy 4.4.

## Implementation

**23.8** All planning applications should be supported by a Design and Access Statement that sets out the rationale behind the proposal. This should include the thought process behind the broad principle of development on the site, detailed design matters including how it relates to surrounding uses, and how employees will access the development. Developers should comply with detailed design guidance contained in the Council's Urban Design SPD.

**23.9** Major developments (i.e. those of over 1000m<sup>2</sup>) will need to be accompanied by a Travel Plan, whilst town centre uses over 2500m<sup>2</sup> will need to provide an impact test as per PPS4: Planning for Sustainable Economic Growth. In the key growth areas of Blackhorse Lane, The Northern Olympic Fringe, Walthamstow town centre, and Wood Street, such requirements will be co-ordinated through relevant Area Action Plans.

**23.10** Section 106 agreements will be used to secure funding for training and skills development and local labour agreements as part of the planning application process. This will be pursued in accordance with the Council's Planning Obligations SPD.

## 24 Policy DM23 - Tourism Development and Visitor Attractions

### Strategic Objective 11

Increase the attraction of the area as a tourist destination, based on its unique assets, and the opportunities offered as one of the host boroughs of the 2012 Olympic Games.



### Introduction

**24.1** Tourism can potentially play an important role in strengthening and diversifying the local economy. A successful tourist industry can help enhance the image of the borough, thus attracting further investment, and create jobs for local residents.

**24.2** As set out in chapter 14 of the Core Strategy, Waltham Forest is well placed to capitalise on the number of visitors to Central London, and increased interest in East London as a result of the 2012 Olympics.

**24.3** Policy DM23 below sets out in detail how the Council will work to support a growing tourist trade. This supplements, and should read alongside, policy CS11 of the Core Strategy.

## Policy DM 23

### Tourist Development and Visitor Attractions

#### Tourist development

a) New hotels should be directed to designated centres, with Walthamstow town centre being the Council's preferred location for such use. Guest houses will be welcome in district and neighbourhood centres.

b) In exceptional circumstances such as for a visitor attraction directly linked to an area of nature conservation value, alternative locations may be considered suitable. However, these should be:

- well served by public transport;
- accompanied by a statement justifying the proposal;
- propose mitigation measures for any harm to the local amenity and environment.

c) All proposals for tourist accommodation should make adequate provision for pickup and set down points for taxis and coaches, and an appropriate level of secure cycle storage.

#### Visitor attractions

d) Attractions likely to yield a large number of visitors should be located in Walthamstow town centre. Other locations will only be considered favourably where it can be demonstrated that they are accessible by a range of means of transport, and would not undermine the role and function of the town centre. Provision should be made for appropriate signage, cycle storage, and pickup and set down points for taxis and coaches.

e) Cultural activities such as festivals should take place in areas well served by public transport. Proposals should include management plans setting out how negative impacts on residential amenity and local businesses will be minimised.

f) Redevelopments within Walthamstow town centre should be used as an opportunity to enhance the use of Walthamstow Market by increasing pedestrian flows towards this area, and where appropriate the provision of signage to promote its use.

g) Proposals that enable better public access to the borough's natural assets and open spaces, where it can be demonstrated that this will not compromise their unique character and biodiversity value, will be supported.

h) The loss of tourist and leisure attractions to alternative uses will only be allowed where the need for such use no longer exists, or there are overriding regeneration benefits to their loss.

## Justification

### Tourist development

**24.4** To build on its strong tourism sector, the London Plan sets a target of 40,000 net additional hotel bedrooms by 2031. Walthamstow town centre is the major centre in the borough. In accordance with the Core Strategy, the London Plan, and Planning Policy Statement 4: Planning for Sustainable Economic Growth, it will continue to be the focal point in the borough of town centre uses including shops, cafes, restaurants and leisure facilities. This concentration of diverse uses, and its strong public transport links (both to central London and other parts of the borough) makes it the logical destination for large scale tourist accommodation. By focussing such uses in Walthamstow town centre, accommodation can realistically be offered to non-car users, and visitor spend can also help maintain and enhance the vitality and viability of the local economy.

**24.5** To a lesser degree the district and neighbourhood centres within the borough also provide a sustainable location for visitor accommodation. They too offer a concentration of facilities likely to be used by visitors such as shops and cafes, and generally benefit from Public Transport Accessibility Levels (PTALs) of 3 or above.

**24.6** There may be exceptional circumstances where there are justifiable benefits in reducing journey distances by locating tourist accommodation closer to an attraction than a 'centres only' approach would permit. In such circumstances, the Council will need to be satisfied that the vitality and viability of existing centres is not compromised.

**24.7** Tourist accommodation can potentially result in a large number of vehicular trips. By focussing such uses into centres with good public transport links, it is intended that car use by visitors will be minimised. To compensate for this, and maximise access to and from accommodation by all sectors of the community, suitable provision should be made for taxis, coaches and bicycles.

### Visitor attractions

**24.8** The sequential approach to tourist accommodation also applies to visitor attractions, such as conference facilities, cinemas, museums etc, for the same reasons as set out above. A 'centres first' approach is the most sustainable in terms of minimising trips and car use, and can help breathe life into existing centres through offering greater diversity than traditional retail functions. It can be the focus of regeneration as set out in the DCLGs Good Practice Guide on Planning for Tourism. This does however need to be balanced against aspirations for better use of open spaces, which is further discussed later.

**24.9** Walthamstow Market is the longest daily outdoor market in Europe. It provides a strong retail function and an important source of local employment. Given these benefits, it is important that development opportunities within Walthamstow town centre make the most of the market as a local asset, rather than constraint to new development. Such integration of developments is consistent with guidance in the DCLG Good Practice Guide on Planning for Tourism.

**24.10** As set out in the Core Strategy, its green nature is Waltham Forest's major asset. It is therefore important to simultaneously protect this from insensitive development, whilst also enhancing its use and function, by making suitable provision for facilities in conjunction with outdoor recreation. This could effectively mean some out of centre visitor attractions at locations such as Walthamstow Wetlands.

**24.11** Walthamstow Wetlands is made up of Walthamstow Reservoirs, Walthamstow Marshes, and areas within Haringey Borough. It has been described in the Upper Lee Valley Landscape Strategy <sup>(32)</sup> as having the potential to become a regionally significant and locally valuable leisure facility and nature reserve. The wetlands currently receive 17,000 visitors per annum, and it is understood that they could welcome in excess of 100,000. <sup>(33)</sup> Increased access to these areas is sought, through the development of a visitor centre, visitor activities, and managed entry points. To accord with Planning Policy Statement 9: Biodiversity and Geological Conservation, any such proposals or similar will need to be developed sensitively, especially given the SSSI designation covering the area.

**24.12** Since deliverable opportunities for new tourist and leisure attractions may be limited, existing such uses should be protected in recognition of the benefits they bring to the area. This includes in terms of local identity, image, and the local economy. Pressure for alternative uses should be resisted unless the Council is satisfied that the existing use is no longer viable. Mitigation through their re-provision as part of a wider package of regeneration may also be possible.

### Implementation

**24.13** Policy DM23 should be read and used in conjunction with relevant other Development Management Policies and the Core Strategy. Furthermore, detailed proposals in terms of site specific allocations, which may include for uses attracting large numbers of visitors, will be set out in future Area Action Plans.

**24.14** Where proposals are made for tourist accommodation or attractions in out of centre locations, strong justification will be needed. A clear case of why the location chosen is ahead of sequentially preferable sites, will be required from the applicant.

**24.15** Where proposals relate to areas of nature conservation, it is important to ensure there is no material harm to biodiversity of the area. Further detail is provided in policy DM36. In suitable circumstances, the Council will require developers to undertake an Appropriate Assessment. <sup>(34)</sup>

**24.16** The Council will work with partners, including Thames Water, neighbouring Councils, the Environment Agency and Natural England, to ensure improved access and use of the Lee Valley Regional Park and Walthamstow Wetlands is achieved in

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32 Feb 2010

33 Walthamstow Reservoirs Feasibility Study, March 2010

34 A technical report supporting plans or projects which would be likely to have a significant effect on a site of nature conservation importance, so that any unfavourable impact can be avoided



a manner that respects biodiversity value. The Walthamstow Reservoirs Feasibility Study, produced in partnership in March 2010, provides a business model for developing the reservoir site as a visitor destination.

**24.17** By their nature, tourist accommodation and attractions, if successful, result in a large number of visitors, generating significant vehicle movements. New developments should therefore include suitable provision for pick up and drop off points for taxis, minibuses and coaches. Failing this, suitable mitigation measures will need to be provided for via developer contributions. Provision should also be made to ensure they are accessible by cycle.

*NB photograph at beginning of chapter taken from Upper Lee Valley Landscape Strategy, Feb 2010*



## 25 Policy DM24 - Health and Well Being

### Strategic Objective 13

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

### Introduction

**25.1** The Council's Sustainable Community Strategy (2008) seeks to 'ensure residents are fit and healthy for work'. A person's health and wellbeing is inextricably linked to socio-economic and environmental factors such as the quality, accessibility and sustainability of the physical environment. Therefore, the way an area is planned and managed can have a significant impact on an individual's quality of life, health and wellbeing. DM 24 seeks to seek out how new development can contribute to improving health and reducing the health inequalities of residents.

### Policy DM24

#### Health Impact Assessments

A) the Council will require all major developments to submit a Health Impact Assessment in order to demonstrate how the proposed development will impact on health inequalities.

#### Promoting Everyday Exercise

B) The Council will seek to ensure new development promotes everyday exercise by:

- Linking it with the walking and cycling networks and wherever possible, creating new through routes;
- Prioritising the need for people to be physically active as a routine of their daily life;
- Ensuring local facilities and services are easily accessible by foot, bicycle and other modes of transport involving physical activity; and
- Improving and enhancing recreational pedestrian and cycle links to ensure they are safe, attractive and welcoming to everyone.

#### Hot Food Takeaways (A5 Uses)

C) The Council will resist proposals for Hot Food Takeaways (A5) where:

- It results in an over concentration of such uses which is detrimental to the vitality and viability of town centres, neighbourhood centre or local parade;
- It forms a cluster of similar uses;
- the proposal falls within 400m of the boundary of an existing school, youth centre or park;
- a proposal is considered to have an unacceptable impact on highway safety;
- A proposal has a significant impact on residential amenity in terms of noise, vibrations, odours, traffic disturbance, litter or hours of operation;
- A proposal does not provide effective extraction of odours and cooking smells.
- A proposal does not provide adequate on site waste storage; and
- A proposal poses an unacceptable risk in terms of safety crime and anti-social behaviour.

### Health Impact Assessments

**25.2** A Health Impact Assessment (HIA) has been defined as “a combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of these effects within the population”. The Council will require major developments to be supported with a HIA in order to demonstrate that the potential impacts on health have been considered. A HIA is a tool to appraise both positive (e.g. Improving open space) and negative (e.g. Poor air quality) impacts of development on different groups in the community that might result from the development. A HIA aims to identify all these effects on health in order to enhance the benefits for health and minimise any risks to health. New development may generally bring about a number of positive impacts however, it may also result in consequences that are unintended. These unintended effects may be good or bad for a person's health. HIAs are aimed at assisting applicants and agents to help identify important health impacts and ensure that proposed developments carefully consider key determinants to protect human health. Where negative impacts are identified the Council will seek proposals to be modified/changed or mitigations measures introduced to ensure residents health is not negatively impacted.



### Promoting Everyday Exercise

**25.3** The Council seeks to promote and create an environment which encourages residents to be physically active. The Council will seek to ensure that new development contributes to this aim. All new development should be linked into the existing cycle and pedestrian networks in order to encourage residents to use active transport such as walking and cycling.

**25.4** As well as connecting new development to the existing cycle and road networks the Council will seek to improve and enhance existing networks. As well as being the most important means of getting about the built-up areas of the borough, walking is an increasingly popular recreational activity. Footpaths provide access for Borough residents to the open countryside where they link up with the wider rights of way network which exists throughout the country. Cycle routes can provide access for borough residents to surrounding areas of countryside such as the Lea Valley and Epping Forest. The Council will seek to ensure that existing cycle and pedestrian routes are safe, attractive and welcoming to further encourage their use, particularly for recreation purposes. The Council will continue working closely with the Lee Valley Regional Park Authority to develop the Lee Valley Cycle Path (part of the Sustrans proposed cycle network) which extends the entire length of the western boundary of Waltham Forest and is part of the National Cycle Network.

**25.5** Policy DM18 - Social Infrastructure, sets out how the Council will provide social infrastructure such as sports, recreation and leisure facilities and health facilities. The Council will seek to ensure that such facilities are easily accessible, particularly by means of public transport, walking and cycling. Residents are more likely to use such facilities if they are easily accessible.

### Hot Food Takeaways

**25.6** Hot food takeaway shops can provide an important complementary service, particularly in town centres, by offering residents a range of convenient food choices. However, in recent years there has been concern that the high number of hot food takeaways in the borough are causing a number of detrimental impacts. Compared to other retail uses, an over concentration or clustering of HFTs are likely to have a detrimental impact on amenity and on the retail character and function of a shopping centre. Such harmful impacts relate to increased incidence of litter, smells, crime and anti-social behaviour, noise and general disturbance, parking and traffic problems. Where high concentrations occur in our town centres, they can pose a serious threat to the local economic vitality and viability.

**25.7** It is also not uncommon for hot food takeaway shops to be located outside of town centres in local parades and neighbourhood centres. Particularly high concentrations exist along some of the boroughs key road corridors including High Road Leyton, High Road Leytonstone, Hoe Street and Forest Road again causing a detrimental impact on the vitality and viability of these areas.

**25.8** In an effort to provide a holistic approach to tackling concerns over community health and in particular childhood obesity, government guidance aimed at promoting healthier communities encourages planning authorities to manage the proliferation of fast food outlets. In relation to childhood obesity research suggests that food bought in the 'school fringe' contributes to a significant proportion of a school student's daily fat and calorie intake. As such the Council will seek to resist new HFT within 400m of a school, youth facility and open space. The Council seek to ensure that residents have choice in the range of food they can buy including encouraging healthy food options.

**25.9** Further guidance can be found in the Council's Hot Food Takeaway SPD.

### Implementation

**25.10** The Council will seek to work with partners such as GLA, HUDU, NHS, Waltham Forest PCT to provide advice on the health impacts of new development. Partners such as TFL and the Council's Public Realm section will be vital in improving the existing cycle and pedestrian routes to ensure they are safe and attractive.

**25.11** Area Action Plans will be prepared for the borough's four key growth areas. These Area Action Plans will provide greater detail on the proposed regeneration of these areas and may create new and improve existing pedestrian and cycle routes.

**25.12** The Council will also work with partners such as the Lee Valley Regional Park to improve access to the recreational areas such as Epping Forest, Lee Valley Regional Park and the Olympic Park.

**25.13** The Council will also use Planning Obligations (S106) to secure improvements to existing cycle and pedestrian routes.

**25.14** Further guidance in relation to HFTs is provided in the Hot Food Takeaway SPD.

## 26 Policy DM 25 Environmental Protection

### Strategic Objective 13

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

**26.1** Pollution takes many forms including noise (and vibration), light, smell as well as land, water and air based. All forms of pollution pose a risk to the health and wellbeing of our residents, and should therefore be minimised through the planning process. Policy DM25 below sets out how.

### Policy DM25

#### Environmental Protection

##### Development on Contaminated Land

a) When considering applications for development on sites which are potentially contaminated, the Council will need to be satisfied that the development can safely be constructed and used. Where necessary developers will be required to enter into planning obligations to investigate and undertake remedial measures prior to development to ensure the land is fit for its proposed end use.

##### Development involving Hazardous Products or Processes

b) The Council will oppose developments which involve or are likely to be affected by hazardous products or processes where the risk of danger is, in the Council's opinion, unacceptable.

##### Air Quality

c) New developments should not contribute to or suffer from unacceptable levels of air pollution. Any major development for sensitive uses in areas where levels of air pollution are high will need to be supported by an air quality assessment to allow a full consideration and mitigation of the impact of air pollution on the development.

##### Noise Pollution and Vibration

d) The Council will resist developments that adversely affect sensitive uses through the generation of significant noise pollution or vibration, unless appropriate mitigation is provided.

##### Light Pollution



e) The Council will resist developments causing unacceptable levels of light pollution.

### Water Quality

f) The Council will oppose development that would pose an unacceptable risk to water quality and support measures to improve water quality.

## Justification

### Development on Contaminated Land

**26.2** Due to the largely urban nature of the borough, and to secure a sustainable pattern of growth, new development will largely be focussed towards previously developed land. In Waltham Forest, due to former industrial uses, such land is often potentially contaminated.

**26.3** The Council has a responsibility to identify contaminated land and ensure it is managed in an appropriate manner, as set out in the Environmental Protection Act 1990 and Planning Policy Statement 23: Planning and Pollution Control. The Contaminated Land (England) Regulations 2000, also requires site investigations to be undertaken to confirm the presence of contaminants on-site and for remediation to be undertaken on land that is causing, or where there may be a significant possibility of causing, significant harm to receptors or pollution to controlled waters. Site investigation procedures and sites of potential contamination in the borough, are outlined in the Council's Contaminated Land Strategy 2000.

**26.4** Where a contaminated or potentially contaminated site is identified under the planning system, developers will be required to carry out detailed site investigations and after a risk assessment, a remediation strategy may need to be submitted to the Council. The strategy should include measures that are necessary to make the development safe and suitable for its proposed end-use. A Verification Report will be necessary to demonstrate that the remediation works have been successfully implemented. It remains the developer's responsibility to ensure that they have met the remediation objectives, made the site suitable for use and adequately protected all of the relevant receptors. The Council needs to be satisfied that these requirements have been met before discharge of a planning obligation.

### Development Involving Hazardous Products or Processes

**26.5** The Planning (Hazardous Substances) Act 1990 aims to prevent major accidents and limit the consequences of such accidents. In considering any planning applications for development which may involve hazardous substances the Council will therefore need to be completely satisfied that the proposal will not constitute a hazard to existing communities or the local environment. Similarly, existing consents will be an important consideration in the determination of sensitive uses such as housing. In appropriate cases the Council will therefore consult and liaise with the Health and Safety Executive to minimise potential risks.

### Air Quality

**26.6** In line with the Council's Air Quality Action Plan, and the Mayor's Air Quality Strategy, the impact on air quality and future receptors will be taken into account when determining development proposals.

**26.7** The Environment Act 1995, Part IV requires local authorities to review and assess air quality in their area. Where it is apparent from this review and assessment that the air quality standards or targets are not being achieved, or are not likely to be achieved within the relevant time period, the local authority must designate an Air Quality Management Area (AQMA). The Council has completed a detailed 3 stage review and assessment and has subsequently identified and designated an Air Quality Management Area covering the whole borough. The detailed 3 stage review and assessment identified road traffic as the main source of pollutants of nitrous oxides NO<sub>x</sub> and particulates PM<sub>10</sub>. A more detailed Stage 4 assessment has confirmed the earlier findings and details the measures proposed to improve air quality in the area.

**26.8** Given the poor air quality in the borough, air quality assessments will be required to ensure major new developments do not cause harm to air quality or introduce new receptors to areas of poor air quality. It is recommended that these are prepared prior to a formal planning application to establish if development is appropriate for that area and so that mitigation measures can be incorporated into the design of the scheme. As the whole of Waltham Forest is an Air Quality Management Area, mitigation measures should be considered as standard practice. They will be especially important for developments that are expected to significantly increase the number of car trips. Mitigation measures may take a number of forms, including the following:

- Use of acoustic ventilators
- Altering layout so habitable rooms are away from the source of poor air quality
- Non residential usage of lower floors

**26.9** Where such measures are insufficient, planning obligations may also be sought under policy DM37: Working with Partners and Infrastructure.

**26.10** The Council promotes the use of renewable energy technologies to help tackle climate change, as set out in policy DM12: Decentralised and Renewable Energy. The use of biomass and CHP (Combined Heat and Power) have been identified in the Mayor's Energy Strategy, but it is important to note this needs to be balanced against their impact on air quality through emissions of particulate matter and nitrogen oxides. Given poor air quality in Waltham Forest, developers will be required to demonstrate that other forms of renewable energy have been considered. Where biomass or CHP is proposed, the Council will require an emissions assessment prior to submission of a planning application. The emissions assessment must demonstrate that the plant does not significantly contribute to the deterioration of local air quality and that it is adhering to the emission limits set by the GLA for both PM<sub>10</sub> and NO<sub>2</sub>. These emission limits will be regularly reviewed as new evidence becomes available and abatement technology improves. The assessment must also

demonstrate that other forms of renewable technology have been compared and assessed for their impact on local air quality. If planning permission is granted, operators will be required to provide evidence on a yearly basis to show continued compliance with emission limits.

### Noise Pollution and Vibration

**26.11** The impact of noise and vibration can be a material consideration in determining a planning application and Planning Policy Guidance Note 24: Planning and Noise aims to minimise the adverse impacts of noise through sensitive design, management and operation. Noise sensitive development such as housing and hospitals should not be located close to major sources of noise or vibration unless the effects can be adequately mitigated. Conversely noisy new development should be located away from noise sensitive uses if its disturbance effect cannot be adequately reduced.

**26.12** In some cases it may be possible to allow noise generating uses if the noise or vibrations can be controlled via appropriate mitigation, and this may be necessary to secure other regeneration benefits in densely built up areas of the borough. Such measures could include appropriate design measures, or restricting operation and delivery times for businesses.

**26.13** Wherever there is a concern over the potential for noise pollution the Council will require a noise impact survey outlining effects and possible attenuation measures to comply with Planning Policy Guidance Note 24: Planning and Noise.

### Light Pollution

**26.14** Appropriate lighting can play a vital role in enhancing community safety at night by enhancing opportunities for natural surveillance. It can also be beneficial in terms of highlighting and enhancing landmark structures. However, such benefits need to be balanced against the detrimental effects on wildlife and excessive energy consumption, and as such Planning Policy Statement 23: Planning and Pollution Control seeks to minimise light pollution from new development. Care should be taken to ensure lighting only illuminates intended areas and does not affect or impact on its surroundings. In areas particularly sensitive to wildlife, it may be necessary for developers to employ an accredited lighting engineer.

### Water Quality

**26.15** The EU Water Framework Directive provides the opportunity for the Council to work with partner organisations to improve the water environment for the benefit of both people and wildlife. The Council will therefore support initiatives by the Environment Agency and other partners in the Thames River Basin River Management Plan, to prevent groundwater pollution and improve surface water quality. Without these initiatives future supply of adequate quality water will be inhibited.

## Implementation

**26.16** Developers are encouraged to liaise with the Councils Environmental Health department at the pre-application stage so that environmental protection can be considered at the design stage of proposals, and necessary studies are commissioned to support proposals. Depending on the type and location of development proposed, there may be a need for:

- An Environmental Impact Assessment
- Investigations into land contamination
- Air Quality Assessments
- Noise Impact Surveys

**26.17** Liaison with the Health and Safety Executive and the Environment Agency may also be necessary.

## 27 Policy DM26 - Managing Changes of Use in Town Centres

### Strategic Objective 14

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

### Introduction

**27.1** As well as shopping, the Borough's designated centres and parades are host to a wide variety of activities. These include leisure activities such as restaurants, pubs, clubs and cinemas, businesses such as banks, estate agents and other office uses, housing, education, and other community facilities. Many of these activities assist in extending the use of the town centres both throughout the day and during the evening. The diversity of uses and accessibility to people living and working in the area is important to sustaining their vitality and viability.

**27.2** It is important that a balance of uses is maintained in the designated centres and parades. Town centres that are attractive, well-designed, and well-managed, with a good mix of uses will be attractive for shoppers and visitors, also providing a focal point for business and social interactions. People do not want to visit town centres that are run-down and don't offer them what they want. Accordingly, it is important to manage town centres well. Strong, well-managed centres are better placed to exploit opportunities during times of growth, and are more resilient and better able to adapt to changing economic situations.

### Policy DM26

#### Primary Frontages

A) In the primary shopping frontages of Walthamstow and the District Centres (as defined on the Proposals Map), the Council will seek to ensure that retail uses (use class A1) predominate on ground floors. Other uses will be permitted where all the following criteria are met:

- (i) the proposal will not result in the proportion of non-retail uses in the relevant frontage exceeding 30% of its total length; and
- (ii) the proposal will not result in the equivalent of a group of three or more adjoining standard size shop units in non-retail uses; and
- (iii) the use proposed provides a service directly related to a shopping trip (such as banks, building societies, cafés).

### **Secondary Frontages**

B) Within the secondary shopping frontages of Walthamstow and the District Centres (as defined on the Proposals Map), the Council will seek to maintain and encourage shops (use class A1) at ground floor level. Other uses will be considered as follows:

- (i) Unless exceptional circumstances can be demonstrated, development at ground floor level should not lead to an over proliferation of non-retail uses comprising Class A2, A3, A4 or A5 uses such that less than 50% of the relevant shopping frontage contains non-retail uses.
- (ii) Other uses appropriate to a shopping centre including crèches, aid centres, doctors/dentists surgeries may be permitted subject to the contribution the proposals can make to the vitality and viability of the proposed frontage and the centre generally.

### **Neighbourhood Retail Parades**

C) Within Neighbourhood Centres (as defined on the Proposals Map) the Council will only grant permission for changes of use from shops (use class A1) outside the designated retail parades.

### **Local Retail Parades**

D) Within Local Retail Parades (as defined on the Proposals Map), the Council will only permit changes of use at ground floor level from a shop (use class A1) where:

- i) local residents would still have a reasonable range and choice of essential shops within the parade or within a reasonable walking distance; and
- ii) the replacement would be beneficial to the local community.

Where the above criteria are not met, permission will only be granted if it can be demonstrated that the unit has been vacant and actively advertised on reasonable and realistic terms for class A1 use for a continuous period of at least 6 months.

### **Non Designated Frontages or Parades**

E) Within the designated boundaries of Walthamstow town centre and the District Centres but outside the primary and secondary frontages, changes of use from retail (class A1) to any other use appropriate to a town or district centre will be permitted subject to amenity and townscape considerations or where such impacts are suitably managed.

F) Outside Designated Centres and Local Retail Parades, the Council will generally permit changes of use at ground floor level from shops (use class A1). Proposals must however meet other policies in this plan.

### **Hot Food Take-Aways**

G) With specific reference to A5 uses, where proposals comply with the above policies, the Council will in addition consider all of the following factors:

- i) the location of the proposed uses in relation to nearby schools and residential accommodation;
- ii) the nature of the operation and the extent to which it would detract from the ability to adopt healthy lifestyles;
- ii) the proposed hours of operation;
- iii) implications on traffic congestion and parking;
- iv) the concentration of other A5 and similar uses; and
- v) the practicality of providing extract ducting ventilation and/or noise insulation.

### **Townscape Character**

H) Where proposals comply with the above policies, the Council will in addition consider the impact of the proposals on amenity, the character and function of the parade in which the proposal is to be located. Where the proposed use is inappropriate, planning permission will be refused.

I) Permission will be granted for new shopfronts and signs where:

- (i) the design is related to the scale, proportion and appearance of the building;
- (ii) the design respects the character of the local area or parade where the proposal is located;
- (iii) the design retains, and where practicable provides a separate entrance to upper floor accommodation where this is separate from the ground floor use;
- (iv) principal entrances to upper floor accommodation avoid the rear of buildings where practicable as this can give rise to personal safety and security issues.
- (v) an appropriately designed shutters is provided. Solid shutters which present blank frontages to shopping streets will not be permitted.

## Justification

**27.3** This policy aims to ensure that Walthamstow and the District Centres continue to fulfil their primary role of providing convenient and accessible shopping facilities within reasonably compact areas. To achieve this, the primary frontages will generally be restricted to retailing. In these frontages the Council will only accept Class A1 uses as defined in the Town and Country Planning (Use Classes) Order. However other non-retail uses meeting the criteria set out above may also be permitted.

**27.4** For the purposes of this policy, the relevant frontages of the borough's designated centres and parades will be shown on the Proposals Map. Paragraph 27.9 sets out the key policy considerations the Council will take into account in determining the acceptability of new quasi retail or other uses of a sui generis type not falling within Class A1 of the Use Classes Order.

**27.5** The Council considers that the success of any particular centre is dependent, at least in part, upon retaining a reasonably close grouping of shops selling a wide range of goods. Shopping particularly for items such as clothes, shoes, footwear and jewellery etc is in essence a process of search and comparison before final selection. Therefore, grouping shops conveniently together attracts shoppers and if the shopping frontage is broken or diluted by uses not directly related to a shopping trip, this leads to a loss of attractiveness.

**27.6** Most non-retail uses or service businesses rather tend to gain from the availability of footfall generated by other uses, particularly retail. The Council accepts that these services may meet a real need of town centre visitors and therefore ought to be available as part of any flourishing shopping centre. However if too many of such uses were allowed to locate in primary shopping frontages, the essential retailing function of a shopping centre becomes diluted with far reaching implications on vitality and viability.

**27.7** In support of this policy, government advice as set out in Annex A, Table 2 of PPS6 distinguishes between primary and secondary frontages. Primary frontages contain a high proportion of retail uses whilst secondary frontages provide greater opportunities for a diversity of uses.

**27.8** Some non-retail uses, such as banks, building societies and cafés, provide services which are directly related to a shopping trip in that people most frequently visit them as part of their shopping trip. Therefore they generate high levels of pedestrian activity and need not cause blank spaces in the shopping frontage if shop style windows and displays are maintained. Therefore this policy makes some provision for such uses. However, other uses including some professional and financial services such as estate agents provide a more specialised service and do not generate levels of pedestrian activity similar to most retail uses.



**27.9** Other uses such as betting shops will be carefully controlled, particularly to manage gambling activity and its effects on the wider determinants of health and well-being. Research in some local areas <sup>(35)</sup> indicates that gambling could adversely affect the determinants of health and influence criminal activity, for example to pay off debt or continue gambling. Therefore, whilst such uses may be appropriate in the centre as a whole, they will not be permitted in designated frontages. Overall, the number of non-retail outlets in a centre should be such that they do not have a weakening effect on the nature, character and vitality of the centre.

**27.10** In assessing new uses, particularly those of a quasi-retail or sui generis nature wishing to locate within the primary frontage, the Council will consider all of the following factors;

- the extent to which the proposed use may be associated or combined with a shopping trip. The proposed use must be related to a shopping trip and capable of attracting a significant number of shoppers/visitors to the centre;
- the extent to which the proposed use meets an important local need. Such need may be identified through local need surveys and national/local initiatives e.g. one stop shops;
- the contribution the proposed use will make to the vitality and viability of the proposed frontage and the centre generally; and
- the availability of suitable alternative vacant premises outside the primary frontage. The Council will not grant planning permission for non-retail uses within a primary frontage if there are suitable premises in nearby secondary frontages.

**27.11** In general the Council will encourage greater flexibility of use in secondary frontages. In these areas, diversification has most to contribute to the overall vitality and viability of the centre. Accordingly, the Council will seek to promote a mix of uses within secondary frontages.

**27.12** Secondary frontages are defined on the Proposals Map. The Council will need to be satisfied that the proposed use provides a substantial element of its services to visiting members of the public and is likely to contribute to the attractiveness of the centre.

**27.13** The Council accepts that non-retail uses, which provide services to visiting members of the public, make a contribution to the vitality of shopping centres. However, the secondary shopping frontages of Walthamstow and the District Centres are also important locations for some types of retailing activity. This may include new businesses that cannot initially afford prime locations, or retailers specialising in a particular product or serving a local ethnic minority community.

**27.14** Within each neighbourhood centre, the Council has defined a retail core area to which this policy would apply. Neighbourhood Retail Parades are defined on the Proposals Map. These are locations within which retail activity would be strongly encouraged. Such parades represent frontages where retail activity is more dominant. They often have a key footfall-generating feature or retail 'anchor' and contain the

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35 Where's well in Sandwell: Gambling and the nations health 2006

minimum number or range of shops, which the Council considers necessary to enable the centre to perform its local shopping role. The need to protect these parades is important particularly to meet emergency/day to day shopping needs. Accordingly, the Council will generally resist proposals resulting in the loss of shops within the designated local parades.

**27.15** Local parades often contain essential local shop uses such as a post office, chemist, greengrocer, baker, newsagent and other supporting retail services for people living or working within the local area. They have been designated because the Council considers that the loss of such facilities would significantly limit residents' accessibility to local shops. These parades can provide a similar service, albeit more limited, to that of Neighbourhood Centres and they are of great importance to many elderly and disabled people. A schedule showing the identified parades will be published with the Proposals Map.

**27.16** The Council wishes to protect designated retail parades in order to provide accessible shopping facilities for all local residents. To minimise the need to travel, ideally all residential properties should be within a reasonable walking distance of a full range of essential shops. The Council accepts that this may not be possible as in some situations the viability of retail uses depends on many other economic factors. However where there is sufficient population to support these, the Council will ensure that retail units, particularly those that are reasonably sized with adequate facilities are retained to attract a good range of essential shops.

**27.17** Essential shops include the sub post office, chemist, greengrocer, baker, newsagent, etc. The Council will also consider the need for particular shop types as may be identified through local need surveys or other public consultation exercises. As a minimum level of provision, the Council will seek to retain 4 standard sized shop units in retail use. A period of six months with supporting evidence of attempts to let, lease, or sell the property will be a material consideration. Whether the parade contains sufficient essential shop uses will depend on its size and function within the shopping hierarchy and the extent to which alternative retail provision exist within a convenient walking distance of the parade to serve the surrounding residential area.

**27.18** In assessing the extent to which the surrounding area is deficient in essential local shops, the Council will have regard to the number and range of uses within the nearby local area. The Council considers that residents' accessibility to local parades would be seriously compromised if they have to do more than a 10 minute walk, approximately 800m to the nearest facility. The Council accepts that it may not be possible to retain all the shops in the borough, especially where there is not sufficient customer demand to ensure economic viability. In such situations the Council will generally consider proposals for other uses so long as the policy requirements have been met and there is no conflict with other policies of this plan.

**27.19** The proposed replacement use must also be appropriate to a shopping area. The Council would generally welcome uses such as those within Class A2, A3, A4, A5 and doctors/dental surgeries. Other appropriate uses must create activity and interest to passing pedestrians.

**27.20** The Council generally wishes to ensure that proposals involving changes of use within designated centres and shopping parades contribute positively to vitality and viability and enhances the environment. In determining planning applications, the Council will consider the nature of the proposed use and the implications on neighbouring amenity. In addition, the impact of the proposed use on the character and function of the parade or frontage in which it is located will be important – how well (in design and appearance) the proposed use can be integrated within the existing street block or frontage. In some situations responsive design solutions will be necessary to ensure satisfactory integration. In implementing this policy the Council's approach will be as follows:

**27.21** Along commercial frontages, the Council would generally encourage active uses (those that create activity and interest and are directly related to passing pedestrians). Ground floor housing conversions within commercial frontages will generally not be permitted unless they are as part of a comprehensive scheme involving the entire parade or street block. Where appropriate, a shop style window display must be retained. This is important to protect the townscape of commercial shopping areas. Window displays help to maintain the attractiveness and continuity of the shopping frontage and can provide information for users and visitors. In considering planning applications, the Council will have regard to Supplementary Planning Documents as will be published.

**27.22** Design and environmental quality issues are important to town centre vitality and viability. The Council recognises the need to balance the security needs of shop owners with the appearance of shopfront design. To assist implementation of this policy, detailed design guidance will be set out in a Supplementary Planning Document (Waltham Forest High Street Life).

**27.23** Whilst food uses can generally make a positive contribution to vitality and viability of town centres, in appropriate locations such as town centres and focal points of activity, concern over the undesirable impacts of over-concentration of such uses led to the creation of a separate use classes (A4 use covering drinking establishments and A5 use covering hot food take-aways). More recently in response to concerns over community health and childhood obesity, government guidance (Healthy Weight, Healthy Lives: a Cross Government Strategy for England) has been issued aimed at promoting healthier communities and encourages planning authorities to manage the proliferation of fast food outlets. In acknowledgement that a holistic approach to healthy communities is desirable, the location, distribution and concentration will be monitored and, if necessary controlled.

**27.24** In considering hot food takeaway uses, applicants are advised to refer to the Council's Supplementary Planning Document on Hot Food Takeaway Uses.

### Implementation

**27.25** This policy will be implemented through the planning application process. Annual land use surveys will monitor changes of use taking place within the designated centres, frontages and parades. Designated frontages and parades will be reviewed periodically. Where necessary, changes will be made, through the preparation of a Supplementary Planning Document.

## 28 Policy DM27 - New Retail, Office and Leisure Developments

### Strategic Objective 14

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

### Introduction

**28.1** The Government has a strong policy approach to protect the vitality of town centres and to reduce the need to travel by stating that proposals for main town centre uses retail should be located where possible in existing centres, with decreasing priority for edge of centre and out of town locations. Walthamstow is designated as the major centre. Accordingly, it is expected that large scale developments which serve a significant part of the borough, if not all, of the borough will be concentrated within this centre. Other centres – including North & South Chingford, Bakers Arms, Highams Park, Wood Street, Leyton and Leytonstone will also need to have an appropriate scale of development. Similarly, it is necessary to ensure that the designated neighbourhood centres (including Sewardstone Road, Chingford Hatch, Chingford Mount Road, Forest Road, Markhouse Corner, Francis Road, Thatched House and Blackhorse Road) attract the most appropriate scale of development with regard their role and character.

### Policy DM27

The Council will encourage the development of new town uses that support and enhance the viability, vitality and function of the Borough's designated centres and parades by ensuring that:

A) Proposals are concentrated within the designated centres and parades taking into account the hierarchy of town centres as set out according to Core Strategy Policy CS14. Proposals within these centres or parades should be of a scale appropriate to the role and character of the centre/parade and its catchment;

B) Out-of-centre proposals will be considered in accordance with government policy guidance as contained in PPS4 <sup>(36)</sup> or successor documents.

36 Planning Policy Statement 4: Planning for Sustainable Economic Growth

C) The Council will not grant planning permission for outdoor markets and car boot sales outside the borough's designated centres. New proposals within existing centres will be permitted if no adverse environmental problems are presented, particularly with regard to parking, servicing and delivery, and it can be demonstrated that the existing market in Walthamstow Town Centre will not be adversely affected.

### Justification

**28.2** PPS4 seeks to promote the vitality and viability of town and other centres as important places for communities. It aims to focus growth and development in existing centres, secure a wide range of services in an attractive environment and remedy deficiencies in provision. It also aims to promote competition and consumer choice. PPS4 also defines main town centre uses and sets out policies for considering planning applications. The document explains the approach to site selection for main town centre uses. It advocates a sequential approach requiring sites within town centres to be explored first where suitable sites or buildings for conversion are available or are likely to become available, followed by edge-of-centre locations where they are, or will be well-connected to the centre. Only then will out-of-centre sites be considered with preference given to sites that are, or will be served by a choice of means of transport, which are close to the centre and have a high likelihood of forming links with the town centre.

**28.3** New retail, office and leisure investment is vital to the regeneration of the borough's centres if they are to continue their role as focal points for the communities they serve. Accordingly, the Council seeks to direct new retail, office and leisure proposals into these centres. If shops, offices and leisure facilities can be conveniently located together, the need to make other additional journeys elsewhere will be reduced and the vitality and viability of these centres will be improved.

**28.4** This policy seeks to ensure that each centre has an adequate range and level of services and facilities to sustain its own vitality and viability without undermining other centres in the hierarchy. Some degree of differentiation/specialisation in activities will be required to ensure that centres complement each other. This plan does not seek to prescribe a preferred size or scale of development for each centre in the hierarchy. Very often this will depend on site-specific development opportunities and constraints.

**28.5** In general, the scale of proposals should be such that they serve the same catchment area as the centre. As a guide, Walthamstow will be the focus for large-scale retail and leisure developments, where the development has a wide catchment area and seeks to serve the borough as a whole. In considering the appropriateness of the development (in terms of scale), the Council will have regard to the following matters; a) the role and function of the centre within the wider hierarchy and the catchment served, b) the pattern of existing development within the centre and c) the scale of existing buildings.

**28.6** The London Plan supports the sequential approach and its important relevance for London. The London Plan and the Core Strategy also advocate a "town centre first" approach to guiding the location of shops, leisure and other major trip-generating uses.

**28.7** The boundaries of the designated centres are defined on the Proposals Map. Walthamstow Town Centre is the Major centre for the borough and its regeneration is a strategic priority of the Council. Wherever feasible all new major retail, leisure and commercial development servicing a borough wide function should be located in that centre. Maintaining and strengthening the other designated centres in the borough is also important and new retailing and leisure developments will also be welcome in those centres at a scale appropriate to their role and function. It is unlikely that large scale retail, leisure and commercial development will be appropriate outside the Major and District centres.

**28.8** The Council is committed to maintaining a viable network of centres. This policy seeks to ensure that each centre has an adequate range and level of services and facilities to sustain its own vitality and viability without undermining other centres in the hierarchy. Some degree of differentiation/specialisation in activities will be required to ensure that centres complement each other.

**28.9** This plan does not seek to prescribe a preferred size or scale of development for each centre in the hierarchy. However as a guide, large-scale development (over 5,000 sq m gross) which serves a significant part, if not all of the Borough should be concentrated within Walthamstow town centre. Walthamstow is the largest centre and should continue to act as the principal centre within the Borough. Other district and neighbourhood centres should complement Walthamstow by providing for main and bulk convenience food shopping and a reasonable range of comparison shopping facilities and other services.

**28.10** The neighbourhood centres should primarily cater for top-up and basket convenience shopping and services, but are likely to provide a more limited range of comparison shopping. Only small scale development (under 500 sq m gross) should be provided in existing neighbourhood centres. Local parades should generally accommodate small shops (under 200 sq m gross). Very often this will depend on site-specific development opportunities and constraints.

**28.11** In considering the appropriateness of the development (in terms of scale), the Council will have regard to the following matters; a) the role and function of the centre within the wider hierarchy and the catchment served, b) the pattern of existing development within the centre and c) the scale of existing buildings.

**28.12** Detailed guidance on the scale, type and range of activities to be encouraged at particular sites will be included in the AAPs for Blackhorse Lane, Northern Olympic Fringe & Lea Bridge, Walthamstow Town Centre and Wood Street. Where town centre uses are proposed at out-of-centre sites, these would be specified in the Site Allocations Document.

**28.13** In line with PPS4, it is important that the town centres remain the focus for both convenience and comparison retail growth and for the development of other town centres uses. Therefore, permission for large scale town centre uses, including retail developments outside the designated centres will only be granted in accordance with the policy. Extensions to existing edge-of centre or out-of-centre development may raise specific issues, as can large scale development within any town centre that would divert trade from other centres. Town centre uses would also generally be acceptable in local centres of a scale appropriate to their position in the shopping hierarchy. PPS4 sets out the approach, to assessing planning applications, covering impact and sequential testing, drawing out specific requirements for retail and leisure and providing advice on evidence required to assess applications for main town centre uses, and particular requirements for retail and leisure outside existing town centres.

**28.14** This policy also seeks to support the role of markets within the designated centres rather than at out-of-centre locations. The Council also wishes to ensure that suitable arrangements for servicing, parking, cleaning, refuse collection and management can be provided to support their efficient operation. The market in Walthamstow plays a central role in the life of the community and is essential to the prosperity of the borough's largest centre. There are currently proposals to improve this market in order to enhance its role. Whilst seeking to encourage the development of markets in other centres, the Council also wishes to ensure that such developments do not adversely affect the viability and vitality of the existing market in Walthamstow town centre.

### Implementation

**28.15** The Council plans to prepare a strategy for each centre to be adopted as supplementary planning document. This will provide detailed guidance on the scale, type and range of activities to be encouraged in each centre.



## 29 Policy DM28 - Night Time Economy Uses

### Strategic Objective 14

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

### Introduction

**29.1** The evening and night economy refers to bars and pubs (A4 uses), night clubs and casinos (sui-generis uses), restaurants and cafes (A3 uses) and other uses that are open outside normal shopping hours, in some cases up to 24 hours a day. It also includes theatres (sui generis), cinemas, concert halls and live music venues (D2 uses), and arts and cultural venues (D1 uses) that are open in the evening. It is a particular facet of the economy which poses both major opportunities and challenges. It generates jobs and has the potential to add vitality to the city and make it safer by increasing activity, patterns of movement and opportunities for natural surveillance. However, it can also be associated with noise, crime, anti-social behaviour and community safety problems, particularly in the case of nightclubs, large drinking establishments and late-night take-aways.

### Policy DM28

The Council will encourage appropriate evening /night time economy uses that contribute to the vitality of the Borough's designated town centres subject to the following considerations:

- (i) they are part of a strategy to create cultural quarters in a town centre or support the creation of a balanced provision of evening/night-time uses;
- (ii) the design of the development particularly focuses on public safety, crime prevention and the reduction of anti-social behaviour;
- (iii) there will be no significant individual or cumulative adverse effect on the surrounding residential amenity due to noise, traffic, parking, general disturbance or problems of disorder and nuisance;
- (iv) arrangements for mitigating pollution including ventilation equipment, refuse disposal, grease traps and noise insulation is provided in a way that minimises visual and environmental impact;
- (v) access requirements for people of all ages and abilities are provided;

(vi) adequate levels of parking and public transit will be available during the hours of operation;

(vii) the day-time use does not detract from the character and amenity of the surrounding shops and services (i.e. providing a blank frontage due to closure during the day rather than maintaining an active street frontage).

## Justification

**29.2** The night-time economy has grown over many years. When well-managed, it becomes part of a town centre's self-image and atmosphere, as well as creating jobs, increasing footfall, and providing opportunities to showcase a wide range of ever-changing arts and cultural events. People's lifestyles are changing. People tend to go out more often after work and at weekends, and want a greater range of things to do in the evening. Town centres that broaden their evening and night-time offering stand to build stronger connections with local people and attract more people from further afield.

**29.3** Evening activities are a fundamental part of the urban renaissance because they extend the vitality of a town or city beyond normal working hours, making centres more attractive places to live. Our town centres currently suffer from lack of activity in the evenings and at weekends. However these are the places more likely to benefit from the vitality that restaurants, cafes and bars would bring, as long as these are provided in the right quantity and in the right locations. It is important that within these areas uses are carefully balanced so that evening / night-time uses are complementary to, rather than conflict with neighbouring uses.

**29.4** The Council considers that management is key to the delivery of successful evening economy uses. In most cases, a strategy will be required to provide guidance on the scale of activities proposed and how activities would be managed. The creation of cultural quarters will provide the mechanism for both planning and licensing systems to support the management of the evening and late-night economy.

**29.5** PPS4 expects planning authorities to plan positively for a range of complementary evening uses including Arts, Culture and Entertainment uses - cinemas, theatres, restaurants, bars and nightclubs - that appeal to a wide variety of age groups. It also recognises that these uses may need to be managed and that planning policies should be prepared to manage these uses in appropriate locations. It advocates an integrated approach so that planning policies take account of and complement the Borough's Statement of Licensing Policy.

**29.6** Relevant considerations would include the cumulative impact on the character and function of the centre, crime and anti-social behaviour and the availability of night-time transport. It is expected that these uses will be concentrated in the town centres, away from the primary shopping frontages. However parts of Borough's town centres consist of areas where residential and commercial uses exist in close

proximity. Accordingly, it necessary to consider the effect of increased concentration of evening uses. The proportions of food and drink uses and any potential detrimental effects can be controlled through conditions attached to planning applications.

### **Implementation**

**29.7** This policy will be applied through the planning application process. Following recent government announcements, it is understood that Councils will be given new powers through the planning system to intervene before a pub is demolished.

## 30 Policy DM29 - Heritage Assets

### Strategic Objective 12

Conserve and enhance the borough's heritage assets whilst maximising their contribution to future economic growth and community well-being.

### Introduction

**30.1** The historic environment is a non-renewable resource and once harmed, buildings, places and spaces can lose their character and their significance. A sustainable environment is one in which future generations will have the same opportunity as people today to enjoy heritage assets. Changes to the built environment can harm what is special about the borough's historic environment and must be strongly resisted. For this reason, there is a presumption in favour of the conservation and enhancement of the borough's historic environment.

**30.2** This chapter focuses on built heritage matters. Policy DM13 deals with open spaces in general including parks and gardens of historic interest. It includes policies to manage spaces of heritage value such as Registered Parks and Gardens identified by the London Historic Parks and Garden Trust.

**30.3** We need to conserve, and wherever possible improve those buildings and areas which are of special value. This value might be for historic or architectural reasons, or because they have a particular character which is worth preserving. In previous plan documents, the Council has designated Conservation Areas - where planning policy has been applied to enhance their character or appearance. Similarly, we need to encourage the conservation, protection and enhancement of our archaeological heritage.

### Policy DM29

Development proposals which may affect the significance of heritage assets in Waltham Forest (both designated and undesignated) or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced. In considering proposals, the Council will have regard to the following:

#### Conservation Areas

A) In order to preserve or enhance the significance, including character or appearance of the conservation areas (as shown on the proposals map), and their settings, the Council will:

- i) refuse permission for any development in those areas which does not preserve or enhance the character or appearance of the area;

ii) refuse permission for the demolition of any building in a conservation area where it is clear that this would have an adverse effect on the character or appearance of the area. In cases where demolition is justified in accordance with PPS5, consent to demolish will be given only when acceptable plans for redevelopment have been agreed;

iii) use Article 4 directions to restrict permitted development rights in conservation areas;

iv) resist the loss of any tree which contributes to the character of the conservation area;

v) seek designation, where appropriate, of conservation areas as areas of special control for advertisements.

### **Statutorily Listed Buildings**

B) The Council will not agree to proposals involving the demolition of any building which is on the statutory list of buildings of special architectural and/or historic interest.

C) The Council will not permit uses, alterations or extensions that would be detrimental to the significance of the assets including fabric, appearance, historic interest or setting of these buildings: and it will encourage proposals which seek their rehabilitation, maintenance repair and enhancement;

D) The design of alterations or extensions to a listed building must be sympathetic in all respects to the significance of the asset including its period and style of the original building;

E) Wherever possible consideration should be given to improving access for people with disabilities to all listed buildings open to the public or where people are employed.

### **Locally Listed Buildings**

F) The Council will seek to retain buildings included on its local list of buildings of architectural/historic interest and encourage their sympathetic maintenance and enhancement. Alterations or extensions to locally listed buildings will be expected to achieve a high standard of design.

### **Buildings of Importance to the Character of Walthamstow Town Centre**

G) In considering development proposals for properties of particular importance to the character of Walthamstow Town Centre, the Council will have regard to ensuring that the essential character of the buildings is maintained and enhanced by the proposals. Proposals which would involve the demolition of, or drastic alterations to, these properties will be resisted.

### **Archaeological Heritage**

H) The Council will ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough. Where proposals affect heritage assets of archaeological interest, preference will be given to preservation in situ. However where loss of the asset is justified in accordance with PPS5, the remains should be appropriately recorded, assessed, analysed, disseminated and the archive deposited;

### **Improvement Schemes**

I) The Council will work with owners/partners to restore buildings, spaces and areas. Where significant harm to a heritage asset is justified in accordance with PPS5, a programme of work will be secured with mitigation measures through planning conditions or a Section 106 agreement.

## **Justification**

**30.4** The Council has a duty to conserve and enhance the significance, character and appearance of the borough's historic environment when carrying out its statutory functions and through the planning system. It is recognised that the historic environment contributes to the enjoyment of life in the borough and provides a unique sense of identity.

**30.5** In accordance with government policy <sup>(37)</sup> this policy acknowledges the presumption in favour of the conservation of designated heritage assets. The greater the significance of the designated heritage assets the greater the presumption in favour of its conservation (Policy HE9.1 of PPS5).

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

**30.7** Heritage assets in Waltham Forest include:

- Conservation Areas,
- Statutorily Listed Buildings,
- Locally Listed Buildings,
- Archaeological Remains (in designated zones),
- Parks and Gardens of Local Historic Interest, and
- Buildings of Importance to the Character of Walthamstow Town Centre.

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37 Planning Policy Statement 5 : Planning for the Historic Environment, March 2010,



**30.8** Historic parks and gardens are considered under Policy DM13. The importance of the historic environment is confirmed in PPS5 - Planning for the Historic Environment, which is material to all applications affecting the historic environment. PPS5 aims to:

- recognise the contribution that the historic environment makes in the delivery of sustainable development and reinforce local distinctiveness;
- conserve all heritage assets in a manner appropriate to their significance and promote the enjoyment of the historic environment;
- contribute to our knowledge and understanding of the past through appropriate evidence gathering and public access to records of heritage assets;
- recognise the contribution of the historic environment to be a catalyst for regeneration in an area, in particular through leisure, tourism and economic development.

**30.9** Normally, planning applications affecting a heritage asset or its setting will be granted where it:

- is in accordance with PPS 5, the London Plan and relevant English Heritage guidance;
- takes full account of the Council's Conservation Area Appraisals and Management Strategies;
- is accompanied by a satisfactory Heritage Statement produced by a heritage specialist where appropriate.

**30.10** The historic environment is particularly sensitive to tall buildings. Policy DM32 - Tall buildings, provides policy guidance on tall buildings.

## Conservation Areas

**30.11** The designation of Conservation Areas is shown on the Proposals Map and the accompanying schedules. Complementary to its aim of improving the environment of the borough as a whole, the Council seeks to conserve, and, wherever possible, improve, those buildings and areas which are of special value. That value might be for historic or architectural reasons, or because they have a particular character which is worth preserving. This can be achieved by designating Conservation Areas, and by preserving buildings which are of special historic or architectural interest.

**30.12** In order to preserve or enhance the character or appearance of the Conservation Areas, the Council will refuse permission for any development in those areas which does not preserve or enhance the character or appearance of the area. The Council will also refuse permission for the demolition of any building in a conservation area where it is clear that this would have an adverse effect on the character or appearance of the area. In cases where demolition is to be followed by redevelopment, consent to demolish will be given only when acceptable plans for redevelopment have been agreed.

**30.13** Through environmental improvement schemes, the Council will also ensure that all built heritage assets are protected and enhanced. The Council currently has Article 4 Directions in place for 9 of 11 Conservation Areas and will use this mechanism to ensure good management of Conservation Areas.

**30.14** For each Conservation Area, the Council has prepared guidance notes (conservation area leaflets) based on an analysis of the area's particular character and requirements. In preparing development proposals applicants will be expected to take full account of such guidelines. Planning applications will be required to contain sufficient detail to allow aesthetic and environmental aspects to be fully evaluated.

## Statutorily Listed Buildings

**30.15** Under section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 the Secretary of State compiles lists for all local authorities of buildings in their areas considered to merit statutory protection because of their special architectural/historic interest. The statutory list of Waltham Forest buildings is included as a Schedule in this plan.

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

**30.17** Waltham Forest has a limited stock of statutorily listed buildings. They represent a finite asset and for that reason their loss/substantial demolition will not be permitted unless the Council is satisfied that every possible alternative approach for restoration, conversion or re-use has been thoroughly explored and found to be impractical. The fact that a building has become derelict will not in itself be regarded as sufficient reason to permit its demolition.



**30.18** The Council will also use its powers to encourage the sympathetic rehabilitation, maintenance and repair of listed buildings, providing specialist design advice and (as resources permit) Historic Building Grant assistance in appropriate cases. As necessary it will also consider serving Urgent Works and Repair Notices or taking enforcement action against unauthorised works involving listed buildings. English Heritage maintains a register of buildings at risk. These are buildings in poor condition or that are under threat from neglect or vacancy. The Council will work with property owners and English Heritage to encourage the early repair of such buildings.

### **Locally Listed Buildings**

**30.19** The Council maintains a list of buildings of local architectural/historic interest separate to those on the Secretary of State's statutory list for the borough. These buildings are not subject to additional statutory controls, but the Council will encourage their preservation through its normal town planning controls.

**30.20** Locally listed buildings will be published in a separate supplementary planning document (Locally Listed Buildings SPD). This will be maintained and kept under review by the Council. The Council considers that the loss of buildings on its local list would be detrimental to the appearance, character, townscape quality or heritage of the borough. It will therefore seek to encourage the retention, restoration and continued beneficial use of these buildings wherever possible. Any proposals to alter them should, for example, be architecturally compatible with the style of the original building.

**30.21** The Council will also strongly discourage the demolition of locally listed buildings. Where a building is believed to be under threat and the Council considers that it satisfies the published criteria for statutory listing, it will consider serving a Building Preservation Notice (pending a decision on its formal listing by the Secretary of State for the Environment).

**30.22** In addition to the intrinsic qualities of the buildings included on the Council's local list, their setting may also contribute to their environmental value. Consequently, the Council will also seek to protect their character and setting.

### **Buildings of Importance to the Character of Walthamstow Town Centre**

**30.23** The Council considers that it is important, as far as is practicable, to retain certain individual, or groups of, buildings in Walthamstow Town Centre if the general character of the area is to be maintained.

### **Archaeological Heritage**

**30.24** The history of Waltham Forest dates from the time of the earliest settlements in the Forest. Archaeology is an important way in which greater knowledge about the history of the borough can be discovered. However, the opportunity to carry out archaeological investigations usually only arises when construction work begins.

**30.25** The Greater London Archaeology Advisory Service (GLAAS) which is part of English Heritage has defined a number of Archaeological Priority Zones (APZs) which have been identified as having particular archaeological interest. These are shown on the Proposals map and accompanying schedules.

**30.26** The Council will seek to encourage the conservation, protection and enhancement of the archaeological heritage of the borough. When any development involving a site within the archaeological priority zones (as shown on the Proposals Map and Schedule ), or for any site identified by a recognised archaeological authority, the archaeological significance of the site will be considered. The Council may require a preliminary archaeological site evaluation or desk based assessment before development proposals are considered.

**30.27** The Council will seek to ensure that the most important archaeological remains and their settings are permanently preserved in situ, and if appropriate, are made available for public viewing.

**30.28** Sites of archaeological significance or potential not requiring preservation in situ shall have provision made for preservation by record through an appropriate level of archaeological investigation and excavation to be undertaken by a professionally qualified archaeological consultant or specialist archaeological organisation before and during the process of development. Such provision shall also include the subsequent analysis, interpretation, archive and presentation to the public of the archaeological results and finds.

**30.29** The most important archaeological remains and their setting should be permanently preserved. Developers can help to achieve this by, for example, preparing sympathetic designs and using foundations which avoid disturbing remains altogether. If the physical preservation of remains is not feasible, an archaeological excavation for the purposes of “preservation by record” may be an acceptable alternative.

**30.30** The Council will promote co-operation between landowners, developers, and archaeological organisations in accordance with the British Archaeologists and Developers Liaison Group Code of Practice which it recognises and endorses

### Implementation

**30.31** This policy will be primarily delivered through planning applications and enforcement work. Further detailed guidance on Locally Listed Buildings will be prepared and adopted as Supplementary Planning Document.

**30.32** Monitoring of heritage assets at risk will be reported through the Annual Monitoring Report. Section 106 agreements will be used to secure repair and reuse of historic buildings.

## 31 Policy DM30 - Design Principles, Standards and Local Distinctiveness

### Strategic Objective 15

Create positive, responsive and inclusive environments including buildings and spaces of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

### Introduction

**31.1** The Council is committed to achieving the highest quality of urban and architectural design for all new developments. Good design is fundamental to making better places and improving the quality of people's lives. The Council want to give strong encouragement to proposals which are attractive, sustainable, functional, modern, well-connected and inspiring.

**31.2** High quality design can deliver a number of benefits including adding economic, social and environmental value, delivering accessible places for all, and benefiting all stakeholders in the development process.

### Policy DM30

A) The Council will expect a high standard of urban and architectural design for all new development. Proposals should:

- i. be supported by a clear and robust design rationale based on a sound understanding and analysis of local context and character;
- ii. reinforce and/or enhance local character and distinctiveness, taking account of patterns of development, urban form, building typology, detailing and materials, trees and landscaping etc and other features of local significance;
- iii. provide appropriate physical, legible and safe connections with surrounding streets, paths and neighbouring development;
- iv. respond to their context in terms of scale, height, and massing;
- v. provide a coherent layout and block structure with active street frontages fronting the public realm;
- vi. have a clear distinction between public and private space;
- vii. be visually attractive, with architecture that respects its context without unduly restricting style;
- viii. include high quality materials which are attractive and durable;
- ix. take a design-led, integrated approach to car parking which is appropriately sited and supports the street scene;
- x. where relevant, provide an appropriate level of well-designed, located and usable amenity space;
- xi. incorporate high quality landscaping and tree planting where appropriate;

- xii. maximise energy efficiency and usage of renewable resources, in accordance other policies on climate change;
- xiii. for residential schemes, seek to address the CABI/HBF “Building for Life” criteria.
- xiv. where appropriate, exploit the potential for mixed-use where this can add benefit to wider sustainability objectives.

B) New development proposals will be expected to provide appropriate facilities for the benefit of occupiers and visitors.

C) The Council will not grant consent for advertisements which are detrimental to the appearance of the building which it is on, detrimental to the visual amenity of the surrounding area and a hazard to public safety.

Within areas of special control of advertisements (to be identified), the Council will seek to restrict the number, size and illumination of new advertisements and reduce the amount of outdoor advertising where replacement signing is proposed.

## Justification

**31.3** In assessing proposals, the Council will expect to see a clear and robust design rationale for all relevant applications for development. The Government circular, *Guidance on changes to the development control system (01/2006)*, advises that statements should explain the design principles and concepts that have informed the development and how access issues have been dealt with. This should cover issues such as the proposed land use, the amount and layout of development, the scale and massing of buildings, landscaping and visual appearance etc. A useful guide to preparing design and access statements has been prepared by CABI (Design and Access Statements: How to write, read and use them) at: <http://www.cabi.org.uk/publications/design-and-access-statements>

**31.4** The Council has produced a Supplementary Planning Document (SPD) on Urban Design, adopted in February 2010, which sets out a number of design principles to guide developers and applicants in preparing development proposals. Applicants are strongly advised to consult this document in bringing forward schemes. The document can be found on the Council’s website at: <http://www.walthamforest.gov.uk/urban-designfeb10.pdf>

**31.5** In accordance with PPS1 and other relevant guidance, proposals should give full consideration to how they respond to local character and context. As PPS 1 clearly states “*Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted*” (para. 34). Key elements to be considered are;

- existing features that can help to make the site easier to understand, such as important views into and from the site or important buildings or landmarks,

- the accessibility of the site including existing footpaths and cycle routes, public transport, and roads,
- type and mix of surrounding land uses,
- natural features such as topography, existing trees or vegetation or rivers,
- solar orientation and microclimate,
- the history of the site and surrounding area including historic uses,
- any designations or protection orders,
- the character and nature of the built environment.

**31.6** Proposed development should therefore be grounded in a clear analysis and understanding of how it contributes to and/or reinforces local character and distinctiveness, taking account of the scale and pattern of nearby development, detailing and materials and other important local features etc. This approach should not necessarily mean a replication of existing building styles or architecture. The Council is keen to encourage contemporary design wherever appropriate, and appreciates that this can enrich a place through a contrast of styles. Successful proposals can be achieved through following building lines, heights and widths, and window and door proportions etc, without unduly restricting modern design.

**31.7** For further background information on local distinctiveness, applicants are encouraged to look at the Waltham Forest Characterisation and Local Distinctiveness study, prepared as part of the evidence base for the Urban Design SPD. This study comprises a detailed analysis of the borough's key physical features, its history and development and key building typologies etc. The study can be found at:

<http://www.walthamforest.gov.uk/index/environment/planning/planning-policy/local-dev-framework/df-evidence-base/wf-characterisation-study-jul09.Htm>

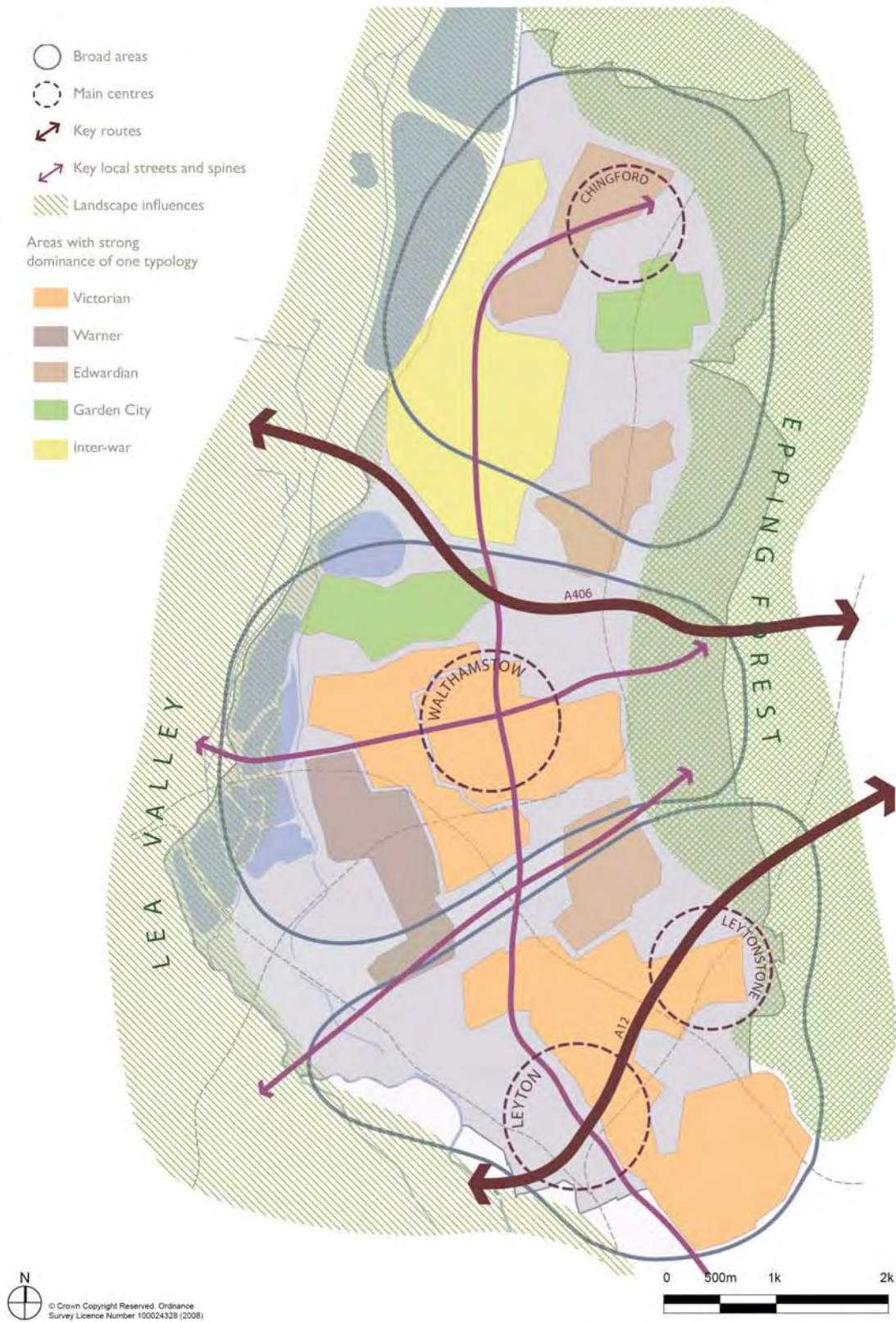


Figure 31.1 Typology Findings

**31.8** Successful and sustainable places allow people to move easily to and from their day-to-day destinations. It is therefore important that new development connects to or improves existing routes in and/or surrounding the site. Routes should be safe, convenient and pleasant to use, particularly for pedestrians and cyclists.

**31.9** The scale, height and massing of proposed development should be considered in relation to its surrounding context, including adjoining buildings, the general pattern of heights in the area, the streetscape and urban grain, and where appropriate the impact on the skyline and local views.

**31.10** The layout of new development should be designed in a way which provides “active frontages”, as opposed to blank walls, windowless elevations or the backs of buildings. Designing building frontages to face the street or public space can help in making places feel safer and provide natural surveillance for the benefits of residents and businesses.

**31.11** In designing residential layouts, it is also important to provide a clear distinction between public and private space. Private space, usually in the form of private gardens or communal space, should generally be located at the rear of development, allowing a high degree of privacy and ownership, with public space located at the front, providing access to buildings and where most public activities take place. Private or communal amenity space is an essential part of any residential development and should be considered an integral part of the design. The emphasis for amenity space should therefore be on its quality and usability, rather than simply the inclusion of featureless, uninviting areas of open space that provide little interest or use for residents.

**31.12** Car parking, particularly in residential schemes, should be considered as an integral part of all proposed development and not simply as an afterthought or policy requirement to provide a given number of spaces associated with a particular scheme. Parking arrangements should be safe, attractive and located where people want to park, which is usually directly outside or close to their destination.

**31.13** Finally, developers making planning applications for residential development should note that the Council will assess proposals, both at pre-application and formal submission stage, using the CABE/House Builders Federation “Building for Life” criteria. Building for Life is seen as the national standard for well-designed homes and neighbourhoods and developers should therefore have regard to the criteria in bringing forward proposals for development. More information on Building for Life can be found at: <http://www.buildingforlife.org/home>

### Advertisements

**31.14** Advertisements are controlled by the Town and Country Planning (Control of Advertisements) Regulations 1992. These regulations enable local planning authorities to control advertisements, when it is justified, in the interest of “amenity” and “public safety”. In assessing an advertisement’s impact on “amenity”, the Council will have regard to its effect on the appearance of the building or on the visual amenity of the surroundings. For example, excessive numbers of advertisements and signs

in close proximity can lead to visual chaos and clutter in the street scene. The Council wishes to avoid this by restricting the number of advertisements and signs to a level appropriate to the character of the area.

**31.15** Advertisements of all kinds should be in keeping with the scale and character of the surroundings and, where applicable, the building to which they would be attached. Large signs and hoardings will be carefully controlled.

**31.16** In assessing impact on public safety, the Council will have regard to its effect on the safe use and operation of transport, including the safety of pedestrians. The Council will therefore consider such matters as the likely behaviour of drivers who will see the advertisement and possible confusion with any traffic sign or signal. For illuminated advertisements, the Council will have regard to standards recommended by the Institute of Lighting Engineers.

**31.17** The effects of advertisement hoardings and estate agents boards on amenity and public safety will be particularly critically examined in the following cases:

- in predominantly residential areas.
- in conservation areas or on listed buildings.
- in areas adjacent to conservation areas where they detract from amenity and public safety.
- on open space - or where they would block important views across it, or where they would obscure other important views, landscaping or groups of trees.
- where they would lead to advertisement clutter, detract from environmental improvements within an area or prejudice regeneration initiatives.
- on railway embankments.
- on major roads or at road junctions where distraction to drivers could be prejudicial to driver safety.

### Implementation

**31.18** Specific area and/or site-specific guidance on design will be provided as part of relevant design and development briefs as required, proposed Area Action Plans for Blackhorse Lane, Northern Olympic Fringe & Lea Bridge, Walthamstow Town Centre and Wood Street.

**31.19** The Urban Design SPD and other relevant design guidance will be monitored and updated as required to take account of relevant new design guidance and standards and changes in legislation etc.

**31.20** The Council will identify particular areas whose amenity could be seriously damaged by an intrusion of advertising. Such areas include Conservation Areas, Area of Special Character, and areas adjacent to the Green Belt. Further guidance on Advertisement control will be provided in a Supplementary Planning Document.



## 32 Policy DM31 - Inclusive Environment and Built Environment

### Strategic Objective 15

Create positive, responsive and inclusive environments including buildings and spaces of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

### Introduction

**32.1** We need to ensure that the built environment, public spaces; pedestrian and transport linkages are designed to be inclusive. This means everyone's needs are considered at the beginning of the design process and the principles of inclusive design are applied. Buildings designed to be inclusive will be safe, predictable, convenient, flexible, adaptable, sustainable, legible and should be usable by everyone.

**32.2** Achieving inclusive design also benefit individuals with physical, sensory or cognitive impairments, people with mental ill health, older people, children, carers of young children, people with temporary impairments, or anyone with heavy luggage or shopping. This approach is clearly embedded in the existing London Plan and its proposed amendments.

### Policy DM31

The Council will seek to ensure that inclusive design principles are applied at the very outset of any development. Applications for new development (including the alteration, extension or change of use of buildings and land) to which the public have access should where practical and reasonable, be designed so that everyone, including disabled people, can conveniently reach, enter and use any buildings or use any open air facilities. The Council will seek to secure best practice by commending inclusive design guidelines to developers.

### Justification

**32.3** Council wishes to ensure that all new non residential developments are designed in such a way that everyone (including disabled people) can opportunity to use all elements within the site, including the inside of buildings.

**32.4** The Council will consider the access needs of everyone, including disabled people, in all developments by ensuring that the plans and associated design and access statement demonstrate that:

- the external environment including the approach, circulation routes, and associated parking and building entrances are safe and easy to use by everyone; and/or
- careful consideration is given to access arrangements and parking spaces; where other policies in the plan involve the provision of reduced parking it will be essential to ensure that there are adequate numbers of suitably designed parking spaces for disabled people; and/or
- attention is given to the proposal's design, layout, site conditions, finishing materials, and relationship with other land uses to ensure that everyone including disabled people can use the all features within the site and inside the buildings.

**32.5** Proposals should enable everyone to easily access the site and approach the main entrance and then enter and use the building. This means that developments need to demonstrate that approach routes, parking entrance details and internal layouts satisfy the above guidelines and deliver a well designed inclusive environment.

**32.6** For example the approach routes need to be level, clearly defined and well light. Accessible parking needs to be close to main entrances. Internal layouts will need to demonstrate that adequate space is being provided to enable everyone to use the building. Such matters should be the subject of early discussion and negotiation between the developer and the Council as the Local Planning Authority.

**32.7** Notwithstanding this, developers are encouraged to look at accessibility issues through each stage of the development process to ensure that initial design proposals are translated into successful schemes meet are useable by everyone and therefore usable by disabled people.

### **Implementation**

**32.8** The Council has prepared detailed guidance on inclusive design and accessibility (Inclusive Design and Accessibility SPD) and will expect developers to apply this to their developments.

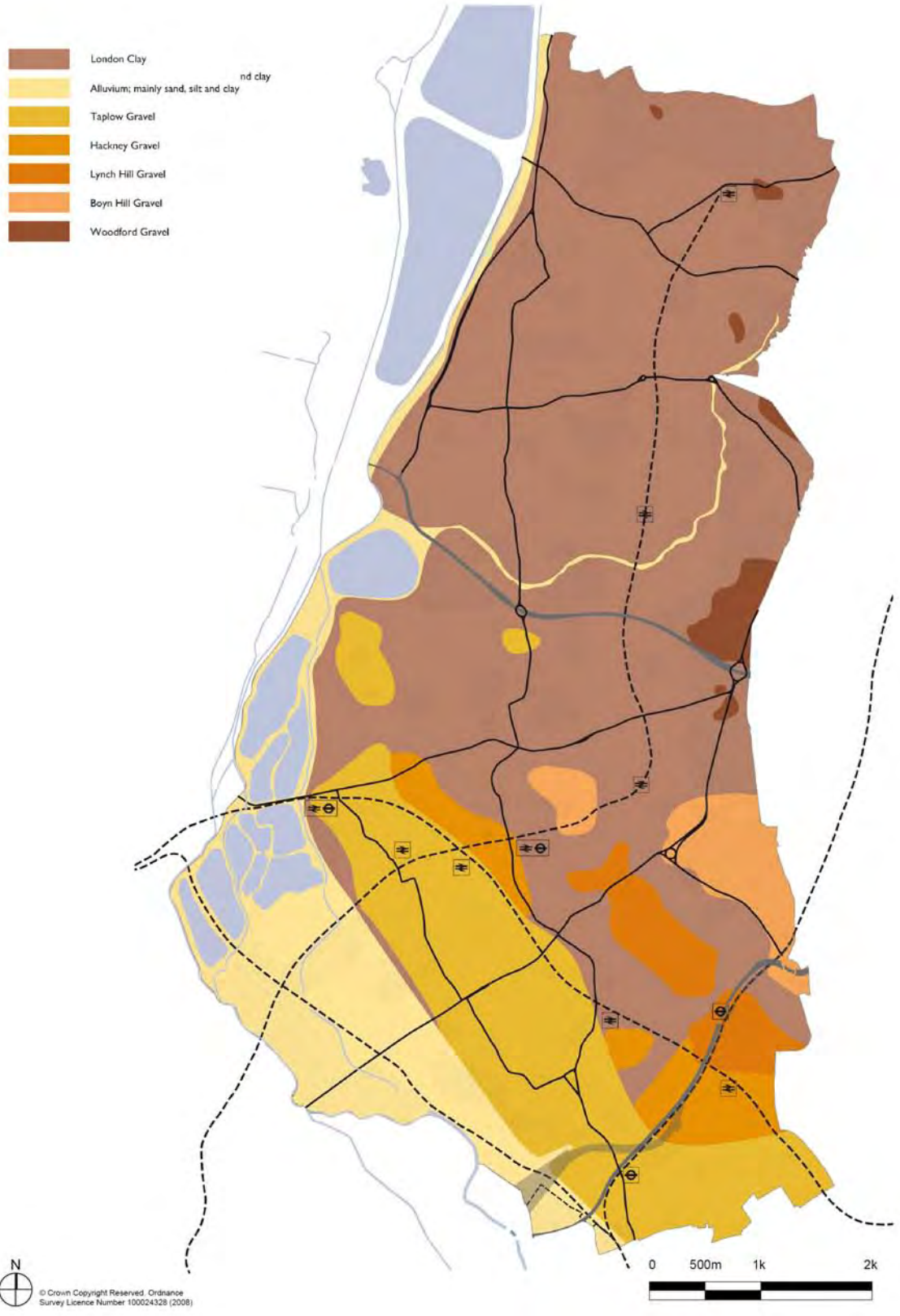


Figure 32.1 Geology

## 33 Policy DM32 - Tall Buildings

### Strategic Objective 15

Create positive, responsive and inclusive environments including buildings and spaces of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

### Introduction

**33.1** Tall buildings can maximise the use of land and create sustainable buildings at locations well-served by public transport and local services. They can become beacons for regeneration to stimulate further investment. As key landmarks within the urban fabric they can be used to improve legibility. However they can also present a number of issues and challenges. By virtue of their size and prominence, tall buildings can harm the qualities that people value about a place. Accordingly, such buildings will need to be carefully located and designed.

### Policy DM32

Tall buildings will not normally be appropriate in Waltham Forest. However, subject to detailed analysis of their impact on local context, tall buildings may be acceptable in limited locations e.g. in town centres such as Walthamstow or key regeneration sites and growth areas. Where acceptable, proposals will need to consider all of the following factors:

- the quality of design and architecture;
- the quality of construction and materials;
- detail and impact at ground floor level;
- impact on privacy and amenity with adjacent properties;
- accessibility to transport interchanges and nearby facilities such as shops, community facilities and other services etc; impact on local and strategic views;
- impact on micro climate for example wind, sun and reflection;
- impact on the historic context;
- relationship to topography and surrounding land form; and
- the management regime, particularly in relation to residential mix.

Developers should take into account the CABE/ English Heritage Guidance on Tall Buildings (July 2007), particularly in relation to the impact on their surroundings and local historic context.

## Justification

**33.2** Core Strategy Policy CS15 states that new development must address issues of height and scale sensitively. CABE and English Heritage guidance encourages local authorities to have a well considered approach to locating their tall buildings. This should be based on an 'urban design study' that takes into consideration the particular spatial and urban form and character of their borough. The Waltham Forest Characterisation Study did not specifically identify areas sensitive to tall buildings. The Council will undertake further detailed assessment to support the management of tall buildings in the borough. As a guide, the approach set out in the above policy will apply. With regard to the key growth areas, it is intended to provide specific guidance as part of the Area Action Plans to be prepared.

**33.3** Waltham Forest is characterised by low-rise developments such as 2-3 storey terraced buildings. Most of the taller buildings are blocks of flats and maisonettes built in the 1960s and 1970s. In line with London Plan, the Council wishes to promote the development of tall buildings where they are most appropriate and justified in terms of the benefits they can bring for regeneration, townscape and the public realm and the effect on the historic environment.

**33.4** Whilst there is no absolute definition of what is a tall building, within this broad borough context, any building above 5-6 storeys could be considered as tall, dependent of course on other factors such as location, the scale and pattern of surrounding development and the proximity of other tall buildings. In assessing proposals for tall buildings, the Council will therefore carefully consider both their impact on their immediate surroundings, and their impact at the wider urban scale.

**33.5** There are a limited number of locations in Waltham Forest where tall buildings may be appropriate and in the right location they can contribute to good place-making, provide important urban landmarks and create distinctive skylines.

**33.6** Tall buildings could have a potential adverse impact upon the significance of heritage assets and the wider historic environment. Accordingly proposals for tall buildings would be carefully assessed to ensure that they do not cause harm to the significance of heritage assets, including their settings, both in the Borough and beyond.

**33.7** As a general approach, proposals for tall buildings should be supported by a detailed urban design analysis. This should take into account the historic context of the location and urban form and identify elements of local character which will be the important features or constraints in the development of proposals. This will include the streetscape, important local views and panoramas, the borough's skyline and topography.

## Implementation

**33.8** Specific area-based guidance on tall buildings will be provided as part of the proposed Area Action Plans for Blackhorse Lane, Northern Olympic Fringe & Lea Bridge, Walthamstow Town Centre and Wood Street.

**33.9** Site planning and design briefs for key sites will provide further guidance on tall buildings. Where necessary, further guidance on tall buildings will be prepared and adopted as Supplementary Planning Document.

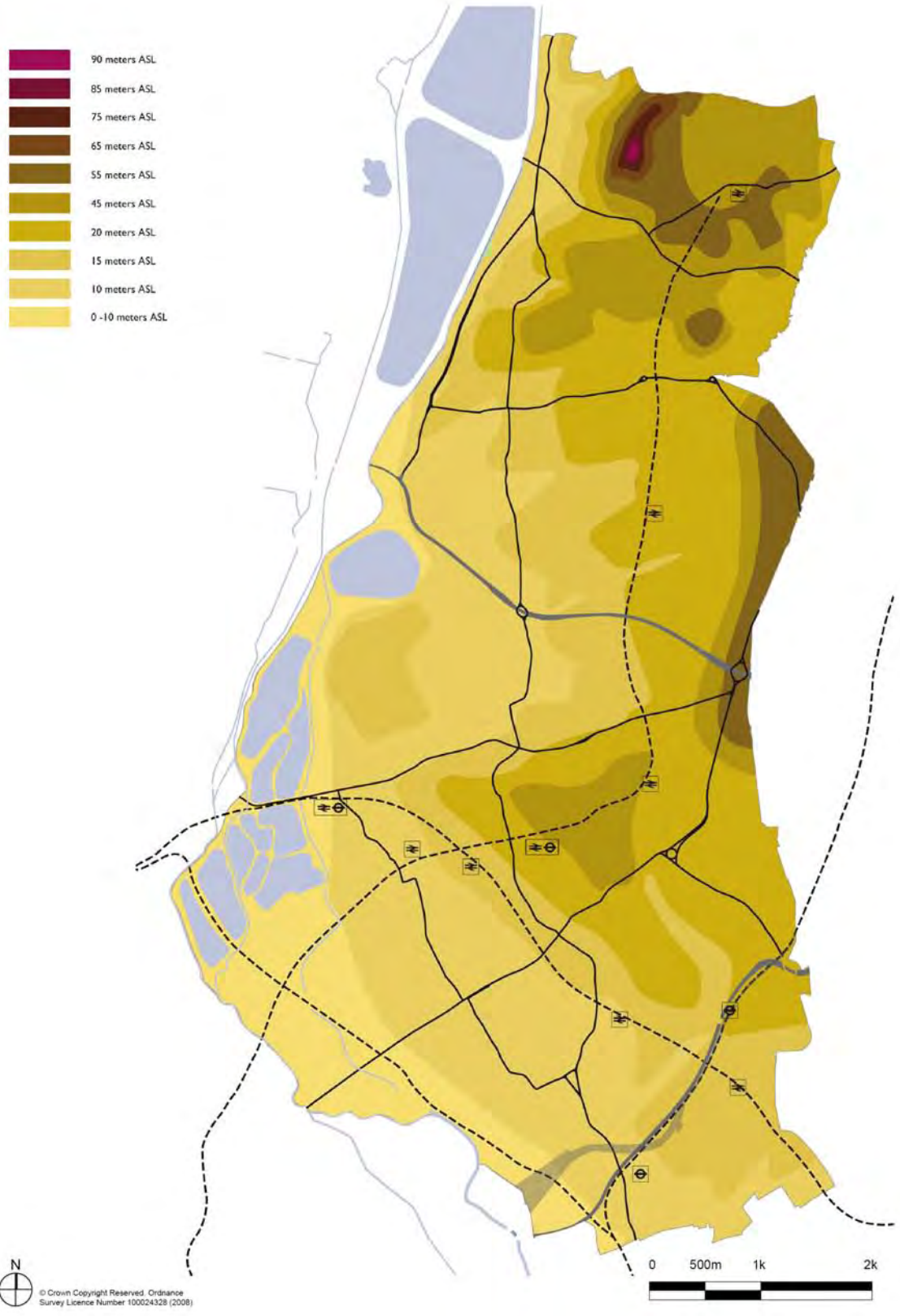


Figure 33.1 Topography

## 34 Policy DM 33 - Managing Impact of Development on Occupiers and Neighbours

### Strategic Objective 15

Create positive, responsive and inclusive environments including buildings and spaces of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

### Introduction

**34.1** Alterations and extensions of buildings are often necessary to modernise, adapt, enlarge or extend the life of a building. Through changes of use, buildings are continuously being adapted. It is necessary to provide a policy mechanism for managing the impacts of proposals on neighbouring occupiers.

### Policy DM33

When considering the impact of new development on neighbouring amenity, the Council will have regard to the following:

- (a) privacy/overlooking;
- (b) outlook;
- (c) access to daylight and sunlight;
- (d) noise and disturbance;
- (e) the resulting physical relationship with other properties;
- (f) light pollution and other forms of pollution;
- (g) arrangements for the storage, collection and disposal of refuse; and
- h) safety and security;

Development will only be acceptable where it would not cause an unacceptable loss of amenity to adjoining or future occupiers of the development.



## Justification

**34.2** The planning system plays an important role in safeguarding the quality of life of the residents of Waltham Forest. New development of any type, if located and designed without having regard to both existing residents and future occupants, could cause serious harm to the amenities they currently, or in the case of future occupiers would be expected to enjoy.

**34.3** When assessing proposals the Council will take account the considerations set out in policy DM30. Development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties.

**34.4** The Council seeks to ensure that new developments do not result in the degree of privacy enjoyed by adjoining properties being reduced or new problems of overlooking created. Accordingly, applicants for planning permission will be expected to give careful consideration to the layout and design of new development.

**34.5** Noise or vibration can be generated through development in many different ways, for example by users of pubs, hot food takeaways and recreation facilities and through the operation of industrial and commercial premises. Problems can arise where development which generates noise is proposed near a development which is sensitive to noise, such as housing, hospitals or schools. Where the levels of noise would be unacceptable, developers will need to demonstrate that adequate measures can be incorporated into proposals to reduce noise and disturbance.

**34.6** Lighting creates a sense of safety and can enable activities in the evenings and at night. It can be used to highlight landmark buildings and add vitality to our streets. Lighting can increase the potential for natural surveillance and, where used correctly, can reduce the opportunity for criminal activity and increase the likelihood of it being challenged and/or reported. However, poorly designed internal and external lighting or lighting that operates for an excessive period of time is a form of pollution that can harm the quality of life for those living nearby, affect wildlife and waste energy. Lighting of advertisements can also affect people living nearby. Glare and light spillage from poorly designed lighting can make it less easy to see things at night and affect wildlife as well as people.

**34.7** Litter is a particular environmental nuisance in Waltham Forest. The Council wishes to ensure that proper arrangements are made in all new developments (including changes of use) for the storage, collection, and disposal of refuse. All new developments will require the provision of suitable waste and recycling storage facilities. Further policy guidance on waste is provided in Chapter 9 of this plan. In both residential and commercial developments, the Council will expect the developer to make adequate provision for these facilities. In determining planning applications the Council will consider the extent to which satisfactory arrangements for the storage, collection and disposal of refuse has been made. In appropriate cases, use will be made of planning agreements to ensure that this is achieved.

### **Implementation**

**34.8** This policy will be implemented through the development control process. Where necessary further guidance in the form of Supplementary Planning Document will be prepared. This will set out the detailed standards the Council will apply.

## 35 Policy DM34 - Improving Community Safety

### Strategic Objective 16

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

### Introduction

**35.1** Community safety is a major concern for residents of Waltham Forest. The 2009 Environmental Crime and Antisocial Behaviour Survey found that 76% of residents are concerned about street robbery, 73% about home burglary and 63% about vehicles being broken into or vandalised. Such concerns are not unfounded. The Waltham Forest Strategic Assessment Safety Net 2009 found that there was a 19% increase in residential burglaries for the period 01/08/2008 - 31/07/2009. Furthermore, High Street ward has the 17th highest number of recorded crimes of all 624 Metropolitan Police service wards. <sup>(38)</sup>

**35.2** As set out in Core Strategy chapter 19, planning has the potential to influence community safety in a positive manner through matters such as the design of new developments, and the co-ordination of land uses. Policy DM34 below sets out how. This complements, and should be read alongside, Core Strategy policy CS16.

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38 [www.met.police.uk/crimefigures](http://www.met.police.uk/crimefigures)

## Policy DM34

### Improving Community Safety

The Council will aim to improve community safety and cohesion in the following ways:

#### Design

- a) New development proposals should:
- be sited and designed to maximising opportunities for natural surveillance;
  - demonstrate a clear distinction between areas of public and private space;
  - create an attractive and welcoming physical environment;
  - provide for management and maintenance of communal areas;
  - incorporate legible routes and spaces.

In addition, harder security measures such as CCTV will be supported where a clear need for them is identified.

- b) Development proposals likely to result in crowded places will also need to demonstrate that counter terrorism design measures have been explored and where necessary incorporated.

#### Use

- c) Commercial centres should provide a mix of uses that cater for all sections of the community.
- d) The provision of diversionary activities for young people, such as sporting, recreational, cultural and community based activities will be supported in accessible locations.

#### Public Realm

- e) Enabling development of a network of safe walking and cycling routes, particularly in the key growth areas of Blackhorse Lane, The Northern Olympic Fringe, Walthamstow town centre and Wood Street, to link homes with town centres, employment areas, recreation/ leisure facilities and open space.

## Justification

### Design

**35.3** Appropriate levels of active frontages and natural surveillance will increase 'eyes of the street' and allow public places to be sufficiently overlooked. This can significantly discourage criminal activity and can have a positive knock-on effect by encouraging greater use of the public realm which, in turn, can improve feelings of safety.

**35.4** In addition to crime itself, fear of crime can be linked to poorly designed developments. Intimidating security features such as steel shutters, graffiti, and litter can all contribute to an unpleasant atmosphere where law abiding citizens feel unwelcome. Appropriate design and management of new developments will therefore be important.

**35.5** Policy 7.13 of the London Plan refers to the need to minimise physical risks to new developments, including terrorism. The borough already includes major transport hubs (Walthamstow Central Bus, Rail and Underground Stations), and by 2012 the capacity of the Victoria Line (including Walthamstow Central and Blackhorse Road stations) is due to increase by 2,532 passengers per hour. In addition, this strategy, and indeed the London Plan, are based on the expectation of a rising population, and there will be an increase in visitor numbers as a host borough of the 2012 Olympics. All of these factors combined, point to an increase in the number of crowded places, and subsequently a need to ensure development proposals minimise the risk of terrorist attack. This could mean, for example, ensuring the regeneration of the town centre avoids street furniture clutter and incorporates blast resistant glazing. Where counter-terrorism design solutions conflict with other requirements such as public realm or accessibility improvements, the level of risk of attack in the area should be a key consideration.

### Use

**35.6** Commercial centres should provide a range of shops and services that cater to all sections of the community. There is growing concern locally that core uses within retail parades are increasingly being replaced with alternative uses such as hot food take-aways and betting shops. There is a need to restrict the further proliferation of such uses. This will also help ensure the convenience retail function of commercial centres remains.

**35.7** Of those in the borough accused of crimes, a significant proportion are young people. 13% were aged 17 or less, and 34% between 18 and 23. <sup>(39)</sup> Such activity by young people can be attributed to not only opportunism, but also boredom. By providing new facilities for activities such as sport and recreation in accessible locations, it is intended that this cause will be lessened. Additional social infrastructure such as community centres can also play a positive role in fostering a sense of community and on this basis are supported. Due to such benefits, the Council may use planning contributions to support the development of such facilities under policy DM37.

### Public Realm

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39 Safe and Sustainable Partnership Plan Equalities Impact Assessment, June 2010

**35.8** Legible routes and spaces which provide a clear distinction between the public and private realm allow people to understand their surroundings better and feel safe and secure. The design of streets, public areas and the spaces between buildings is important to make sure that they are accessible, safe and uncluttered. Development which restricts movement into or through a scheme, such as 'gated' developments, creates a social divide that is not consistent with the concept of sustainable communities, and are discouraged.

### Implementation

**35.9** Planning applications should be accompanied by design and access statements which set out the rationale behind the design of any proposal. Such documentation, along with accompanying planning statements, provide developers with an opportunity to demonstrate adherence to 'designing out crime' principles, and if likely to result in crowded places, 'counter terrorism design.' Detailed guidance on these concepts is contained in the following documents:

- Safer Places - The Planning System and Crime Prevention, ODPM, 2004
- Secured by Design - ACPO, 2009
- Crowded Places: The Planning System and Counter Terrorism, CLG, March 2010

**35.10** Local guidance in the Council's Urban Design SPD will also be an important consideration, and in appropriate cases, the Police Crime Prevention Design Advisor will be consulted on planning applications for advice.

**35.11** Where appropriate the Council will seek contributions from large developments to provide appropriate community safety measures and public realm improvements. Maintenance of the public realm also has an impact on the perceptions of an area and levels of personal safety. Local management agreements (e.g. secured through section 106 agreements or attached as a condition when the Council grants development approval) will be used to encourage owners/occupiers to take responsibility for potential impacts of their premises on their surroundings and implement effective and long lasting maintenance strategies. Any such contributions will need to be clearly linked to a need arising from the development proposed. They could include requirements such as the employment of a concierge as part of an apartment development, the provision of new bins by a take-away premises, or contributions towards CCTV in association with late night uses in areas suffering from high crime rates. Pooling of financial contributions may be necessary in the future and could be sought through a tariff based approach if the Council adopts an appropriate mechanism for this.

**35.12** Area Action Plans will be produced for the borough's key growth areas. These will provide the context for comprehensive developments that enable safe and secure walking and cycle routes; through designating such routes and design standards to follow, and where relevant securing developer contributions towards their provision.

## 36 Policy DM35 - Water

### Strategic Objective 5

Ensure high environmental standards of development and sustainable resource management and efficiency to support the long term sustainability of our environment and respond to climate change in a practical and effective way.

### Introduction

**36.1** The water system is dynamic and greatly influenced by wider pressures, such as residential and commercial growth. Managing water resources in the Borough is essential in order to manage flood risk, protect the Borough's waterways and secure the supply of water in the South East. There is also a need to assign adequate protection to, and support the delivery of, wastewater and sewerage infrastructure. The expected levels, location and phasing of growth in the Borough increase the risk of flooding, which is further exacerbated by the effects of climate change. Whilst flooding is a natural process, it is vital that planning activity addresses the need to reduce and mitigate against its impacts.

**36.2** This policy should be read in conjunction with Core Strategy policy CS5 Minimising and Adapting to Climate Change and CS6 Green Infrastructure and Biodiversity. Water pollution is dealt with in DM25 Environmental Protection.

### Policy DM35

#### Water

#### Water Infrastructure

A) Development proposals should protect existing water and sewerage infrastructure. Where development increases the demand for off-site service infrastructure, it must be demonstrated that sufficient capacity already exists, or that extra capacity or financial contributions will be provided.

B) All developments of 10 or more dwellings or 1000sqm of floorspace will be expected to establish separate foul sewer and surface water drains.

C) The development or expansion of water supply or waste water facilities will normally be permitted, provided that the need for such facilities outweighs any adverse land use or environmental impact and that any such adverse impact is minimised.

#### Water Efficiency

D) Development proposals should:

- implement water efficiency measures to meet the draft replacement London Plan target for daily usage in residential development;
- meet the water targets set out in DM11; and
- incorporate measures for surface and grey water capture and re-use; and, provide justification where this is not practicable or feasible.

### Managing Flood Risk

E) Flood risk should be managed by:

- ensuring that where development proposals affect an area identified in the SFRA Levels 1 and 2 or in the SWMP<sup>(40)</sup> as at risk from surface or groundwater water flooding, a site specific flood risk assessment or drainage strategy is submitted in support of planning applications, regardless of the minimum requirements set out in PPS25<sup>(41)</sup>;
- implementing Sustainable Urban Drainage Systems (SuDS) where possible; and, where SuDS cannot be implemented, justification must be provided outlining the reasons and demonstrating alternative sustainable approaches to the management of surface water. The Council will expect this to be shown in the Design and Access Statement;
- ensuring that all drainage systems, including SuDS take into account the impact on ecology and applications should be accompanied by a management plan;
- using and retaining permeable materials in large areas of hardstanding, unless strong justification suggests otherwise;
- undertaking land swaps in suitable locations to relocate more vulnerable uses and enable the floodplain to be used as storage; and
- where necessary, providing new or upgraded infrastructure and/or financial contributions towards measures to reduce and mitigate against flood risk, which may include protecting existing flood defences.

### Waterways

F) Development affecting waterways should demonstrate that:

- there will be no adverse impacts on the water environment, species or habitats and that enhancement measures have been incorporated wherever possible;
- land drainage consent is obtained from the Environment Agency for works in, under, over and adjacent to watercourses;
- buffer zones are established and left free of any permanent structures. Where it is not possible to do so, justification should be provided;

40 Surface Water Management Plan

41 Planning Policy Statement 25: Development and Flood Risk, 2010



- designs are of high quality and integrate successfully in terms of use, appearance, scale and physical impact; and
- where large scale or taller buildings are proposed, they respond to context in relation to public or private open spaces, the waterspace, ecology and townscape elements.

### Justification

#### Water Infrastructure and Efficiency

**36.3** The Council will work to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will be expected to show that there is adequate capacity both on and off-site to serve the development and that the development will not lead to problems for existing users. Where a capacity problem is identified and no improvements are programmed by the water company, the Council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development. The Council will support Thames Water in delivering new sewage treatment works, whether this is at the Deephams site or an alternative location.

**36.4** Sewerage infrastructure is essential for flood defence; and, currently sewerage infrastructure is close to capacity in the Borough. Consequently, there is a significant risk of surface water flooding, particularly in the centre and south east of the Borough <sup>(42)</sup>.

**36.5** There is a strong link between climate change and water. Greenhouse gases are released as a result of both the supply of drinking water and the disposal of wastewater. There is already a high demand for water in the south east and climate change is additionally expected to lead to increased water stress. Further to this, the demand for water will increase in the London Catchment Abstraction Management Strategy area due to the level of new housing developments. Clean water is mainly abstracted from the River Thames and River Lea and then stored in reservoirs at Crossness and the Walthamstow Marshes. Additionally, there are minor boreholes and a new de-salination plant at Beckton which support this process.

**36.6** Evidence shows that there will be a deficit in drinking water in Waltham Forest by 2025 due to increasing demand<sup>(43)</sup>. All of Waltham Forest falls within Thames Water's London resource zone, where average consumption was 160 litres/household/day (l/h/d) in 2008/9 which is above the national average of 148 l/h/d <sup>(44)</sup>. The demand for drinking water will be tackled by solution-demand management (e.g. the installation of meters in new development and retrofitting of existing housing

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42 Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Infrastructure Needs Assessment, 2009

43 Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Infrastructure Needs Assessment, 2009

44 Per capita consumption PCC (water use per person) figures for Local Authorities in London 2008/9 data, Author D. Gorzelany, Environment Agency

stock) as well as new resource schemes (e.g. the construction of new reservoirs). Where retrofitting is undertaken, it should be done with due consideration of the impact on the historic environment.

**36.7** Water efficiency can be achieved through the use of efficient appliances, for instance, low-flow showerheads and dual flush toilets. The draft replacement London Plan requires residential development to meet a water consumption target of 105 l/h/d. This should be achieved within the Borough and lower consumption is recommended. In the Thames Water supply area, non-households account for 21% of water consumption <sup>(45)</sup> and therefore this presents opportunities for water and carbon savings. As such, the Council will expect developments to meet the targets set out in DM11.

**36.8** New developments should incorporate measures to capture and re-use surface and grey water where possible in order to achieve water efficiency and reduce flood risk. This is particularly important for major developments or those with high or intense use of water, such as hotels and hostels. Grey water can be collected from sinks, showers and washing machines for its re-use in dual water systems. Certain types of sustainable urban drainage measures also enable the capture and re-use of water and are known as rainwater harvesting systems. This can occur when water falling on a site, for instance on roofs and impervious paved areas, is then used for irrigation, toilet flushing and sometimes for washing clothes.

	Sources	End Use
<b>Rainwater</b>	Roof guttering	Toilet flushing, car washing, plant watering, clothes washing
<b>Greywater</b>	Wash basins, baths, showers	Toilet flushing, car washing

**Rainwater and Grey Water Sources and End Use, Draft Watter Matters, Mayor of London, 2007**

## Flooding

**36.9** Climate change will be the major cause of increased flood risk in the future <sup>(46)</sup>. The Council will direct development away from areas at greater risk of flooding (Flood Zones 2 and 3), particularly for vulnerable uses.

45 Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Infrastructure Needs Assessment, 2009

46 Thames Catchment Flood Management Plan, 2009

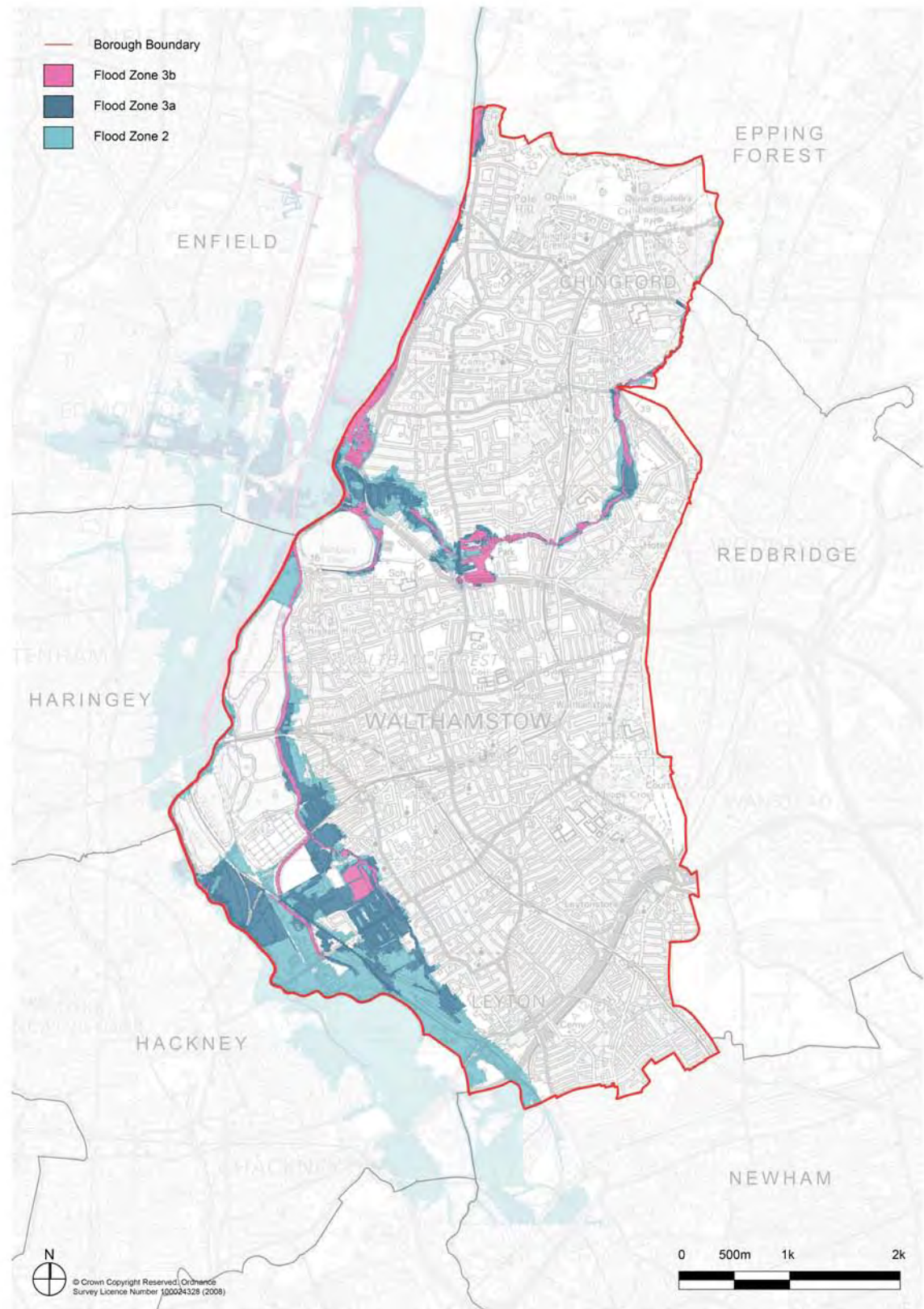


Figure 36.1 Flood Risk Zones

**36.10** Flood Risk Assessments (FRAs) should be submitted where required by Planning Policy Statement 25<sup>(47)</sup> and should show that the development will not increase flood risk elsewhere, and where possible, reduce flood risk overall. The North London SFRA Level 1<sup>(48)</sup> identifies areas in the Borough where the requirements of PPS25 should be exceeded. The forthcoming SWMP will also identify areas of greater risk for flooding and mitigation. In these areas, a site specific flood risk assessment or surface water drainage strategy should be submitted to ensure that the proposed development can cope with flooding and will not place pressure on adjoining sites or the sewerage network.

**36.11** As well as locating development where possible in areas of lower flood risk, consideration should be given to the design and layout of development. Where necessary, suitable measures should be implemented to deal with any residual risk and to reduce the dependency on the existing flood defences in the future. Where necessary, flood resistant and resilient features should be incorporated<sup>(49)</sup> directly or via financial contributions.

**36.12** Development through a river catchment can have a major impact on flooding due to changes in surface water run-off and groundwater. Development proposals should restrict run-off from the site to the undeveloped greenfield run-off rate for developments on both greenfield and brownfield sites<sup>(50)</sup>. Sustainable Urban Drainage Systems (SuDS) offer multiple benefits, from controlling surface water run-off to improving the quality of surface water. SuDS methods can include swales, living roofs and permeable paving. SuDS should be implemented in both new development and redevelopment schemes in line with the draft replacement London Plan drainage hierarchy, or such guidance as supersedes it. This is a direct consequence of the requirements set out in PPS25<sup>(51)</sup> and the Flood and Water Management Act 2010. Where SuDS cannot be implemented, justification must be provided outlining the reasons and demonstrating alternative sustainable approaches to the management of surface water. All surface water management schemes should submit a management plan at the planning application stage to outline maintenance intentions.

**36.13** Flooding can be exacerbated if development increases the area of impervious material, such as the through the excessive use of hardstanding. Where appropriate, the Council will expect all surfacing to be permeable, unless strong justification is provided relating to the practicability of the proposed materials and appropriate mitigation measures are submitted. The Environment Agency's Guidance on the Permeable Surfacing of Front Gardens<sup>(52)</sup> outlines how permeable surfacing can be achieved. Landscaping and the installation of suitable living roofs and walls are also beneficial in reducing run-off and should be included within development proposals where appropriate, as outlined in CS6 and DM13. The Council will also support proposals which enable green corridors to provide storage and passage for storm water, for instance, the East London Green Grid. Attenuation measures should be

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47 Planning Policy Statement 25: Development and Flood Risk, 2010

48 North London SFRA Level 1, 2008, p.93

49 Thames Catchment Flood Management Plan, 2009

50 North London SFRA Level 1, 2008

51 Planning Policy Statement 25: Development and Flood Risk, 2010

52 Guidance on the Permeable Surfacing of Front Gardens, 2008

used where possible to reduce run-off and can include open water features, ponds, tanks or sealed water features which allow rainwater to gradually release into the watercourse.

**36.14** The floodplain is the most important asset in managing flood risk<sup>(53)</sup> and should be protected from development deemed inappropriate in PPS25<sup>(54)</sup>. Land swaps may be necessary so that more vulnerable uses can be removed from the floodplain to enable it to be used for storage. The Council supports the recommendations outlined in the Environment Agency's Thames Catchment Flood Management Plan for the maintenance of flood defences.

**36.15** Financial contributions will be used for measures to reduce and protect against flood risk both on and off site as necessary. In areas of higher flood risk, financial contributions could be used to retrofit existing housing and open spaces under Council ownership.

### Waterways

**36.16** Waterways in Waltham Forest support a range of ecological resources, many of which are covered under European and national legislation. River corridors provide migration routes for species such as birds and bats and also support aquatic habitats. In line with the Water Framework Directive<sup>(55)</sup>, it is vital that the status of aquatic ecosystems and associated wetlands are enhanced and further deterioration is prevented. Due to this, development proposals should not create adverse impacts on the water environment, species or habitats in accordance with DM36 Biodiversity. The Blue Ribbon Network is formed from the Thames, the canal network, other tributaries, rivers and streams within London and London's open water spaces such as docks, reservoirs and lakes. The Blue Ribbon Network provides corridors for both wildlife and recreation and more detailed policies are included in the draft replacement London Plan. The London Rivers Action Plan (LRAP)<sup>(56)</sup> aims to promote river restoration across London through the enhancement of riverside parks and green spaces. Where appropriate, watercourses should be protected and enhanced through measures such as naturalisation and deculverting in the interest of nature conservation and flood risk. Proposals will be expected to enhance the quality and amenity value of the water environment in order to support wider regeneration objectives. To ensure this is achieved, the Council will consult with the Environment Agency so that adequate evaluation can be undertaken and statutory consents can be granted.

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53 Thames Catchment Flood Management Plan, 2009

54 Planning Policy Statement 25: Development and Flood Risk, 2010

55 The EU Water Framework Directive: Integrated River Basin Management for Europe, 2000

56 London Rivers Action Plan: A Tool to Help Restore Rivers for People and Nature, 2009

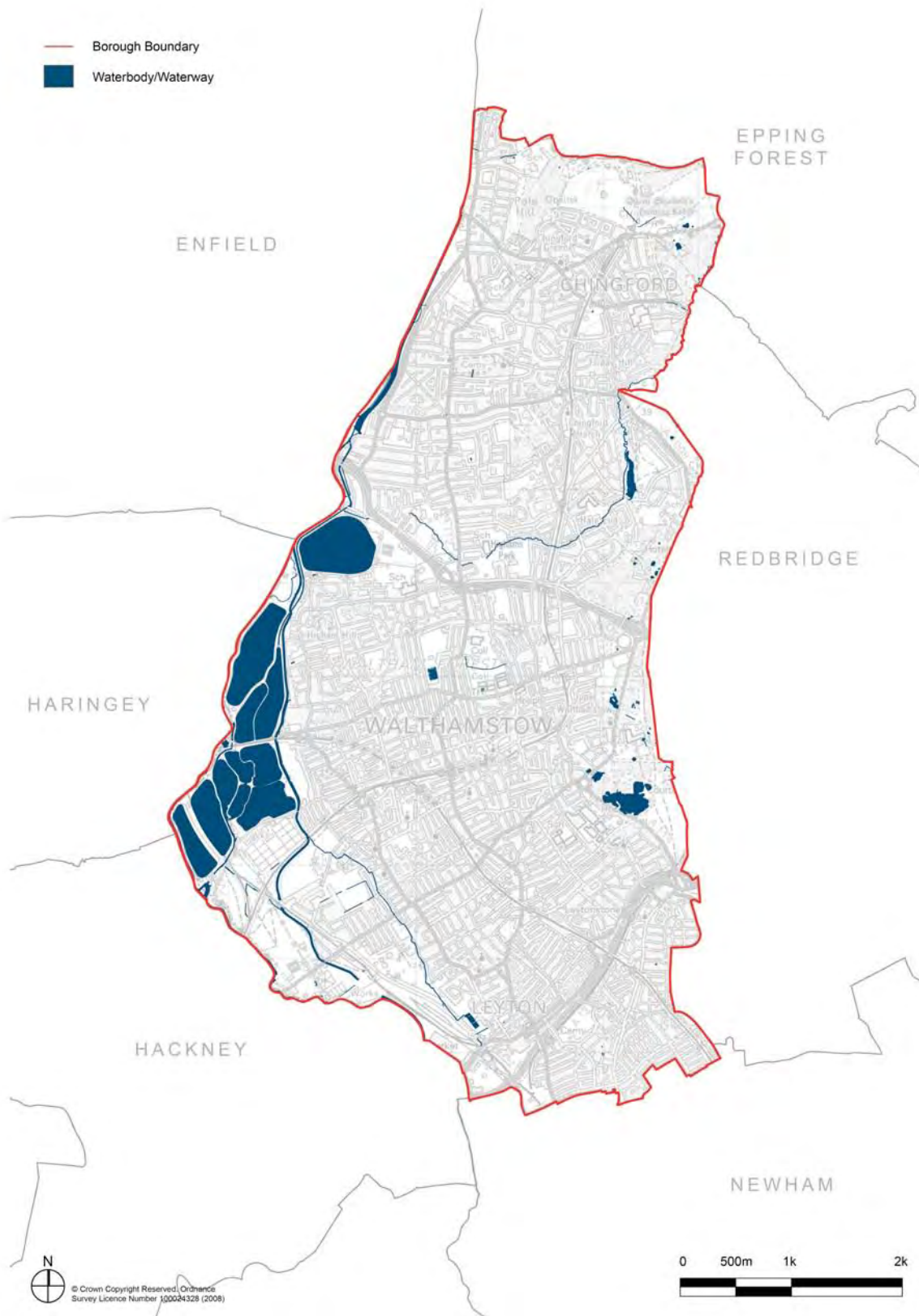


Figure 36.2 Waterways in Waltham Forest

**36.17** One of the key defining characteristics of the Borough is the presence of the River Lea and the Lee Valley Regional Park. Water quality and water resource management have direct impacts on the public's ability to enjoy the Park's leisure, sporting and nature conservation facilities and sites. Water is intrinsic to many of the Park's nationally and internationally recognised sites, such as Lea Valley Special Protection Area (SPA) and RAMSAR site <sup>(57)</sup>. The Park is also host to the Walthamstow Reservoirs and Marshes, the Waterworks attraction on Lea Bridge Road, along with boating activities on the River Lea and its Navigation.



**36.18** The land adjacent to waterways contributes to the green infrastructure network and is valuable for sport and recreation as well as acting as a flood defence. In order to prevent disturbance on species and habitats, development should be set back from the waters edge to allow sunlight to penetrate and to provide space for riparian habitats to thrive. These buffer zones also serve to alleviate flood risk and provide areas for recreation, maintenance and flood defence works. Buffer zones should be of at least 8m for main rivers and 5m for ordinary watercourses.

**36.19** Waterways also provide a unique setting for buildings and the uses which occupy them. Design solutions should derive inspiration from the water environment and complement the physical context in relation to visual appearance and scale. Buildings and the space around them should be of high design quality, taking into

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57 Following the Convention on Wetlands of International Importance held in Ramsar in 1971

account the requirements set out in the Urban Design SPD. Tall and large scale buildings proximate to watercourses can cause harm to species and habitats due to an increase in shading and artificial light. Due to this, development proposals should respect the character and ecological integrity of the natural environment; and, where negative effects cannot be avoided, they should be dealt with in accordance with DM36 Biodiversity.

**36.20** Rivers have been degraded in certain locations by previous development, such as at Dagenham Brook. There may be future redevelopment opportunities adjacent to waterways that do not compromise wildlife, flood relief or amenity use and these will be encouraged where they act as a catalyst for attractive regeneration or deliver enhancement works. The Council is keen to increase public access to waterways for recreation but this should be balanced with the need to prevent undue disturbance on sensitive species and habitats. This is particularly relevant with the Walthamstow Wetlands project where the aspiration is to establish better access.

### Implementation

**36.21** Additional guidance will be provided in the Area Action Plans and the emerging Sustainability and Climate Change SPD. The Council will work with other organisations to deliver developments which ensure that water resources are managed in an efficient and sustainable way. The key partners in coordinating this action will be the Council, the Environment Agency, Thames Water and the Emergency Services. Thames Water manages the water and sewerage network for Waltham Forest and the Environment Agency is responsible for main rivers.

**36.22** In relation to flood risk, development proposals should be assessed with due consideration of:

- Planning Policy Statement 25 (PPS25)
- Planning Policy Statement 25 Practice Guide
- The Draft replacement London Plan
- The North London Strategic Flood Risk Assessment (SFRA) Level 1
- London Borough of Waltham Forest Strategic Flood Risk Assessment Level 2

**36.23** The recent Flood and Water Management Act (2010) creates new responsibilities for local authorities. As a result, the Council will work in unison with internal and external departments to minimise flood risk and provide defence and mitigation measures as necessary. The recent legislation establishes a SuDS Approving Body (SAB) which will have responsibility for the approval of drainage systems in new developments and redevelopments, subject to exemptions and thresholds. Eventually, the SAB will also be responsible for adopting and maintaining SuDS serving more than one property and Highway Authorities will maintain SuDS in public roads. Drain London are responsible for the production of the Surface Water Management Plan (SWMP) and the Preliminary Flood Risk Assessment on behalf of all London Boroughs, and the Council will support its work. The Flood and Water Management Act also makes the right to connect surface water drainage from new development to the public sewerage system conditional on the surface water drainage



system being approved by the SuDS Approving Body (SAB). Planning applications and SuDS applications should be submitted to the Council together, with the latter then forwarded onto the SAB.

**36.24** Joint working will be necessary between the Council and Thames Water to ensure that development proposals discharge into the sewer network in a manner deemed suitable by Thames Water and that proposed development is accounted for as part of any planned infrastructure improvement works. Developers are responsible for referring to the Surface Water Management Plan once available; and in the meantime, should consult Thames Water on surface water disposal issues <sup>(58)</sup>.

**36.25** It is important to recognise that development and regeneration can be beneficial in providing the opportunity to manage flood risk <sup>(59)</sup>. Financial contributions, derived from an adopted tariff and/or planning obligations will be vital and will be sought in line with DM37 Working with Partners and Infrastructure. Contributions will be sought in order to supply adequate clean water, sewerage infrastructure and providing and maintaining necessary flood defences, particularly for developments on areas of floodplain. As well as providing flood defence measures in new developments where necessary, financial contributions will additionally be sought for retrofitting measures in areas of identified as at risk from flooding.

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58 Planning Policy Statement 25: Practice Guide, 2009

59 Thames Catchment Flood Management Plan, 2009

## 37 Policy DM36 - Biodiversity

### Strategic Objective 6

Protect, enhance and further develop a network of multifunctional green infrastructure capable of delivering a comprehensive range of benefits for both people and wildlife. Achieve a reduction in areas of deficiency in access to nature and seek to protect and enhance biodiversity across the Borough.

### Introduction

Biodiversity refers to the diversity of life on Earth and includes plants, animals, micro-organisms and bacteria. Spaces recognised for their importance to biodiversity are recognised at the international, national, regional and local levels. An important distinction to make is between the value of open spaces generally and open spaces of biodiversity importance. This policy will focus on the latter whereas DM13 refers to open spaces more broadly.

**37.1** Waltham Forest contains one of the highest percentages of priority species and habitats in London. The Borough also supports one of the only two RAMSAR sites <sup>(60)</sup> in London as well as a Special Protection Area (SPA) and a Special Area for Conservation (SAC). Climate change is threatening established habitats which in turn heightens the risk of extinction of many species. At the same time, the natural environment serves a valuable purpose in mitigating against negative effects by minimising flood risk, reducing the heat island effect and absorbing carbon dioxide. Consequently, the biodiversity of open spaces and watercourses is major concern for the Borough as reinforced in the Waltham Forest and London Biodiversity Action Plans (BAPs).

### Policy DM36

#### Biodiversity

A) Development proposals will not normally be granted planning permission where they pose adverse direct or indirect effects on a Site of Importance for Nature Conservation (SINC) or to protected or priority species. However, in an exceptional situation whereby a development creates an adverse impact on a Site of Importance for Nature Conservation or important species is permitted, suitable planning obligations and/or adopted tariff contribution and/or conditions will be necessary to compensate for such impacts.

60 Following the Convention on Wetlands of International Importance held in Ramsar in 1971

B) Where there are existing biodiversity resources on-site or in the vicinity of a development site, the developer must submit an assessment with the planning application to outline the value of this resource, along with measures to retain, restore and enhance where appropriate.

C) Where appropriate, development proposals must provide measures to support species and habitats through the use of landscaping on or adjacent to buildings.

D) Where vacant or derelict land is awaiting redevelopment and has some value for nature conservation, the Council will expect it to be protected on a temporary basis.

E) Development proposals will be expected to improve sensitive public access to areas of nature conservation, especially in areas of deficiency.

F) Development proposals should protect, enhance and extend the network of Green Corridors where possible.

G) An arboricultural report must be submitted where a development proposal will impact on trees. The loss or damage of trees should be avoided where possible; and where this is cannot be achieved, mitigation and compensation measures should be outlined and implemented.

### Justification

**37.2** PPS9 outlines the procedure for a sequential approach for dealing with negative effects on areas recognised as important for biodiversity. Protecting habitats alone cannot ensure that species will not be threatened. Protected species are defined as plants and animals which have been assigned legal protection and priority species are defined in the Waltham Forest, London and UK BAPs. The Council will award stringent protection to the RAMSAR site <sup>(61)</sup>, Special Protection Area, Special Area for Conservation and SSSIs in the Borough for which there is a statutory requirement to consult Natural England. The Council will expect Sites of Metropolitan, Borough or Local Importance for Nature Conservation and Green Corridors to be additionally protected, enhanced and managed.

**37.3** Where a development proposal provides benefits which significantly outweighs the importance of nature conservation the Council may require conditions and/or financial contributions for mitigation or compensation. This may be required in order to provide a means of replacement, improved access or for securing the future and management of a site. Nonetheless, the recovery or relocation of habitats should only occur as a last resort with a preference for the protection, enhancement of existing habitats wherever possible. Where damage is likely to occur to protected species, conditions and/or financial contributions may relate to reducing disturbance and improving habitats.

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61 Following the Convention on Wetlands of International Importance held in Ramsar in 1971

**37.4** Waltham Forest is host to many spaces of biodiversity significance that require protection, enhancement and management. When assessing planning applications, the effect on species and their significance, abundance, rate of decline or degree of threat should not be outweighed by the merits of the scheme. Where there may be effects to existing biodiversity resources on-site or in the vicinity, which may include protected or priority species, applicants will be expected to provide details of an adequate assessment. This assessment must be submitted with a planning application and show the value of the resource and ways in which this will be retained, restored and enhanced where appropriate.

**37.5** The Council will encourage proposals which maximise the potential to protect, enhance and manage species, sites and habitats in the Borough. This is especially critical in areas undergoing significant change or where there are deficiencies in access. The Biodiversity Action Plans (BAPs) for the Borough, London and the UK identify habitats of importance and development proposals will be expected to take into account and contribute towards achieving their targets. As such, developments will be expected to support species and habitats through the use of landscaping on or adjacent to buildings where appropriate. This may include the incorporation of living roofs and walls or spaces for species to nest, roost or hibernate. In accordance with the Climate Change Strategy, climate change tolerant species and/or native species should be used in landscaping schemes wherever it is possible to do so.



**37.6** Vacant and derelict land can often develop into valuable areas for nature conservation, and if managed appropriately can provide significant amenity value. Where such land is found to be of biodiversity value, the Council will expect it to be protected on a permanent basis. Spaces rich in biodiversity are also valued for their recreational qualities and the opportunities they create in allowing the community to experience nature. Evidence shows that green spaces with high biodiversity value encourage people to take more exercise<sup>(62)</sup>. Due to this, development proposals should not reduce people's enjoyment of or access to natural areas. However, in Waltham Forest there are disparities in access to areas of nature conservation with central and southern areas having more limited access.

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62 London Plan Implementation Report, Improving Londoners' Access to Nature, 2008

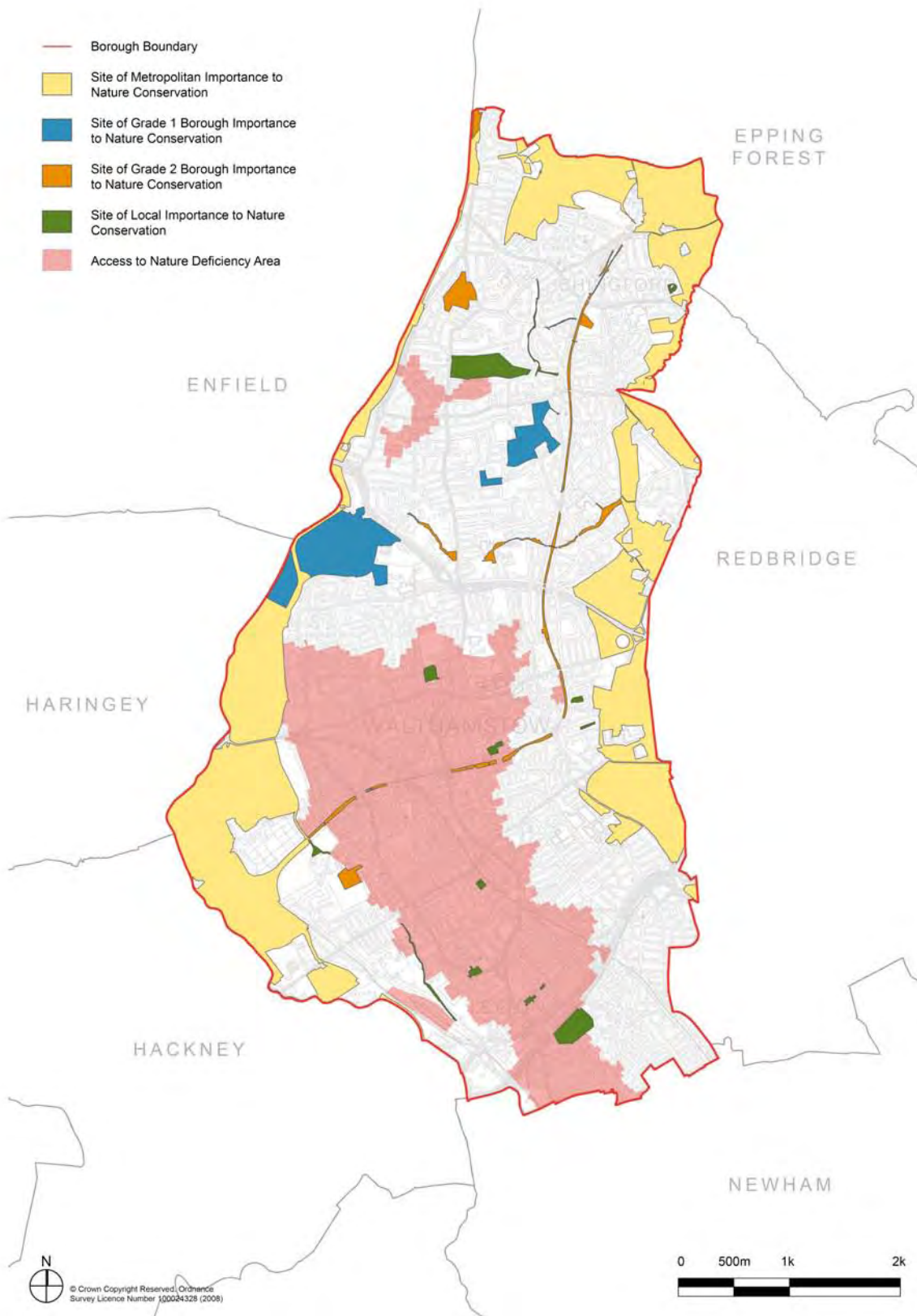


Figure 37.1 Hierarchy of Sites and Access to Nature

**37.7** Where appropriate, development proposals will be expected to enhance biodiversity and increase access to nature in both public open spaces and private development. Whilst improving access to areas of nature conservation has wider community benefits, it is important to manage the detrimental effects from increased access. For instance, there is tourism potential at a number of locations, such as the Walthamstow Reservoirs, but this requires sensitive management and cross-boundary working with a range of partners.

**37.8** Green Corridors are the relatively continuous areas of open spaces or water that provide an extension to the habitats that they connect. Green Corridors are shown on the Proposals Map. They may be found in a variety of settings, for instance, road and rail routes and waterways. The Council will expect development proposals to protect and strengthen the network of Green Corridors in the Borough and support measures to improve the links to Green Corridors in neighbouring Boroughs and Districts. New development within or adjacent to the Corridors should contribute to their effectiveness where possible through appropriate landscaping and the location and design of buildings.

**37.9** The loss or damage of trees should be avoided where possible in the interest of amenity, habitat and privacy. The Council will expect developers to submit an arboricultural report with planning applications where there will be an impact on trees. Existing trees should be protected for their biodiversity value and contribution to the character of an area, particularly for veteran trees and ancient woodland. Ancient woodland is recognised and protected as Sites of Importance to Nature Conservation. The Council will continue to preserve trees where appropriate through Tree Preservation Orders (TPOs) and in the specific provisions for trees in Conservation Areas. Where the loss or damage to trees is unavoidable, mitigation and compensation measures should be outlined and implemented. In appropriate locations, and on Council or non-Council owned land, the Council will require the planting of suitable tree species. Where suitable, financial contributions will be sought for the planting of trees on or off site and this will be proportional to the scale and nature of the development.

### Implementation

**37.10** Planning applications should be assessed with their conformity to this policy as well as the Biodiversity Action Plans for the UK, London and the Borough. Planning applications which are likely to have a significant negative impact on the SPA, SAC or RAMSAR sites in the Borough must undertake an Appropriate Assessment. Proposals adjacent to or within the Lee Valley Regional Park should additionally have regard for the Park Plan and Development Framework. The Site Specific Allocations and Area Action Plan DPDs will be used to promote areas and projects which aim to promote and enhance biodiversity in the Borough. These documents will also provide more comprehensive guidance on specific development requirements and will identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets in accordance with Planning Policy Statement 9.

**37.11** The Council will seek to protect and enhance biodiversity through new development proposals; and, developer contributions will be sought where appropriate, especially where deficiencies in access to nature have been identified. Financial contributions, derived from either an adopted tariff and/or planning obligations, will be sought in conformity with DM37 Working with Partners and Infrastructure.



## 38 Policy DM37 - Working with Partners and Infrastructure

### Strategic Objective 1

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

### Introduction

**38.1** Planning obligations are agreed between the Local Planning Authority and developers in the context of granting planning permission, to mitigate, to compensate and to prescribe matters relating to the proposed development.

**38.2** Government advice on planning obligations is set out in Circular 05/2005.

**38.3** The Community Infrastructure Levy (CIL) regulations enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure.

**38.4** The Council's Planning Obligations Supplementary Planning Document (SPD) (2008) sets out the Council's expectations for developers in the making of S106 contributions.

### Policy DM 37

#### Working with Partners and Infrastructure

##### Planning Obligations

(A) Where necessary, the Council will seek a planning obligation in order to facilitate development. The Council will ensure that all new developments within the Borough are served by adequate physical and social infrastructure and that such development is implemented with the provision of infrastructure and the mitigation of any environmental impacts.

(B) The Council will negotiate planning obligations in relation to proposed development. These may be delivered in kind or through financial contributions.

(C) Phasing and pooling of contributions may be necessary. The Council may pool contributions relating to significant infrastructure i.e. transport, education and health. Any pooling of contributions, including the calculation of planning

contribution requirements or a tariff will be determined through either the Council Planning Obligations Supplementary Planning Document on planning contributions or through a tariff charging schedule.

(D) The Council will take into account the contribution that land use swaps, housing credits and off-site contributions can make, through mixed use development, especially to sustain strategically important clusters of commercial activities.

The S106 contributions includes:

- Housing (affordable);
- Education;
- Employment, Training and Enterprise;
- Regeneration;
- Transport and Highway;
- Environment and Outdoor Recreation;
- Health and Community Safety;
- Community and Cultural Facilities;
- Air Quality and Recycling;
- Climate Change and Sustainability; and
- Land Use Swaps, Housing Credits and Off-Site Contributions.

### Justification

### Planning Obligations

**38.5** The draft London Plan (2009) states that development proposals should address strategic as well as local priorities in planning obligations. Affordable housing and public transport should be given priority. Importance should also be given to tackling climate change, learning and skills and health facilities and services.

**38.6** LDFs should set out a clear framework for negotiations on planning obligations in DPDs having regard to central Government policy and guidance and local and strategic considerations to the effect that:

1. it will be a material consideration whether a development makes an appropriate contribution or other provision (or some combination thereof) towards meeting the requirements made necessary by, and related to, the proposed development;
2. negotiations should seek a contribution towards the full cost of all such provision that is fairly and reasonably related in scale and kind to the proposed development and its impact on a wider area.

**38.7** Planning obligations are an important aspect of major planning applications. Their use balances the impacts of development. Planning applications should be considered on their merits and determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. In circumstances where a planning objection to a proposal cannot be overcome by the imposition of conditions, it may be appropriate to enter into a planning obligation with the applicant. Such obligations shall fairly and reasonably relate in scale and kind to the development proposed.

**38.8** Other important priority uses of S106 funding that generally apply across London are measures to mitigate adaptation to climate change, the improvement of learning and skills, improved healthcare and child care facilities.

**38.9** The draft London Plan addresses the importance that LDFs should develop local approaches to mixed use development taking into account the contribution that land use swaps, housing credits and off-site contributions can make, especially to sustain strategically important clusters of commercial activities.

**38.10** The Community Infrastructure Levy (CIL) regulations enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure. There will be some modifications to CIL regulations introduced through the Localism Bill. The amended regulations are due to come into force in spring 2011 and are also expected to include a number of other minor changes to address issues in the existing regulations.

**38.11** Where development outside the Borough would have significant implications within Waltham Forest, the Council will discuss with the adjacent Local Planning Authority and other organisations the mitigation of unacceptable effects through a Planning Obligation.

**38.12** The Planning Obligations Supplementary Planning Document (2008) also opens the way for a more strategic tariff-based approach in our key regeneration areas. The Council has consulted on the first of these for the Blackhorse Lane area and intends to extend the approach to other key regeneration areas (such as the Area Action Plan areas) in due course. The Council is undertaking viability tests to ensure that the tariff will not unduly prevent development coming forward.

**38.13** In view of the current economic climate, it is recognised that sources of funding remain much more uncertain than in recent years.

## Compulsory Purchase

**38.14** Compulsory purchase powers are recognised as an important tool for effective and efficient urban regeneration, as they provide a means of assembling the land needed to deliver social and economic change and infrastructure.

## Working with Partners

### Public Sector

**38.15** The Council is working closely with organisations such as Homes and Community Agency (HCA), Greater London Authority (GLA), Transport for London (TfL), Olympic Delivery Authority (ODA), London Development Agency (LDA), Network Rail and others, to promote Waltham Forest as a place to invest, to coordinate our activities, and to work together to develop and deliver major programmes of development and investment.

**38.16** Partnership work includes:

- Working with the GLA in developing Blackhorse Lane and Walthamstow Town Centre Plans, Blackhorse Lane is recognised as an area for development and intensification in the Draft Replacement London Plan;
- The LDA has funded master plans for Walthamstow Town Centre and the Northern Olympic Fringe, and is supporting the design, planning and development of the Blackhorse Lane Station Hub site;
- TfL is funding and supporting a programme of bus service improvements around Walthamstow and the 'Olympic Links' ;
- Working with the Lee Valley Regional Park Authority to improve access and links to the park;
- Explore the potential to work in partnership with HCA to develop long term investment approaches at key sites, priorities are Blackhorse Lane and Leyton Mills in NOF;
- Working with Olympic Park Legacy Company (OPLC) and Olympic Delivery Authority (ODA) to realise the S106 and other benefits of Olympic development;
- Working with our partners in the North London Strategic Alliance to consider and review the potential for sharing best practice and resources where appropriate;
- A new delivery structure for the Upper Lee, and engaging with Newham Council and London Thames Gateway Development Corporation (LTGDC) on the NOF Master planning process;
- Working in partnership with the 5 Host boroughs to develop and maximise opportunities to achieve long term regeneration outcomes from the Olympic investment.

### Private and Third Sector

**38.17** The Council is putting in place and developing a range of activities and approaches to help better attract and engage with the private sector, and to encourage private investment into the borough and major projects. The activities include:

- Continuing to develop business partnership structure under the Local Strategic Partnership (LSP) which has played a pivotal role in developing the Enterprise and Employment Strategy;
- Developing engagement mechanisms for Housing Associations and Developers;
- Enhancing our planning advice and discussions service to help meet our strategic objectives;
- Engaging key developers and landowners through workshops and discussion around major regeneration sites.

### Implementation

**38.18** The Council will seek to work with partners such as Homes and Community Agency (HCA), Greater London Authority (GLA), Transport for London (TfL), Olympic Delivery Authority (ODA), London Development Agency (LDA), Network Rail, land owners, developers and others, to seek appropriate planning obligations to secure adequate infrastructure for proposed development.

**38.19** The Council may choose to achieve this through adopting a tariff schedule in the future and through the use of the Council Planning Obligations Supplementary Planning Document.

**38.20** The Council will seek to work with appropriate partners to realise the S106 and other benefits of the Olympic development and investment.



## 39 Monitoring

**39.1** Given a Plan-Monitor-Manage approach, as one of the Development Plan Documents of the Waltham Forest Local Development Framework, the performance of the Development Management Policies DPD will be carefully monitored by assessing whether the performance of the policies is meeting the policies objectives.

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

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

**39.3** As required by planning law, the Annual Monitoring Report is the principal tool for monitoring all Development Plan Documents. However, strategies and policies are also informed or monitored by other management/monitoring tools such as the borough's performance systems, National Indicators, Local Area Agreement and Multi-Area Agreement indicators for our Sustainable Community Strategy and various studies and surveys.

**39.4** In a nutshell, the Annual Monitoring Report with a collection of indicators will assess performance of the spatial vision and the effectiveness of policies within the Local Development Framework. Monitoring will generally take the form of annually reviewing the policies and their effectiveness through the chosen indicators and targets. For more details of performance indicators for each policy, please see Appendix 2 for the Monitoring Table. When necessary, and with a proactive approach, new indicators will be created and the obsolete ones will be deleted to meet the changing circumstances.

## Appendix 1 - UDP Saved Policies Replaced

### Waltham Forest UDP saved policies to be replaced

Regulation 13(5) of the Town and Country Planning (Local Development) (England) Regulations 2004 states that where a DPD contains a policy that is intended to supersede another policy, it must state that fact and identify the superseded policy. The following table sets out those UDP policies that will be superseded by new policies within the Development Management Policies as well as identifying those that will be retained until superseded by other LDF documents.

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
<b>Part 1</b>			
STRATEGIC POLICY SP1	The Environment	CS2, CS5	DM7, DM8, DM11, DM12
STRATEGIC POLICY SP2	Urban Design	CS2	DM7, DM8
STRATEGIC POLICY SP3	Transport Impact	CS8	DM14
STRATEGIC POLICY SP4	Integrated Transport	CS8	DM14, DM15, DM16
STRATEGIC POLICY SP5	Highway Schemes	CS8	DM14, DM15, DM16
STRATEGIC POLICY SP6	Public Transport, Cyclists and Pedestrians	CS8	DM15, DM16
STRATEGIC POLICY SP7	Retention of Employment Land	CS3	DM19, DM20, DM21
STRATEGIC POLICY SP8	New Employment or Mixed Use Developments	CS3	DM20, DM21
STRATEGIC POLICY SP9	Skilled Local Labour Force	CS10	DM22

## Development Management Policies - Preferred Options

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
STRATEGIC POLICY SP10	Shopping Centre Hierarchy	CS14	
STRATEGIC POLICY SP11	Shopping Centres - Access, Convenience and Attractiveness	CS14	
STRATEGIC POLICY SP12	Housing	CS2	DM2, DM3
STRATEGIC POLICY SP13	Residential Development - High Standards of Design	CS2	DM7, DM8
STRATEGIC POLICY SP14	General Community Facilities		
STRATEGIC POLICY SP15	Leisure and Recreation Uses	CS13	
STRATEGIC POLICY SP16	Planning for Equality		
STRATEGIC POLICY SP17	Urban Regeneration	CS2	
STRATEGIC POLICY SP18	Planning Obligations		
STRATEGIC POLICY SP19	Monitoring and Review		
<b>Part 2</b>			
<b>Economy Industry and Commerce</b>			
POLICY INB1	Strategic Employment Areas/Borough Employment Areas	CS3	DM19, DM20
POLICY INB2	Local Employment Areas	CS3	DM20



## Development Management Policies - Preferred Options

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY INB3	Non-zoned Employment Uses	CS3	DM21
POLICY INB4	Environmental Improvements	CS3	DM19, DM20, DM21
POLICY INB5	Improvement of Access at Sutherland Road	N/A	N/A
POLICY INB6	Lee Valley Regeneration Corridor/Mixed Use Regeneration Areas	CS3	DM20, DM21
POLICY INB7	Sites Not Currently in Employment Use	CS3	DM21
POLICY INB8	Reuse of Redundant Offices	CS3	DM21
POLICY INB9	Homeworking/Working from Home	CS3	DM21
POLICY INB10	Live-work Units	CS3	DM21
POLICY INB11	Units for Small Businesses	CS3	DM20, DM21
POLICY INB12	Railway Arches	CS3	DM21
POLICY INB13	Training Needs	CS10	DM22
POLICY INB14	Workplace Nurseries	CS3	DM20
POLICY INB15	Development of Hotels	CS11	DM23
<b>Housing</b>			
POLICY HSG1	New Developments Identified Sites	CS2	DM2
POLICY HSG3	Proposals Involving a Loss of Residential Accommodation	CS2	DM2

## Development Management Policies - Preferred Options

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY HSG4	Mixed Use Schemes - The Urban Renaissance	CS2	DM7, DM8
POLICY HSG5	Redevelopment of Redundant or Underused Land and Buildings for Housing	CS2	DM2
POLICY HSG6	Affordable Housing Target From All Sources	CS2	DM3
POLICY HSG8	Housing Quality	CS2, CS13	DM7, DM8
POLICY HSG9	Size of Units	CS2	DM5, DM7, DM6
POLICY HSG10	Housing for Disabled People	CS2	DM8
POLICY HSG11	Housing for People Requiring an Element of Care	CS2	DM10
POLICY HSG13	Hostels and Other Temporary Accommodation	CS2	DM10
<b>Town Centres Retailing and Leisure</b>			
POLICY TRL1	Hierarchy of Centres	CS14	
POLICY TRL2	Development in Borough Centres	CS14	DM23
POLICY TRL3	Out-of-Centre Developments		DM27
POLICY TRL4	Regeneration of Town Centres	CS1	
POLICY TRL5	Primary Shopping Frontages		DM26

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY TRL6	Secondary Shopping Frontages		DM26
POLICY TRL7	Proposals Outside Primary and Secondary Frontages		DM26
POLICY TRL8	Neighbourhood Centres		DM26
POLICY TRL9	Local Retail Parades		DM26
POLICY TRL10	Proposals Outside Designated Centres and Retail Parades		DM26
POLICY TRL11	Safeguarding Amenity and Townscape Character		DM26
POLICY TRL12	Hot Food Takeaways, Restaurants and Night Economy Uses	CS13	DM26, DM28
POLICY TRL13	Housing in Designated Centres	CS14	
POLICY TRL14	Retail Facilities in Petrol Filling Stations		
POLICY TRL15	Facilities for Shoppers		
POLICY TRL16	Arts, Culture and Entertainment Facilities	CS11	DM23
POLICY TRL17	Indoor Leisure and Recreation	CS13	DM24
POLICY TRL18	Outdoor Markets		DM26
<b>General Community Services</b>			

## Development Management Policies - Preferred Options

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY GCS1	Provision of community sites and buildings		
POLICY GCS2	Retention of facilities and creation/ improvement of facilities as part of mixed use schemes		
POLICY GCS3	Provision of health care sites and buildings	CS13	DM24
POLICY GCS4	Proposed alternative use of existing health care facilities	CS13	DM24
POLICY GCS5	Provision of primary health care	CS13	DM24
POLICY GCS6	Standards of accommodation in educational facilities		
POLICY GCS7	Provision of mobile classrooms		
POLICY GCS8	Re-use of redundant education sites/buildings		
POLICY GCS9	Liaison with public authorities and monitoring of land holdings		
<b>Transport</b>			
POLICY TSP1	Public Transport - general	CS8	DM14, DM15
POLICY TSP2	Buses	CS8	DM14, DM15

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY TSP3	Safeguarding the Crossrail 2 Railway Line	CS8	
POLICY TSP4	Pedestrians and Disabled People	CS8	DM15
POLICY TSP5	Cycling	CS8, CS13	DM15
POLICY TSP6	Access considerations	CS8	
POLICY TSP7	Car Free/Reduced Car Owning Residential Developments	CS8	DM17
POLICY TSP8	Town Centre Transport Policy	CS8	DM14, DM15
POLICY TSP9	Developments with Significant Transport Implications	CS8	DM14
POLICY TSP10	Minimising damage by Heavy Goods Vehicles	CS8	DM14, DM16, DM17
POLICY TSP11	Criteria for assessing new road schemes or alterations	CS8	DM15, DM16
POLICY TSP12	Orient Way		
POLICY TSP13	Environmental improvements relating to TLRN Roads		
POLICY TSP14	Main Road Network	CS8	DM14, DM15, DM16
POLICY TSP15	Minor Roads	CS8	DM14, DM15, DM16
POLICY TSP16	Traffic Management	CS8	DM16
POLICY TSP17	Parking	CS8	DM17

## Development Management Policies - Preferred Options

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
<b>Open Environment</b>			
POLICY ENV1	Urban Open Space	CS6	DM13
POLICY ENV2	Boundary of the Green Belt	Proposals Map	
POLICY ENV3	Development in the Green Belt	Covered by PPG2	
POLICY ENV4	Uses within Metropolitan Open Land	Covered by the London Plan	
POLICY ENV5	Development in Metropolitan Open Land	CS6	DM13
POLICY ENV6	Protected Species/Biodiversity	CS6	DM36
POLICY ENV7	Principal Sites of Nature Conservation Importance	Terminology has been superseded	DM36
POLICY ENV8	Sites of Local Nature Conservation Importance (including Local Nature Reserves)	Terminology has been superseded	DM36
POLICY ENV9	Brownfield sites of ecological importance	CS6	DM36
POLICY ENV10	Facilities for visitors	CS11	DM23
POLICY ENV11	Conservation of Green Corridors	CS6, CS13	DM36
POLICY ENV12	New Green Corridors	CS6, CS13	DM36
POLICY ENV13	Lee Valley Regional Park	CS6, CS11, CS13	DM13, DM23

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY ENV14	Parks	CS6, CS13	DM13
POLICY ENV15	Parks and Gardens of Local Historic Interest	CS6, CS13	DM13
POLICY ENV16	New Open Spaces	CS6, CS13	DM13
POLICY ENV17	Play Areas	CS6, CS13	DM13
POLICY ENV18	Allotments	CS6	DM13
POLICY ENV19	Walking	CS6, CS13	DM13
POLICY ENV20	Playing Fields	CS6, CS13	DM13
POLICY ENV21	Water-based recreation	CS6, CS11	DM23, DM35, DM36
POLICY ENV22	Trees	CS6	DM13
POLICY ENV23	Environmental Improvements to railway land	CS6	DM13
<b>Built and Historic Environment</b>			
POLICY BHE1	Urban Design	CS15	DM30
POLICY BHE2	Urban Design	CS15	DM30
POLICY BHE3	Impact on Neighbouring Properties		DM33
POLICY BHE4	Transport and Parking Implications	CS8	
POLICY BHE5	Access for All	CS15	DM31
POLICY BHE6	High Buildings	CS15	DM32
POLICY BHE7	Community Safety/Designing Out Crime	CS16	DM34
POLICY BHE8	Advertisements		DM30

## Development Management Policies - Preferred Options

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY BHE9	Lighting and Light Pollution	CS13	DM33
POLICY BHE10	Environmental Improvements	CS13	
POLICY BHE11	Environmental Improvements	CS13	
POLICY BHE12	Vacant Sites		
POLICY BHE13	Conservation Areas	CS12	DM29
POLICY BHE14	Statutorily Listed Buildings	CS12	DM29
POLICY BHE15	Locally Listed Buildings	CS12	DM29
POLICY BHE16	Other Buildings	CS12	DM29
POLICY BHE17	Archaeological Heritage	CS12	DM29
POLICY BHE18	Local Heritage	CS12	
<b>Waste, Pollution, Minerals, Water and Energy</b>			
POLICY WPM1	Waste Transfer Stations	CS7	
POLICY WPM2	Waste Management Sites and Household Waste and Recycling Centres	CS7	
POLICY WPM3	Reprovision of Household Waste and Recycling Centre	CS7	
POLICY WPM4	Land for Waste Disposal	CS7	
POLICY WPM5	Recycling	CS7	



## Development Management Policies - Preferred Options

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY WPM6	Development Causing Pollution	CS13	DM25
POLICY WPM7	Development on Contaminated Land	CS13	DM25
POLICY WPM8	Development involving Hazardous Products or Processes	CS13	DM25
POLICY WPM9	Air Quality	CS13	DM25
POLICY WPM10	Noise Pollution and Vibration	CS13	DM25
POLICY WPM11	Light Pollution	CS13	DM25
POLICY WPM12	Minerals		
POLICY WPM13	Mineral Reserves		
POLICY WPM14	Water Quality	CS13	DM24
POLICY WPM15	Protection of Surface Waters	CS5	DM35
POLICY WPM16	Works Affecting Watercourses	CS5	DM35
POLICY WPM17	Water Supply - Demand Management	CS5	DM35
POLICY WPM18	Flood Risk	CS5	DM35
POLICY WPM19	Surface Water Run-Off	CS5	DM35
POLICY WPM20	Energy Efficiency	CS5	DM11
POLICY WPM21	Renewable Energy	CS5	DM12
<b>Planning Standards and Control</b>			
POLICY PSC1	General considerations	CS2	DM8, DM34
POLICY PSC2	Amenity open space	CS2	DM7

## Development Management Policies - Preferred Options

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY PSC3	Privacy and overlooking	CS2	
POLICY PSC5	Extensions and alterations to dwellings	CS2	DM4
POLICY PSC6	Shopfront design		
POLICY PSC7	Shopfront security	CS11	DM34
POLICY PSC8	Street furniture		
POLICY PSC9	Telecommunications apparatus		
<b>Appendices</b>			
Appendix 1	Car Parking Standards & Explanatory text		Appendix 4
Appendix 2	Cycle Parking Standards		
<b>Schedules</b>			
Schedule 1	Strategic Employment Areas SEA 1-9		
Schedule 2	Borough Employment Areas BEA 1-5 and BEA 7-19		
Schedule 3	Local Employment Areas LEA 1-6		
Schedule 4	Lee Valley Regeneration Corridor - All		
Schedule 5	Mixed Use Regeneration Areas MURA 1, MURA 4, MURA 6		

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
Schedule 6	Proposed Housing Sites H2-5, H9, H11-12, H14-15, H17-18, H29-30		
Schedule 7	Major Opportunity Sites MOS 1-3		
Schedule 9	Walthamstow Major Centre		Proposals Map/Schedule
Schedule 10	District Centres		Proposals Map/Schedule
Schedule 11	Primary Shopping Centres		Proposals Map/Schedule
Schedule 12	Secondary Shopping Centres		Proposals Map/Schedule
Schedule 13	Neighbourhood Centres		Proposals Map/Schedule
Schedule 14	Neighbourhood Retail Parades		Proposals Map/Schedule
Schedule 15	Local Retail Parades		Proposals Map/Schedule
Schedule 16	Site for Community Services Use		
Schedule 17	CrossRail2 Line Safeguarding		
Schedule 18	Temple Mills (former marshalling yard): safeguarding of land for rail or related use in connection with the Channel Tunnel Rail Link		

## Development Management Policies - Preferred Options

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
Schedule 19	Roads: Transport for London Road Network*		
Schedule 20	Main Road Network*		
Schedule 21	Metropolitan Open Land (M.O.L)		
Schedule 22	SSSI - Sites of Special Scientific Interest*		
Schedule 23	Principal Sites of Nature Conservation Importance		
Schedule 24	Sites of Local Nature Conservation Importance		
Schedule 25	Local Nature Reserves		Proposals Map/Schedule
Schedule 26	Lee Valley Regional Park Authority Proposals		
Schedule 27	Parks		Proposals Map/Schedule
Schedule 28	Parks and Gardens of Local Historic Interest		Proposals Map/Schedule
Schedule 29	Allotments		Proposals Map/Schedule
Schedule 30	Playing Fields		Proposals Map/Schedule
Schedule 31	Schedule Conservation Areas*		Proposals Map/Schedule
Schedule 32	Area of Special Character		Proposals Map/Schedule

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
Schedule 33	Buildings of Special Architectural or Historic Interest*		DM29, Appendix 5
Schedule 34	Buildings of Local Architectural or Historic Interest (Listed by Borough Council)		To be defined in new SPD on Locally Listed Buildings
Schedule 35	Buildings of Importance to the Character of Walthamstow Town Centre		Proposals Map/Schedule
Schedule 36	Archaeological Priority Zones		Proposals Map/Schedule

*\* Schedules comprising designations made outside the development plan process and not requiring explicit saving, but included in table for purposes of clarity.*

## Appendix 2 - Monitoring Indicators and Targets

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO1	CS1 Location and Management of Growth	DM1 – Mixed use development DM37 - Working with Partners and Infrastructure	<ul style="list-style-type: none"> <li>● Increase in the quality and variety of homes.</li> <li>● Release of the potential of the sites in the regeneration areas.</li> <li>● Increase in the number of new businesses</li> <li>● Improved public transport</li> <li>● Increased funding support for regeneration projects</li> </ul>	<p>H1 – Plan period and housing targets</p> <p>NI172 - Businesses registered in the Borough</p> <p>BD2 - Total Amount of employment floorspace on previously developed land – by type.</p> <p>BD3 - Employment land available by type.</p> <p>L1 - Losses of employment land in Employment / regeneration areas</p> <p>L2 - Amount of employment land lost to residential development.</p> <p>L5 - Floor space of mixed use development by type.</p> <p>L33 - Number of applications granted with Section 106 agreements for environmental improvements.</p>	<ul style="list-style-type: none"> <li>● Meeting the minimum target of additional homes set by the London Plan.</li> <li>● Identification key regeneration Sites in the Borough.</li> <li>● Developing a Key Sites Delivery Programme to ensure co-ordination between all agencies.</li> <li>● Adoption and Implementation of Regeneration Strategy and associated action plan</li> <li>● Adoption and Implementation of Area Action Plans for four key regeneration areas (Walthamstow Town Centre, Blackhorse Lane, Northern Olympic Fringe and Wood Street).</li> <li>● Formulating new Local Implementation Plan for the Borough in response to the London Mayor's Transport Strategy.</li> <li>● Use of Local Authority Business Growth Incentive funds to produce a disability access guide to local businesses and attractions in Waltham Forest, in preparation for the games.</li> </ul>
SO2	CS2 Improve Housing Quality and Choice	DM2 - Meeting Housing Targets	<ul style="list-style-type: none"> <li>● Increasing housing supply, particularly family homes</li> </ul>	<p>H1 – Plan period and housing targets</p> <p>H2(a) – New dwellings built in previous 5 yrs</p>	<ul style="list-style-type: none"> <li>● Meeting the minimum target of additional homes set by the London Plan.</li> </ul>

## Development Management Policies - Preferred Options

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
		DM3 - Affordable Housing Provision	<ul style="list-style-type: none"> <li>All new developments with a capacity of 10 or more units to include affordable housing;</li> </ul>	H2(b) (NI154) – New dwellings built (annually)	<ul style="list-style-type: none"> <li>Meeting the affordable housing target of 50% of additional homes.</li> </ul>
		DM4 - Residential Extensions and Alterations	<ul style="list-style-type: none"> <li>All new dwellings in the borough are well served by public transport and social infrastructure;</li> </ul>	H2(c) – New dwellings in future years – housing trajectory	<ul style="list-style-type: none"> <li>Achieving a 60:40 split of social to intermediate homes for affordable housing,</li> </ul>
		DM5 - Housing Mix	<ul style="list-style-type: none"> <li>Efficient use of all housing land;</li> </ul>	H2(d) – Managed delivery target	<ul style="list-style-type: none"> <li>Provision of suitable land to meet the need of additional pitches for Gypsy and Travellers.</li> </ul>
		DM6 - Housing Conversions	<ul style="list-style-type: none"> <li>All new housing development to be built to the highest quality;</li> </ul>	H3 – New dwellings built on previously developed land	<ul style="list-style-type: none"> <li>Increasing the supply of housing units with 3 bedrooms or more.</li> </ul>
		DM7 - Amenity and Internal Space	<ul style="list-style-type: none"> <li>Meeting the needs of Gypsies &amp; Travellers</li> </ul>	H4 – Pitches for Gypsies and Travellers	<ul style="list-style-type: none"> <li>All new dwellings built to lifetime home standards.</li> </ul>
		DM8 - Housing Quality and Accessibility	<ul style="list-style-type: none"> <li>Providing homes of differing sizes, types and tenures</li> </ul>	H5 – (NI155) - New affordable housing target (gross)	<ul style="list-style-type: none"> <li>10% of new developments with a capacity of 10 or more units to be wheelchair accessible or easily adaptable.</li> </ul>
		DM9 - Gypsy and Traveller Provision		H6 – Housing quality – Buildings for Life	
		DM10 - Specialised Housing		L8 – Housing density	
				L9 (i) & (ii) – Affordable housing by type and tenure	
				L10 – Housing development by unit type	
				L11 – Lifetime home and Wheelchair accessible units	
				L12 – Dwelling conversions	

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO3	CS3 Making Efficient Use of Employment Land	DM19 - Strategic Industrial Locations DM20 - Borough Employment Areas DM21 - Borough Employment Area	<ul style="list-style-type: none"> <li>Sustainable economic growth.</li> <li>Efficient use of surplus or redundant employment land.</li> <li>The enhancement and intensification of existing employment land.</li> <li>Improved range of employment facilities and types of business spaces within the Borough.</li> <li>A more attractive and safer public realm and environment in employment sites.</li> <li>Greater attractiveness of locating in LBWF for businesses, particularly in growing sectors such as offices and business services</li> <li>Growth of mixed use office development in town centres and regeneration areas</li> <li>Greater collaboration between public and private sector through BID process</li> <li>Enhanced opportunities for Small and Medium sized Enterprises</li> <li>Promotion of green industries</li> <li>Promotion of Cultural / Creative industries</li> <li>Greater access to jobs in terms of public transport</li> </ul>	<p>BD1 – new employment floorspace.</p> <p>BD2 – new employment floorspace on Previously developed Land.</p> <p>BD3 – Employment land available by type.</p> <p>L1 – Loss of employment land.</p> <p>L2 – Employment land lost to residential use.</p> <p>L3 – Unemployment figures.</p> <p>NI151 - Overall Employment rate (working age)</p> <p>NI172 – New business registration rate</p> <p>NI166 – Median earnings of employees in the area</p>	<ul style="list-style-type: none"> <li>Growth in new jobs in the Borough</li> <li>The employment rate in the Borough to be on par with the average of Greater London.</li> <li>An increase in the percentage of residents employed in the Borough.</li> <li>Release of surplus of employment land at the right time and in the right place</li> <li>Maintaining a sufficient stock of employment land in the Borough.</li> <li>Sustainable increase of registered businesses in the Borough.</li> <li>Growth in green industries, office sector and creative/ cultural industries</li> </ul>



## Development Management Policies - Preferred Options

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO4	CS4 Providing Social Infrastructure	DM18 - Social Infrastructure	<ul style="list-style-type: none"> <li>● Increase in accessibility of social infrastructure through the development of</li> <li>● Accessible facilities in town centre locations.</li> <li>● Standard rates of provision for social and community facilities is maintained and exceeded.</li> <li>● Access to community and social infrastructure by walking and cycling is increased.</li> </ul>	<p>L22 – floorspace for health services</p> <p>L20 – approvals for communities facilities (D1)</p> <p>NI9 - Use of public libraries</p> <p>NI175 - Access to services and facilities by public transport, walking and cycling</p> <p>NI3 - Civic participation in the local area</p> <p>L43 - Number of telecommunication base units approved</p>	<ul style="list-style-type: none"> <li>● Maintaining/increasing the capacity of existing facilities to meet the needs</li> <li>● Increase in health and community use floorspace where possible.</li> <li>● Increase in use of public libraries</li> <li>● Better access to services by public and active transport</li> <li>● Increase in civic participation in the Borough</li> </ul>
SO5	CS5 Minimising and Adapting to Climate Change	<p>DM11 - Resource Efficiency and High Environmental Standards</p> <p>DM12 - Decentralised and Renewable Energy</p> <p>DM35 - Water</p>	<ul style="list-style-type: none"> <li>● Reduction in CO2 emissions from Local Authority Operations</li> <li>● Increase in development approvals of Zero Carbon development</li> <li>● No increase in flood risk in the Borough through appropriate design and siting of development and sustainable urban drainage systems</li> <li>● Increased thermal performance, energy and water efficiency in existing buildings</li> <li>● Increase in number of development approvals incorporating decentralised energy</li> </ul>	<p>NI185 – CO2 reduction from Local Authority Operations</p> <p>NI186 – Per capita CO2 emissions</p> <p>NI187i - (Low energy efficiency) Tackling fuel poverty</p> <p>NI187ii - (High energy efficiency) Tackling fuel poverty</p> <p>NI188 – adapting to climate change</p> <p>NI189 – flood risk</p> <p>L39 – No. of Environmental Impact Assessment</p>	<ul style="list-style-type: none"> <li>● Reduction in per capita CO2 emissions of 80% by 2050 against a 2005 baseline with interim targets of 9%, 14% and 40% from local actions by 2012, 2015 and 2025.</li> <li>● % new developments approved against the Environment Agency's advice in relation to flood risk</li> <li>● % of developments meeting the water consumption target of 105 litres/household/day</li> <li>● % of developments achieving greenfield run-off rate</li> </ul>

## Development Management Policies - Preferred Options

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO6	CS6 Enhancing Green Infrastructure and Biodiversity	DM13 - Open Space, Sports and Recreation DM36 - Biodiversity	<ul style="list-style-type: none"> <li>● Increase in number of development approvals incorporating renewable energy</li> <li>● Increase in number of development approvals incorporating water efficient measures</li> </ul>	<p>E1 – approvals contrary to Environment Agency's advice</p> <p>L40 – cases refused due to noise, light etc</p> <p>M1 – land won aggregates</p> <p>M2 – recycled aggregates</p> <p>E3 – renewable energy generation</p> <p>L41 – renewable source in new developments</p>	<ul style="list-style-type: none"> <li>● No loss of biodiversity habitats</li> <li>● Improvement to physical and mental health of residents</li> </ul>
			<ul style="list-style-type: none"> <li>● Increased biodiversity throughout the Borough through planting in new development</li> <li>● Improved local biodiversity and active management of local sites</li> <li>● Increased quality and accessibility of playing fields and open spaces</li> </ul>	<p>NI197 – Improve local biodiversity</p> <p>E2 – change in areas of biodiversity importance</p> <p>L26 – Number and size of protected areas</p> <p>L27- Number of major housing approvals on protected land</p> <p>L28 – Change in habitats/species by type</p> <p>L29- % of eligible open space managed to Green Flag award standard</p> <p>L30 – vulnerable species and safeguarded habitats.</p>	

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO7	CS7 Promoting Sustainable Waste Management and Recycling	DM11 - Resource Efficiency and High Environmental Standards	<ul style="list-style-type: none"> <li>● Reduced amount of residual household waste per head</li> <li>● Reduced amount of waste sent to landfill and increased self sufficiency in management of municipal waste within the North London Boroughs</li> <li>● Increased household waste recycled and composted</li> <li>● Increased reuse of construction and demolition waste</li> <li>● Increase in number of development approvals incorporating waste recycling facilities</li> </ul>	<p>L31- Number of playing fields available to the public</p> <p>NI8- Adult participation in sport</p> <p>NI56- Obesity in school children in year 6</p> <p>NI199- Satisfaction with parks and play areas</p> <p>NI57 - Children and young people's participation in high-quality PE and sport</p> <p>W1 – new waste facilities</p> <p>W2 – amount of waste by type</p> <p>L36 – household waste per head</p> <p>NI191 – residual household waste per head</p> <p>NI192 – household waste for recycling</p> <p>NI193 – Waste land filled</p> <p>L37 – No. of recycling centre</p> <p>L38 – recycling facilities in new residential developments</p>	Meeting the national recycling target of 45% by 2015, and 50% by 2020.

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO8	CS8 Developing Sustainable Transport	DM14 - Co-ordinating Land Use and Transport DM15 - Sustainable Transport Network DM16 - Parking DM17 - Managing Private Motorised Transport	<ul style="list-style-type: none"> <li>Maintain baseline (i.e. no increase) in average journey time per mile during the morning peak</li> <li>Improved access to services and facilities by public transport, walking and cycling</li> <li>Increase in local bus passenger journeys</li> <li>Increase in the proportion of children travelling to school by non-car modes</li> <li>Increase in number of residential units in car free developments</li> <li>Increase in percentage of completed non-residential development complying with parking standards</li> <li>Increase in percentage of applications with an Section106 agreement to improve walking/cycle environment</li> </ul>	<p>L23 – car free development</p> <p>L24 – parking standards for residential and non-residential uses</p> <p>L25 – s106 to improve walking/cycling</p> <p>L44 – cycle parking (Planning Standards)</p>	<ul style="list-style-type: none"> <li>Proportion of walking increased to 34% in 2013/14 and to 37% by 2025/26</li> <li>Proportion of travel by cycling increased to 2 % by 2014 and 6% by 2021</li> <li>Carbon dioxide emissions from ground based transport per year reduced from 164 kilo tonnes per year in 2008 to 96.82 Kilo tonnes CO2 emissions by 2026</li> <li>People killed and seriously injured from road traffic accidents reduced from 99 to 66 by 2020 (33% reduction from 2006-08 baseline)</li> </ul>
SO9	CS9 Promoting Better Education	DM18 - Social Infrastructure	<ul style="list-style-type: none"> <li>Building Schools for the Future waves successfully implemented.</li> <li>Achieving the targets set in the National Indicators related to youth, attainment and students.</li> <li>Increase in levels of attainment.</li> </ul>	<p>L20 – New Schools</p> <p>NI79 – Achievement of Level 2 by age of 19</p> <p>NI80 – Achievement of Level 3 by age of 19</p> <p>NI109 Delivery of Sure</p> <p>Start Children's Centres</p> <p>NI88 Number of Extended Schools</p>	<ul style="list-style-type: none"> <li>New Secondary School built in the middle or south of the Borough.</li> <li>Increased levels of attainment and achievement.</li> <li>Planned Children Centres Delivered.</li> <li>Increase in the number of extended schools.</li> </ul>

## Development Management Policies - Preferred Options

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO10	CS10 Creating More Jobs and Reducing Worklessness	DM22 - Improving Job Access and Training	<ul style="list-style-type: none"> <li>Convergence with the London average in terms of qualifications, skills, knowledge and levels of employability.</li> <li>Greater confidence, motivation, drive and entrepreneurial spirit.</li> <li>Higher career and life aspirations in children, school leavers and adults.</li> <li>Reduction in the number of young adults not in education, employment or training</li> <li>Higher proportion of the working age population with skills and abilities which to match business demand and economic trends</li> <li>Greater proportion of local investors and businesses training and employing local people</li> <li>Improved access to jobs via transport and the internet</li> <li>Improved role of voluntary sector and community groups in motivating unemployed and disadvantaged people</li> <li>Improved education and training facilities</li> </ul>	<ul style="list-style-type: none"> <li>NI151 – Overall Employment rate (working age)</li> <li>NI 152 – Working age people claiming out of work benefits</li> <li>NI153 – Working age people claiming out of work benefits in the worst performing neighbourhoods</li> <li>NI163 – Working age population qualified to Level 2</li> <li>NI 161 Number of Level 1 qualifications in literacy (including ESOL)</li> <li>NI162 Number of Entry level qualifications in numeracy</li> <li>NI163 - Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 2 or higher</li> <li>NI164 - Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 3 or higher</li> <li>NI165 - Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 4 or higher</li> <li>NI166 – Median earnings of employees in the area</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the percentage of residents employed in the Borough.</li> <li>Reduction in percentage of residents claiming out of work benefits</li> <li>Greater parity between the comparative employment and skills levels between LBWF and London</li> <li>Increase of residents enrolled in the skills and training programmes.</li> <li>Increase in the number of adult apprenticeships</li> <li>Increase in high technology training and basic employability skills offered by new and existing employment providers.</li> <li>Increase in local labour agreements with new inward investors.</li> <li>Reduction of Incapacity Benefit claimants in the Borough.</li> <li>Decrease in percentage of working age population in the Borough having no qualifications.</li> <li>Increase in percentage of working population possessing</li> </ul>

## Development Management Policies - Preferred Options

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
				<p>NI106 – Young people from low income backgrounds progressing to higher education</p> <p>NI108 – Key Stage 4 attainment for black and minority ethnic groups</p> <p>NI 117 - 16 to 18 year olds who are not in education, employment or training (NEET)</p> <p>NI172 – New business registration rate</p>	<p>qualifications of more than 5 GCSEs at grades A-C or above</p>
SO11	CS11 Tourism Development and Visitors Attractions	DM23 - Tourism Development and Visitors Accommodation	<p>Obvious increase in number of visitors to Waltham Forest</p> <p>Increase in leisure developments in town centres</p> <p>Maintain high quality of natural habitats</p>	New Indicator - Number of bedrooms provided by new hotels/hostels	Net increase in number of hotel/hostel bedrooms
SO12	CS12 Protecting and Enhancing Built Heritage Assets	DM29 - Built Heritage Assets	Preserved architectural, historic and cultural legacy.	<p>L34 – Approved cases in conservation areas/listed building</p> <p>L35 – No. of conservation areas</p>	<ul style="list-style-type: none"> <li>● Number of designated conservation areas</li> <li>● Conservation area appraisals undertaken.</li> <li>● Number of listed buildings on the 'Buildings at Risk' register.</li> </ul>
SO13	CS13 Promoting Health and Fitness	DM24 - Health and Well Being	Increased satisfaction with existing and new health services.	L22 – No. of planning approvals for health facilities	<ul style="list-style-type: none"> <li>● Retain of health facilities</li> <li>● Increased quality of Open Spaces</li> </ul>

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
		DM25 - Environmental Protection	Increased quality and accessibility of playing fields and open spaces. Decreased illness from unhealthy lifestyles	L27 – No. of playing fields allotments L31 – No. of playing fields L29 – Green Flag award NI8 – Adult participation in sport NI56 – Obesity in school children in year 6 NI199 - Satisfaction with Parks and Play Areas NI57 - Children and young people's participation in high-quality PE and sport	<ul style="list-style-type: none"> <li>● Increased adult participation in sport</li> <li>● Decreased obesity in school children in year 6</li> <li>● Decreased obesity levels</li> <li>● Increased satisfaction in park areas</li> <li>● Increase in youth and adult participation in sports</li> <li>● Better air quality levels</li> </ul>
SO14	CS14 Vibrant Town Centres	DM27 - Retail, Office and Leisure Developments DM28 - Night Time Economy Uses	<ul style="list-style-type: none"> <li>● Improved range/type of town centres activities and facilities provided</li> <li>● Greater user satisfaction levels</li> <li>● Provision of additional retail floorspace to meet the demand</li> <li>● Provision of additional leisure floorspace</li> <li>● Increase in night-time economy uses in town centres</li> </ul>	<ul style="list-style-type: none"> <li>● BD4 – new business space in town centre.</li> <li>● L13 – development over 1000 sq m outside Town Centres.</li> <li>● L14 - development over 1000 sq m in Town Centres.</li> <li>● L15 – new residential development in town centres within 30 min of public transport.</li> <li>● L16 – percentage of households outside designated retail area.</li> <li>● L17 – Uses/vacancy level in designated centres.</li> </ul>	<ul style="list-style-type: none"> <li>● Growth in floorspace, footfall, shopping centre ranking, retail rents and yields.</li> <li>● Increased percentage of new retail, leisure, office and other main town centre uses located in Walthamstow, the District and Neighbourhood centres and at out of centre locations.</li> <li>● Growth in mixed use residential development in town centres.</li> <li>● Primary shopping frontages of Walthamstow and District centres to maintain at least 70% ground floor retail frontage use.</li> </ul>

## Development Management Policies - Preferred Options

Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO15	CS15 Well designed building, places and spaces	DM30 - Design Principles, Standards and Local Distinctiveness DM31 - Inclusive Environment and Built Environment DM32 - Tall Buildings DM33 - Management Impact of Development on Occupiers and Neighbours	<ul style="list-style-type: none"> <li>Improved public realm – greater user satisfaction levels,</li> <li>Attractive built environment</li> </ul>	<p>L18 – vacancy level in designated frontages.</p> <p>L19 – Hot food takeaway facilities in town centres.</p> <p>L32 – Submission of design statements</p> <p>L33 – s106 Environmental improvements undertaken</p> <p>H6 - Housing quality - building for life assessments</p> <p>Number of tall buildings in the Borough</p>	<ul style="list-style-type: none"> <li>Low vacancy levels within primary and secondary frontages.</li> <li>Mix of uses in designated town centres/frontages</li> <li>No. of vacant/underused sites redeveloped and No. of town centre redevelopment schemes taking place.</li> <li>Urban design statements submitted with planning applications.</li> <li>Improved results of Building for life assessments undertaken for schemes of 10 units and above.</li> <li>Increase number of Public realm projects/schemes prepared and implemented.</li> <li>Planning permission for tall buildings not against adopted planning policies.</li> </ul>
SO16	CS16 Making Waltham Forest Safer	DM34 - Improving Community Safety	<ul style="list-style-type: none"> <li>Improved perceptions of crime and anti-social behaviour in the borough</li> </ul>	<p>NI15 – Serious and violent crime rate</p> <p>NI16 – Serious acquisitive crime rate</p>	<ul style="list-style-type: none"> <li>Decrease in total crime in Waltham Forest</li> </ul>



Strategic Objective	Core Strategy Policy	Development Management Policy	Desired Outcomes	Monitoring Indicators	Main Targets
			<ul style="list-style-type: none"> <li>Improved perception of crime hotspots</li> <li>A reduction in residents' fear of crime and anti-social behaviour</li> <li>Waltham Forest's Resident's Panel Survey showing an improvement on general views on crime and safety in the borough.</li> <li>Improved public realm – greater user satisfaction levels and activity levels</li> <li>Improved quality of the design of residential developments</li> <li>Higher quality urban design, incorporating the principles of 'designing out crime'</li> <li>Greater level of involvement of residents in positive activities such as sport, recreation and cultural activities</li> </ul>	<p>NI17 – Perceptions of anti-social behaviour</p> <p>NI19 – Rate of proven re-offending by young offenders</p> <p>NI20 Assault with injury crime rate</p> <p>NI21 Dealing with local concerns about anti-social behaviour and crime by the local council and police</p> <p>NI144 – Offenders under probation in employment at the end of their order or license</p> <p>NI110 – Young people's participation in positive activities</p> <p>NI195 - Improved street and environmental cleanliness: levels of litter, detritus, graffiti and flyposting</p> <p>NI196 - Improved street and environmental cleanliness: flytipping</p>	<ul style="list-style-type: none"> <li>Reduction in incidents of anti-social behaviour in the borough</li> <li>Improved perceptions of anti-social behaviour</li> <li>Reduction in the number of 'hot spots' within the Borough</li> <li>Design Statements submitted for all approved developments with site area over 0.25 ha.</li> <li>Waltham Forest's Resident's Panel Survey showing an improvement on general views on crime and safety in the borough.</li> </ul>

**Development Management Policies Preferred Options - Monitoring Indicators and Targets**

## Appendix 3 - Key Evidence for Development Management Policies

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
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

## Development Management Policies - Preferred Options

Document	Produced by	Publication Date
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
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	Witherford 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

Document	Produced by	Publication Date
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
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

## Development Management Policies - Preferred Options

Document	Produced by	Publication Date
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
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

Document	Produced by	Publication Date
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
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 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

Document	Produced by	Publication Date
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
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

## Appendix 4 - Parking Standards

### Car Parking Standards

The standards set out below define the maximum requirements and apply to car parking for residents, staff and visitors (including operational parking). As a general principle, the Council will seek to encourage parking provision below the maximum figure. In determining appropriate provision, the Council will take into consideration relevant local factors including access to public transport and car clubs, design and location. The following parking standards should be read in conjunction with preferred policy DM 17 Parking.

#### Clarification of Terms

Floor space definition: The reference to floor space in all cases is to the gross floor area (i.e including the thickness of external walls).

Multiple land uses: Where several land uses are included within a scheme, the parking requirement is calculated separately for each use.

Ancillary floor space (e.g. canteen space within a factory) is subject to the standard for the main use.

Absence of a standard: The standards set out below do not cover all land uses. Where there is no defined standard for a particular land use, the Council should be consulted before submission of a planning application to assess the proposed parking provision. Proposals for uses not dealt with below will be assessed in relation to relevant factors such as the nature of use, capacity of the premises (i.e. in terms of the numbers of people using the building), servicing requirements, access to public transport and car club provision, the character of the surrounding area, likely hours of use, frequency of peak use and the availability of other car parking facilities nearby.

Dual use: Where parking is provided for a new development, the Council encourages designs which promote efficient/multiple use of parking facilities and parking provision (i.e. the use by different sections of the community at different times). In such cases, the Council expects that the overall combined provision will be reduced compared to the individual provision of each development use compared to the standards set out in the table below.

Provision for disabled people: All developments will need to have due regard to requirements of disabled people. For new dwellings (C3), one off-street space per wheelchair unit, wheelchair accessible, clearly allocated to and next to the accommodation, should be provided. A minimum of one space will be required for developments of 10 or more units. For all other use classes, 5% of spaces (1 minimum) should be allocated for disabled use. In larger public buildings, a number of spaces should be wide enough to accommodate mini-buses/community transport/dial-a-ride vehicles.



Loading arrangements: For classes of use where loading, unloading and refuse collection facilities are needed, the provision of separate space for these purposes within the confines of each site will normally be required, in addition to the car parking provision referred to in the following schedule. The requirements for factories and warehouses are specified there.

Refuse Collection: Residential developments will need to allow for maximum carrying distance of 25 metres (82ft) for refuse sack collection and a maximum level pushing distance for paladins of 9 metres (30ft). Where these conditions cannot be achieved in relation to a vehicle standing on the public highway, the vehicle will need to enter and turn around within the site in accordance with arrangements which satisfy the Council.

Coach traffic and emergency service vehicles: Uses likely to generate coach traffic (e.g. theatres, public halls, hotels, swimming pools, sports grounds and some educational establishments) should be able to draw upon adequate facilities for the satisfactory dropping off and picking up of passengers, including the manoeuvring of vehicles without the need for reversing. Similarly, land uses which are likely to be visited frequently by emergency service vehicles (eg residential homes) should include adequate arrangements for access and manoeuvre.

Car park design: Planning applications must show how the required number of car parking spaces are to be accommodated. Spaces should be arranged for convenient entry and exit close to and accessible to the development served. Large unbroken expanses of surface parking are unattractive, and to overcome this all surface car parks should be designed with driver and pedestrian safety in mind (preferably overlooked), well-lit, suitably screened and landscaped. The Council encourages the use of permeable/pervious paving as this helps manage run-off in extreme weather events.

Parking in front gardens: The most pleasant street environments are often leafy with clear definition between private and public realm. Removing plants and front garden walls to enable front garden parking can reduce the usual quality of your street. The provision of car parking in front gardens has often been carried out in an unattractive manner, with adverse consequences for the local environment. While a crossover and parking space in the front garden may have benefits for individual residents, adverse impacts include:

- Impacts on the safety of other local road users, particularly pedestrians and cyclists.
- Impermeable hard standing can contribute to flooding.
- Plants in front gardens provide food and habitat for wildlife – its removal will have a negative impact on biodiversity.
- Loss of front garden walls is often detrimental to the overall appearance of the street.

However, the Council does permit front garden parking where gardens are large enough to allow cars to be parked at right angles to the road, without obstructing the pavements or pedestrian access to the house itself. Existing walls, hedges and trees should be retained. Off street parking may not be permitted where deemed to have a negative impact on parking provision in the street.

Dwelling conversions and parking demands: The conversion of dwellings into self-contained flats and bedsits has contributed to additional pressure on residents' on-street parking. To address this and other problems the Council has reviewed and revised its policy requirements in relation to dwelling conversions (see Waltham Forest Dwelling Conversion Interim PLanning Policy, 2008).

Miscellaneous: Residential staff in residential care premises and non-residential developments will need to have parking provision made for them in accordance with the appropriate residential standard (except where otherwise stated). The parking spaces related to non-resident staff needs will normally be assessed on the maximum number of (non-ancillary) staff likely to be present at any one time.

Electric vehicle charging bays: 20% of off-road parking spaces associated with new development are required to provide charging facilities for electric vehicles.

All parking requirements which result in part of one space being necessary will be rounded down to the next whole number.

### Residential Uses

Public Transport Accessibility Level	Low PTAL (1-2)		Medium PTAL (3-4)		High PTAL (5-6)	
	Outside CPZ	Within CPZ	Outside CPZ	Within CPZ	Outside CPZ	Within CPZ
One/Two-bed houses or flats <sup>(63)</sup>	1.0	0.75	0.6	0.4	0.3	0.25
Three/Four-bed houses or flats	1.2	1.0	1.0	0.75	0.75	0.5
Dwellings converted into self-contained flats and bedsits	As for flats and houses above.					
Dwellings converted into <b>non</b> self-contained flats and bedsits	1 space per 10 units.					
Retirement dwellings	1 space per 5 units (see also below - Parking for disabled people).					
Warden supervised dwellings	1 space per 10 dwelling units (plus 1 space for warden)					
Old people's homes and nursing homes	1 space for every 10 residents					
Children's homes	1 space per 10 residents					
Hospitals	Each case to be looked at individually, based on travel assessment and travel plan.					
Disabled Parking (residential developments only)	1 space per wheelchair unit, clearly allocated to and next to the dwelling unit.					

### Non-Residential Uses

<b>Offices (Business, financial and professional services)</b>
Standard applies to Use Classes A2 and B1(a)
1 space per 500 m2

63 See also paragraph 8 on parking for disabled people.

### Shopping (A1)

#### PTAL 1-4

- Smaller food store (up to 500m<sup>2</sup> GFA) - 1 space per 150m<sup>2</sup>
- Food supermarket (up to 2,500m<sup>2</sup> RFA/4000m<sup>2</sup> GFA) – 1 space per 75m<sup>2</sup>
- Food superstore (over 2,500m<sup>2</sup> RFA/4000m<sup>2</sup> GFA) – 1 space per 50m<sup>2</sup>
- Non-food warehouse – 1 per 50m<sup>2</sup>
- Garden centre – 1 space per 50m<sup>2</sup>
- Town centre/shopping mall – 1 space per 100m<sup>2</sup>

#### PTAL 5-6

- Smaller food store (up to 500m<sup>2</sup> GFA) - 1 space per 200m<sup>2</sup>
- Food supermarket (up to 2,500m<sup>2</sup> RFA/4000m<sup>2</sup> GFA) – 1 space per 150m<sup>2</sup>
- Food superstore (over 2,500m<sup>2</sup> RFA/4000m<sup>2</sup> GFA) – 1 space per 100m<sup>2</sup>
- Non-food warehouse – 1 per 100m<sup>2</sup>
- Garden centre – 1 space per 100m<sup>2</sup>
- Town centre/shopping mall – 1 space per 150m<sup>2</sup>
- Servicing: Units of less than 2000 m<sup>2</sup> GFA should provide one full sized lorry bay per 1000m<sup>2</sup>. Existing servicing facilities may be taken into account provided these are convenient and available for use by the proposed development.
- Where a proposed development consists of a number of small shop units, full sized lorry bays sufficient for the total floor area of the development should be provided (bays shared among units). In addition, a bay suitable for LGVs should be provided for every 3 units.
- For units of more than 2000m<sup>2</sup> GFA one full sized lorry bay is required for each 2000m<sup>2</sup>.

### Industry

(Standard applies to factories, warehouses and other distribution/storage premises, including ancillary offices)

Normally: 1 space per 500m<sup>2</sup>; In regeneration areas: 1 space per 300m<sup>2</sup>

### Hotels, public houses and restaurants

Hotels, Motels, boarding and guest houses	1 space per 15 bedrooms <sup>(64)</sup> , depending on PTAL (plus 1 coach parking space per 50 guest bedrooms. Allowance should be made for taxi drop offs)
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A3 standards apply to restaurants/bars open to non-residents

64 For the purposes of this standard, “beds” includes single and double beds.

Hotels, public houses and restaurants	
Hostels (incl. B & B establishments for homeless persons)	To be assessed in view of the wide variety of accommodation of this type, but max 1 space per 10 bedrooms
Public houses, wine bars, restaurants, cafes	1 space per 10 seats maximum outside town centres. (Lower provision within town centres) <sup>(65)</sup>  (standard for hotels applies where there is guest bedroom accommodation)
Hot food takeaways	To be assessed in relation to location, access to public transport, hours of operation, highway safety and availability of alternative parking, delivery and collection facilities

65 standard for hotels applies where there is guest bedroom accommodation

<b>Other public buildings</b>	
Health centres, health clinics, doctors', dentists', veterinary surgeries	1 space per consulting room
Nursery, primary and secondary schools	PTAL 1-2 (1 space per 3 staff)
	PTAL 3-4 (1 space per 5 staff)
	PTAL 5-6 (1 space per 8)
Colleges of further education (incl. 6 <sup>th</sup> form colleges), youth centres	PTAL 1-2 (1 space per 3 staff)
	PTAL 3-4 (1 space per 5 staff)
	PTAL 5-6 (1 space per 8)
<b>Cinemas, conference facilities</b>	
Floorspace less than 1,000m <sup>2</sup>	No parking required
Floorspace above 1,000m <sup>2</sup>	1 space per 20 seats (including staff)
<b>Other large scale leisure complexes</b>	
Floorspace less than 1,000m <sup>2</sup>	No parking required
Floorspace above 1,000m <sup>2</sup>	1 space per 100m <sup>2</sup>
<b>Sports Stadia</b>	
Less than 1,500 seats	No parking required
Facilities above 1,500 seats	1 space per 20 seats (plus sufficient provision of coach parking)
Places of religious assembly	1 space per 20 worshippers normally present <sup>(66)</sup>

66 Where venues have a capacity greater than 500, event day management plans will be required to manage transport and access during high attendance events.

### Parking for disabled people (non residential)

For all other use classes, 5% of spaces (1 minimum) should be allocated for disabled use. In larger public buildings, a number of spaces should be wide enough to accommodate mini-buses/community transport/dial-a-ride vehicles.

### Cycle Parking

Developers should refer to the Council's cycle parking standards for residential and other development. All cycle parking should minimise conflicts between cycles and motor vehicles. Cycle parking for residents and staff should be off-street, covered, well-lit and secure. Visitors are often better served by providing cycle parking near entrances in prominent, convenient positions, preferably covered. Sheffield type stands are recommended.

## Appendix 5 - Buildings of Special Architectural or Historic Interest - Listed by the Secretary of State

REF. CODE	PROPERTIES	ADDRESS/ LAND INCLUDED	GRADE
1	Walthamstow Tramway Offices and Depot	141 Chingford Rd , E17	II
2	The Chestnuts	19-21 Bishops Close, E17	II
3	Squires Almshouses	1-6 Church End, E17	II
4 (a)	Parish Church of St Mary's	Church End, E17	II*
4 (b)	Tomb of Edward Solly	St. Mary's Churchyard (20m SW of tower)	II
4 (c)	Table Tomb	St.Mary's Churchyard (20m NW of tower)	II
4 (d)	Tomb of Thomas Wise	St.Mary's Churchyard (Close to south wall of tower)	II
4 (e)	Table Tomb	St.Mary's Churchyard (South wall of Chancel)	II
4 (f)	Wall	south-east side of St.Mary's Churchyard	II
5	WalthamstowGirlsSchool	60 Church Hill E17	II
6	Gates, Gatepiers and Railings	WalthamstowGirlsSchool, 60 Church Hill E17	II
7	Monoux Almshouses	(1-14, all) Church End E17	II
8	Pillar Box	Corner Church Lane(Northside) and path to St.Mary's Church E17	II
9	The Ancient House	2-8 (even) Church Lane E17	II
10	No. 10	Church Lane E17- No. 10	II
11 (a)	Church of St.Mary the Virgin	Church Road, E10	II*
11 (b)	Monument to St. Fisher	Graveyard (40m SW of tower)	II



REF. CODE	PROPERTIES	ADDRESS/ LAND INCLUDED	GRADE
11 (c)	Monument to B Moyer	20m WSW of tower	II
12	Etloe House	180 Church Road, E10	II
13 (a)	ForestSchool	main block & extensions, College Place E17	II
13 (b)	School Chapel	College Place E17	II
13 (c)	Gates, Piers & Railing to Main Buildings	ForestSchool	II
13 (d)	ForestSchoolJuniorSchool	Boarding House to east of Main Buildings	II
14	The Old Coppermills	Coppermill Lane, E17	II
15	'Gwydr Lodge'	The Forest E11	II
16	1 & 2 Ivy Cottages	The Forest E11	II
17	The Ferry Boat Inn	Forest Road E17	II
18	Water House (WilliamMorrisGallery)	Lloyd Park, Forest Road E17	II*
19 (a)	WalthamstowTown Hall	701 Forest Road E17	II
19 (b)	Walthamstow Assembly Hall	703 Forest Road E17	II
19 (c)	Gates, Gatepiers & Railings	Walthamstow Civic Centre, E17	II
19 (d)	8 pairs of Gatepiers	forecourt to south of Civic Centre, Walthamstow Civic Centre, E17	II
19 (e)	Pair of flagpoles	front of Assembly Hall, Walthamstow Civic Centre, Forest Road E17	II
20	'Brookscroft'	590 Forest Road E17	II

REF. CODE	PROPERTIES	ADDRESS/ LAND INCLUDED	GRADE
21	ThorpeCoombeHospital (Original House only)	714 Forest Road E17	II
22 (a)	Church of St.Peter and St.Paul	The Green, Chingford E4	II*
22 (b)	Churchyard gates and gatepiers	north of Church of St.Peter and St.Paul	II
22 (c)	Churchyard gates and gatepiers	south of Church of St.Peter and St.Paul	II
23	The Bull & Crown Public House	The Green E4	II
24	Carbis Cottage	The Green Walk E4	II
25	Chingford Mill Pumping Station, Turbine House and Railings	33, 35 and37 Lower Hall LaneE4	II
26	3 High Elms	Woodford Green	II
27	The United Free Church	4 High Elms, Woodford Green	II*
28	Walnut Tree House	500 High Road, E10	II*
29	Leyton Public Library	High Road E10	II
30	Leyton Municipal Offices	High Road E10	II
31	699 High Road	E10	II
32 (a)	Church of St. John the Baptist	823 High Road, E11	II
32 (b)	Gates, Gatepiers and Railings	Church of St. John the Baptist 823 High Road E11	II
33	Former Leytonstone HouseHospital buildings	High Road E11	II
34	694a, 696a and 698a High Road	E11	II
35	Woodford County High School for Girls (MainBuilding)	High Road, Woodford Green	II
36	Central Library	206 High Street, E17	II
37	Emmanuel Church Hall	Hitcham Road, E17	II

REF. CODE	PROPERTIES	ADDRESS/ LAND INCLUDED	GRADE
38	The Granada Cinema	186 Hoe Street, E17	II*
39	'Clevelands'	285 Hoe Street, E17	II
40 (a)	'Chestnuts House'	398 Hoe Street, E17	II*
40 (b)	Pair of Forecourt Piers	'Chestnuts House', 398 Hoe Street E17	II
41	Pimp Hall Dovecote	Kings Road, E4	II
42 (a)	LangthorneHospital (main original block)	Langthorne Road, E11	II
42 (b)	Chapel	south of Main Hospital Block, LangthorneHospital	II
42 (c)	Lodge	south-east of Main Hospital Block, LangthorneHospital	II
43	Fetter Lane Congregational Chapel	214 Langthorne Road, E11	II
44	St. Edmunds Church	216 Chingford Mount Road, E4	II
45	Bakers Almshouses	including Railings and Gates -551 Lea Bridge Road, E10	II
46	ParishChurch of Emmanuel	Lea Bridge Road, E10	II
47	Lea Bridge (Carnegie) Library	382 Lea Bridge Road, E10	II
48	Church of St. Saviours	210 Markhouse Road, E17	II
49	All Saints Church	180 Old Church Road, E4	II
50	OldTown Hall	14B Orford Road, E17	II
51	Orford House Social Club	73 Orford Road, E17	II
52	St. Michael & All Angels Church	Northcote Road, E17	II

REF. CODE	PROPERTIES	ADDRESS/ LAND INCLUDED	GRADE
53	Ordnance Survey Obelisk	Pole Hill E4	II
54	'Clock House'	13 Pretoria Avenue E17	II
55	Queen Elizabeth's Hunting Lodge	8 Ranger's Road E4	II*
56	The Butlers Retreat	12 Ranger's Road E4	II
57	Church of St. Barnabas and St. James the Greater	St. Barnabas Road E17	II*
58	St. Barnabas' Rectory	St. Barnabas Road, E17	II
59	Walthamstow House Holy Family College	1 Shernhall Street, E17	II*
60	Vestry House Museum	Vestry Road E17	II
61	St. Barnabas Parish Hall	Wellesley Road E17	II
62	133 & 135 Whipps Cross Road	E11	II
63	143 Whipps Cross Road	E11	II
64	153, 155, 157 Whipps Cross Road	E11	II
65	Old Butchers Shop	78 Wood Street, E17	II
66	'Clock House'	274 Wood Street, E17	II
67	St. Margarets	42 Woodford New Road Woodford Green	II
68	'The High Stone'	Hollybush Hill E11	II
69	Ice House	St. Joseph's R.C. Infants' School, Marsh Lane E10	II
70	807 High Road	E10	II
71	Friday Hill House	7 Simmons Lane, E4	II
72	Two K6-type Telephone kiosks	outside Water House (William Morris Gallery), Lloyd Park, Forest Road E17	II

REF. CODE	PROPERTIES	ADDRESS/ LAND INCLUDED	GRADE
73	Two K6-type Telephone kiosks	Outside Bakers Almshouses, 551 Lea Bridge Road, E10	II
74	One K6-type Telephone kiosk	adjoining Lea Bridge (Carnegie) Library, 382 Lea Bridge Road, E10	II
75	Former Empress Cinema	468-474 Hoe Street, E17	II
76	Church of Lady of Grace and St Teresa of Avila	Station Road E4	II
77	Chingford United Reformed Church	Buxton Road, E4	II
78	Former Essex County Cricket Club Pavilion	High Road Leyton, E10	II
79	Low Hall Pump House	Low Hall, E17	II

## 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.

**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.

**Building Research Establishment Environmental Assessment Method (BREEAM)**– the standard for assessing the sustainability and environmental performance of buildings.

**Business Improvement District (BID)**- defined area within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries.

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

**Car clubs**- 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 heatisland 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(LDD)**- these include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan).

**Local Development Framework (LDF)**- folder of Local Development Documents for Waltham Forest setting out the council's aspirations for the future development of Waltham Forest.

**Local Development Scheme (LDS)**- sets out the timetable for preparation of Local Development Documents.

**Local Economic Assessment (LEA)** - provide local authorities and stakeholders with an understanding of how economic conditions and forces shape places at a range of spatial levels. That understanding needs to inform: policy, priorities, resource allocation and actions.

**Local Nature Reserve (LNR)**- a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.

**Local Strategic Partnership (LSP)**- an overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

**London 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 LDF.



**Waltham Forest**

**Waltham Forest Town Hall**  
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