



London Borough of Waltham Forest

Waltham Forest Dwelling Conversions Interim Planning Policy

Sustainability Appraisal Report

November 2008

Revision Schedule

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1 Introduction

1.1 Background

- 1.1.1 London Borough of Waltham Forest is in the process of reviewing the Waltham Forest Unitary Development Plan (UDP) (2006). The UDP will be superseded by the new style Local Development Framework (LDF), which will be composed of a number of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
- 1.1.2 National planning guidance¹ states that an SPD can supplement policies in a DPD or amplify how policy will be implemented. Although the Dwelling Conversions Interim Planning Policy (IPP) is not being prepared as SPD, as its preparation will not meet the requirements of such, the Council feels that it is pertinent for the document to be subject to Sustainability Appraisal to ensure that its effects are assessed so that any negative effects can be minimised through mitigation. The Sustainability Appraisal process adopted for the assessment of the IPP is in line with that for the appraisal of SPDs.
- 1.1.3 The Council is currently in the transitional stages of moving from the former plan system to the structure provided by the Planning and Compulsory Purchase Act 2004 and is in the process of producing a Core Strategy DPD to set the vision for the area, objectives and core policies for the management of development over the plan period. The Dwelling Conversions IPP is being prepared in parallel with the Core Strategy DPD and will therefore be linked to the existing adopted Waltham Forest Unitary Development Plan (2006).
- 1.1.4 Scott Wilson has been appointed by London Borough of Waltham Forest to carry out the Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) of the Dwelling Conversions Interim Planning Policy.

1.2 Sustainability Appraisal and Strategic Environmental Assessment

- 1.2.1 SEA is required as a result of the adoption of a European Directive which has subsequently been transposed into English law. It involves the systematic identification and evaluation of the environmental impacts of a strategic action (e.g. a plan or programme). In 2001, the EU adopted Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The aim of the SEA Directive is "to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes, with a view to promoting sustainable development".
- 1.2.2 The Directive was transposed into English legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations'), which came into force on 21st July 2004. The SEA Regulations apply (with some specific exceptions) to plans and programmes subject to preparation and/or adoption by a national, regional or local authority or those prepared by an authority for adoption through a legislative procedure by Parliament or Government and are required by legislative, regulatory or administrative provisions.
- 1.2.3 The Government's approach is to incorporate the requirements of the SEA Directive into a wider SA process that considers economic and social, as well as environmental effects. To

¹ODPM (2004) Planning Policy Statement 12: Local Development Frameworks

this end, in November 2005, the Government published guidance on undertaking SA of Local Development Frameworks that incorporates the requirements of the SEA Directive ('the Guidance'). The combined SA / SEA process documented in this report is referred to as Sustainability Appraisal (SA).

2 Background

2.1 Purpose of the SA Report

2.1.1 The purpose of SA / SEA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The SA Report is the means by which stakeholders and the public can comment on the findings of the SA. It sets out the process followed, methods used and conclusions reached, together with proposed mitigation and monitoring measures.

2.2 The Waltham Forest Dwelling Conversions Interim Planning Policy

2.2.1 The purpose of the Dwelling Conversions IPP is to clarify and update the UDP policy relating to the conversion of dwelling houses into separate, self-contained flats. It is detailed guidance on the general principles of the UDP and expands upon Policy HSG12: Dwelling Conversions in the UDP. The interim policy brings the Council's approach to conversions into line with wider strategic commitments in the Sustainable Community Strategy, the London Plan and Planning Policy Statement 3: Housing.

2.3 The SA Process

2.3.1 The Guidance² advocates a five-stage approach to undertaking SA (see Figure 2.1). According to the Guidance, the Scoping Report should set out the findings of Stage A (which includes gathering an evidence base) together with information on what happens next in the process.

Figure 2.1: Five Stage approach to Sustainability Appraisal

- **Stage A** – Setting the context, establishing the baseline and defining SA Objectives
- **Stage B** – Predicting and assessing the impacts of the Supplementary Planning Document
- **Stage C** – Documenting the findings of the Appraisal in the Sustainability Appraisal Report
- **Stage D** - Consulting on the Supplementary Planning Document and the Sustainability Appraisal Report
- **Stage E** – Monitoring implementation of the Supplementary Planning Document

² ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents

- 2.3.2 The purpose of Stage A, the scoping stage of SA, is to set the context of the sustainability appraisal, establish the baseline from which the appraisal will be made, identify key sustainability issues and develop relevant sustainability objectives against which the Local Development Framework will be assessed. This includes the identification and review of relevant international, national, regional and local plans and programmes that might influence the LDF, and from which sustainability objectives can be derived, and the collection of baseline data, along with trend data where appropriate, to inform the identification of key sustainability issues.
- 2.3.3 The output of Stage A is the production of a Scoping Report, which is subject to public consultation. The Scoping Report outlines the identified key sustainability issues for the Borough in light of the baseline data collated. It also sets the sustainability framework, which includes the sustainability objectives that were developed in the context of the identified issues and other relevant plans and programmes.
- 2.3.4 A Scoping Report for the SA of the Waltham Forest LDF was produced in July 2006 and was subject to consultation with key environmental organisations such as English Nature and Countryside Agency (now combined under the name Natural England), Environment Agency and English Heritage. In light of the time lapse between the production of the Scoping Report and the development of the Issues and Options for the Core Strategy DPD, and the potential for a change in the baseline situation in the Borough, the Council felt that it would be pertinent to revise and update the Scoping Report to reflect any such changes.
- 2.3.5 A revised Scoping Report was produced by Scott Wilson in May 2008 and builds on the original Report. It updates the baseline data and relevant plans and programmes to ensure that the key sustainability issues identified reflect the current situation. The sustainability objectives have also been updated in the context of the identified issues to reflect these changes. Figure 2.2 below outlines the draft SA Objectives for the Waltham Forest LDF.
- 2.3.6 It is the revised Scoping Report that sets out the Sustainability Framework that is utilised for the appraisal of the Dwelling Conversions IPP.
- 2.3.7 This SA Report focuses on Stages B, C and D of the SA process: predicting and assessing the impacts of the IPP and documenting the findings of the Appraisal in the Sustainability Appraisal Report. It can be read in conjunction with the Scoping Report which sets the context within which the appraisal has been undertaken. However the relevant portions of the Scoping Report baseline and context review have been reproduced herein.
- 2.3.8 Stage E of the process (monitoring) will be undertaken by the Council following adoption of the Dwelling Conversions IPP.

Figure 2.2: SA Objectives for Waltham Forest LDF

SA Objective
SOCIAL
<ol style="list-style-type: none"> 1. Meet local housing needs through the provision of a range of tenures and sizes of new dwellings 2. Reduce crime and the fear of crime 3. Improve standard of health and wellbeing of those who live and work in the Borough 4. Increase the provision of and access to community facilities to meet local cultural, recreational and social needs 5. Improve educational attainment in schools 6. Improve opportunities for access to education and training for all residents 7. Reduce the overall level of deprivation 8. Improve opportunities for access to local services, facilities and employment through an integrated sustainable transport system
ENVIRONMENTAL
<ol style="list-style-type: none"> 9. Reduce production of waste and increase recycling 10. Reduce greenhouse gas emissions 11. Conserve energy 12. Improve air quality through a reduction in traffic-based emissions 13. Improve water quality and ensure the efficient use of water resources 14. Reduce the risk of flooding 15. Reduce contamination and safeguard soil quality and quantity 16. Make the best use of previously developed land (PDL) and existing buildings 17. Conserve and enhance biodiversity 18. Protect the ecological integrity of Natura 2000 sites 19. Maintain and enhance the quality of the green belt and open space areas. 20. Conserve and enhance the historic built and natural environment
ECONOMIC
<ol style="list-style-type: none"> 21. Maintain and enhance the vitality and viability of the Borough's town centres 22. Improve the local economy by attracting inward investment 23. Maintain stable levels of employment in the Borough

3 Methodology

3.1 General Approach

3.1.1 The appraisal of the draft Dwelling Conversions IPP involved a textual analysis of the potential effects of its implementation, along with the completion of an appraisal matrix, which can be found in Appendix 1.

3.1.2 The assessment was a qualitative exercise based on professional judgement taking into account the information gathered in the Scoping Report and other available background information relevant to the issues raised.

3.1.3 The IPP has been assessed in detail to determine:

- The potential significant effects of the policy on people and the environment;
- Whether the policy supports or conflicts with the SA Objectives; and
- The importance/magnitude of the influence on the SA Objectives relative to the current status of indicators.

3.1.4 In order to arrive at a conclusion about how development guided by the policy will affect the achievement of an SA Objective each assessment of the policy against an SA Objective has taken account of:

- What the SA Objective is trying to achieve;
- The status of the relevant baseline (including quantitative and qualitative data), and how it might change over time; and
- Current knowledge of the various relationships between development and the objectives of social, economic and environmental sustainability.

Baseline Data

3.1.5 Data from the Revised Sustainability Appraisal Scoping Report was collated and reviewed in order to establish the baseline conditions against which the implementation of the IPP can be assessed. The review sought to establish:

- The current situation and whether trends indicate that the situation is improving or getting worse;
- The current situation in relation to established thresholds or targets;
- Whether any particularly sensitive or important elements of the Borough are likely to be affected;
- The practicality of improving the current situation in light of the type of effects experienced e.g. temporary or permanent effects; reversible or irreversible effects;
- Whether there have been any significant cumulative or synergistic effects over time and if there might be such effects in the future.

3.1.6 The baseline data and conditions are outlined and analysed in Chapters 4-10.

Data Gaps and Associated Problems

- 3.1.7 An important feature of the compilation of baseline data is the identification of any gaps in the data or any difficulties encountered when collating the information. This is especially important when identifying indicators by which to monitor whether the sustainability objectives are being achieved as any difficulties in collating data could render such monitoring ineffectual.
- 3.1.8 Perhaps the most significant issue when collating data is the level at which the data is collected. Although a great deal of data is collected at the Borough level there are some types of data for which this is either not possible or it would be too resource intensive to collect such data. An example of this includes data relating to water resources whereby data is collected at the Metropolitan level.
- 3.1.9 A further issue relating to data collation is the continuity of data over time and the reliance upon external agencies for such data. A great deal of data is collected by external agencies and therefore a great deal of reliance is placed upon these agencies for such data. However, such agencies determine what data is collected and the timescales for data collection. This can be an issue if there are changes in the way data is collected or the level at which data is collected as this can have implications for the continuity of monitoring.

3.2 The Sustainability Appraisal Report

- 3.2.1 The SEA Regulations require the assessment of the likely significant environmental effects of the plan or programme on issues such as:
- Air
 - Biodiversity (including flora and fauna)
 - Climate
 - Cultural heritage
 - Human health
 - Landscape
 - Material assets
 - Population
 - Soil
 - Water
 - And the interrelationship between the above factors
- 3.2.2 The SA process extends the assessment process to include likely significant social and economic effects, such as effects on the economy and employment, transport, crime and safety, health and education.
- 3.2.3 This SA Report includes a chapter on each of the sustainability topics that are relevant to the IPP, including those listed above. Each chapter is structured in a series of themes, as follows:
- Introduction
 - Context Review
 - Baseline

- Future Trends
- Relevant SA/SEA Objectives
- Appraisal findings
- Proposed mitigation - recommended measures to ameliorate adverse impacts or enhance beneficial impacts
- Proposed monitoring - recommended ongoing monitoring of significant effects

3.2.4 The appraisal focuses on the difference that the implementation of the IPP will have on the future baseline conditions in the absence of the IPP. The appraisal findings are reported in each sustainability topic chapter. An absence of a sustainability topic chapter indicates that it is considered unlikely that there will be a significant effect from the implementation of the IPP on this topic area.

4 Population

4.1 Introduction

4.1.1 This chapter discusses the population of London Borough of Waltham Forest. As would be expected from a Borough in Greater London, Waltham Forest is densely populated when compared with the national average. The Waltham Forest social profile reflects one of the youngest communities in the country³.

4.2 Context Review

4.2.1 The following are the key messages from the context review:

Message	Source
<p>Make London a better city for people to live in:</p> <ul style="list-style-type: none"> • Improve the quality of Londoners' lives and the environment through better designed buildings and public spaces. • Address the differing needs of London's diverse population. 	<p>Greater London Authority (2008) <i>The London Plan, Spatial Development Strategy for Greater London</i> (consolidated with Alterations since 2004)</p>
<p>To achieve the vision of the strategy the Local Strategic Partnership will seek to:</p> <ul style="list-style-type: none"> • Decrease crime and improve the safety and quality of the environment • Improve the health and well-being of local people • Improve the local economy and infrastructure 	<p>Waltham Forest Council (no date) <i>Waltham Forest Working Together Community Strategy 2012</i></p>
<p>The four outcomes which the community strategy seeks to achieve are:</p> <ul style="list-style-type: none"> • There is a common vision and a sense of belonging for all communities • The diversity of people's different backgrounds and circumstances are appreciated and positively valued • Those from different backgrounds have similar life opportunities • Strong and positive relationships are being developed between people from different backgrounds, in the workplace, in schools and within neighbourhoods 	<p>Waltham Forest Council (no date) <i>Waltham Forest Community Cohesion Strategy 2005 – 2008</i></p>

4.3 Baseline

4.3.1 Waltham Forest has a high proportion of younger, potentially economically active, residents. The population of Waltham Forest is relatively young with over a third under 25 years, which is

³ Local Futures (2007) *The State of the Borough: An Economic, Social and Environmental Profile of Waltham Forest*

just over the UK average, and around 35% are aged 25-44 which is a lot higher than the UK average⁴.

Table 4.1: London Borough of Waltham Forest population (number of people) (2001)⁵

Age Range	Population	Age Range	Population
0-4	15,541	25-29	21,040
5-7	8,622	30-44	56,163
8-9	5,981	45-59	33,395
10-14	14,017	60-64	8,404
15	2,707	65-74	13,094
16-17	5,460	75-84	8,855
18-19	5,191	85-89	2,376
20-24	16,294	90+	1,201

4.3.2 Waltham Forest has a high population density when compared with the average for London.

Table 4.2: Population density (2001)⁶

	Waltham Forest	London	England
Total population	218,341	7,172,091	49,138,831
Area (hectares)	3,881	157,205	13,027,872
Number of persons per hectare	56.25	45.62	3.77

4.3.3 The population of Waltham Forest is predicted to increase by 13.2% in the period 2006 to 2026. This is less than the predicted percentage increase in population in London generally and for the wider Outer London area. Overall for London the population is predicted to increase by 20.8% in the same period. For Outer London the predicted increase is 18.5%.

Table 4.3: Population projections (thousands of people and percentages)⁷

Projections					Population increase 2006 - 2026					
Waltham Forest					Waltham Forest		Outer London		London	
2006	2011	2016	2021	2026	No.	%	No.	%	No.	%
91	94	97	100	103	12	13.2	343	18.5	660	20.8

⁴ Waltham Forest Council (no date) Community Strategy 2012 <http://www.walthamforest.gov.uk/community-strategy-2012-colour.pdf>

⁵ Office of National Statistics Census 2001

⁶ Neighbourhood Statistics 2001

⁷ CLG revised 2004 based projections, reported in Data Management and Analysis Group Demography Update March 2008 <http://www.london.gov.uk/gla/publications/factsandfigures/dmag-update-2008-02a.pdf>

4.4 Likely Future Conditions

- 4.4.1 The population of Waltham Forest is expected to increase although the increases are expected to be less than the increases for London and Outer London. There will be an increased demand on housing as a consequence of this increase.

4.5 Environmental and Sustainability Problems

- 4.5.1 The following environmental and sustainability problems have been identified:
- An increasing population will require additional housing and infrastructure to cater for their needs
 - The population density is already high compared with London and England as a whole. An increasing population will increase the pressure on existing housing and infrastructure and additional development is likely to result in an increase in the population density.

4.6 Relevant SA / SEA Objectives

- 4.6.1 No relevant SA/SEA Objectives have been identified for this sustainability topic.

4.7 Appraisal Findings

- 4.7.1 The population of Waltham Forest will influence the implementation of the SPD as opposed to the SPD influencing the population. It is therefore inappropriate to appraise the effect of the SPD on this topic.

4.8 Proposed Mitigation

- 4.8.1 None

4.9 Proposed Monitoring

- 4.9.1 The following indicators are proposed for monitoring purposes:
- Population
 - Population density

5 Human Health

5.1 Introduction

5.1.1 According to the World Health Organisation health can be defined as a state of complete physical, mental and social well-being and not merely the absence of disease⁸. The 2004 Index of Multiple Deprivation shows that Waltham Forest has high levels of deprivation. The Borough ranks 47th in England (of 354 local authorities, where 1st has the highest deprivation)⁹.

5.1.2 Waltham Forest has low levels of health when compared to the London and British benchmarks. The Borough records average life expectancy of 77.9 years, ranking Waltham Forest 316th in Britain¹⁰.

5.2 Context Review

5.2.1 The following are the key messages from the context review:

Message	Source
<p>Top priorities are to:</p> <ul style="list-style-type: none"> • Work for health and regeneration • Address inequalities and poverty • Promote the health of black and minority ethnic people • Improve transport, and related aspects of the environment 	<p>The London Health Strategy (2000) <i>London's Health: Developing a Vision Together. The London Health Strategy Outline Strategic Framework</i></p>
<ul style="list-style-type: none"> • Reduce the number of people on primary care chronic disease registers in Waltham Forest who are smokers by 5% by 2008. • Improve the equality of access to the stop smoking service in Waltham Forest by age group and ethnicity so that the gap between underrepresented groups and the general population is less than 5% by 2008. • Increase the number of schools with 20% or more pupils eligible for free school meals participating in the Waltham Forest Healthy Schools scheme from 21 to 56 by 2006. • Reduce the gap between infant mortality in Waltham Forest and the national average by 10% by 2010. • Reduce the under-18 conception rate by 50% by 2010 as part of a broader sexual health strategy. • Establish an integrated children's service to improve the lives of disabled children and their families by September 2005 	<p>Waltham Forest Council (no date) <i>Waltham Forest Working Together Community Strategy 2012</i></p>

⁸ World Health Organisation (1948) Preamble to the Constitution of the World Health Organisation

⁹ Local Futures (2007) The State of the Borough: An Economic, Social and Environmental Profile of Waltham Forest

¹⁰ Local Futures (2007) The State of the Borough: An Economic, Social and Environmental Profile of Waltham Forest

5.3 Baseline

5.3.1 Life expectancy for Waltham Forest is slightly lower than the metropolitan and national average.

Table 5.1: Life expectancy¹¹ (years)

	Waltham Forest	London	England
2001/03 Female	79.5	80.8	80.7
2004/06 Female	80.7	82.0	81.5
2001/03 Male	74.6	76.0	76.2
2004/06 Male	75.3	77.4	77.3

5.3.2 The proportion of people in Waltham Forest who regarded their health as 'not good' is slightly lower than the national average but higher than the average for London. This pattern is reflected in the proportion of people who regard their health as 'good' and those who suffer with a limiting long-term illness.

Table 5.2: Percentage of people who describe their health as good/fairly good/not good (number of people and percentage) (2001)¹²

	Waltham Forest	London	England
Good	149,773 (68.6%)	5,078,978 (70.82%)	33,787,361 (68.6%)
Fairly Good	48,986 (22.4%)	1,499,198 (20.9%)	10,915,594 (22.2%)
Not Good	19,582 (9%)	593,915 (8.3%)	4,435,876 (9.2%)
Limiting Long term illness	36,110 (16.5%)	1,111,284 (15.5%)	8,809,194 (17.9%)

5.4 Likely Future Conditions

5.4.1 Life expectancy in Waltham Forest has been slowly increasing and, based on past trends, this is likely to continue. General health within the Borough is in line with the national average.

5.5 Environmental and Sustainability Problems

5.5.1 The following environmental and sustainability problems have been identified:

- Life expectancy is lower than the average for London and the rest of the country

5.6 Relevant SA / SEA Objectives

5.6.1 The following SA/SEA Objectives are relevant to this sustainability topic:

¹¹ Office of National Statistics, Neighbourhood Statistics

¹² Census 2001

- Improve the standard of health and wellbeing of those who live and work in the Borough

5.7 Appraisal Findings

- 5.7.1 The Council generally expects conversions to be located in areas that are convenient for shops and services and also where public transport is good; such locations will be within, or a short walking distance from, the Borough's town centres. This has the potential to encourage people to access services and facilities on foot and adopt healthier lifestyle choices in this respect, which will benefit general health across the Borough. However, such benefits are unlikely to be significant.
- 5.7.2 Minimum space standards will apply to converted flats, depending on the number of persons for which the flat has been designed. This will benefit the general mental health and well-being of the occupants of the flats through reducing the provision of cramped accommodation. However, such benefits will be restricted to occupants of conversions and will therefore be insignificant in terms of effects across the population of the Borough.
- 5.7.3 The layouts of converted flats should be such that rooms which have similar uses should be above each other e.g. kitchen above kitchen, bedroom above bedroom, to prevent residents and neighbours from suffering excessive noise disturbance. This will contribute to the general health and well-being of both residents and neighbours of converted properties through a reduction in noise disturbance levels. As with the effects of implementing minimum space standards, such benefits will be restricted to residents of conversions and will therefore be insignificant.
- 5.7.4 Developers will be expected to provide access to outdoor space and family-sized units will need to have direct access to the garden. Access to open space can offer benefits in terms of contributing to mental health and well-being, although the benefits are not likely to be significant.
- 5.7.5 The Council seeks to ensure that all homes are built to 'Lifetime Homes' standards and, where possible, ground-floor conversions are wheelchair accessible. This is likely to offer benefits for health and well-being as it offers the opportunity for people to remain in their homes regardless of their standard of mobility. Such benefits are unlikely to be significant in terms of improving health and wellbeing.

5.8 Proposed Mitigation

- 5.8.1 None proposed.

5.9 Proposed Monitoring

- 5.9.1 The following indicators are proposed for monitoring purposes:
- Life expectancy
 - Percentage of people who describe their health as good/fairly good/not good
 - Proportion of flat conversions built to 'Lifetime Homes' standard

6 Transport

6.1 Introduction

6.1.1 Road traffic can cause congestion and air and noise pollution. Emissions from the transport sector also contribute to climate change. Government policy focuses on promoting sustainable transport and encouraging the use of public transport, walking and cycling for those journeys where these are realistic alternatives to the car.

6.1.2 As with the rest of London, Waltham Forest is well connected and scores very well on the connectivity index, ranking 24th out of 408 districts nationally¹³. Road and rail links run predominantly from north-east to south-west to access central London. Crossings of the River Lea corridor are limited for both road and rail – there are only five road crossings out of Waltham Forest on its western borders plus two bridges for walkers and cyclists only¹⁴.

6.2 Context Review

6.2.1 The following are the key messages from the context review:

Message	Source
<ul style="list-style-type: none"> Minimise the need to travel and the growth of journey lengths Integrate development with public transport to ensure that there is a proper fit between development and the capacity of the public transport network to service it over the period on the plan, taking appropriate opportunities to intensify the use of land where current or future transport capacity allows and to connect Londoners to employment opportunities Tackle congestion through levels of restraint of car use appropriate to different parts of London and the provision of alternatives, including the improvement of access on foot and cycling and better and safer facilities for pedestrians and cyclists 	Greater London Authority (2008) <i>The London Plan, Spatial Development Strategy for Greater London</i> (consolidated with Alterations since 2004)
Ensure that there are better, integrated transport links to employment centres	Waltham Forest Council (no date) <i>Waltham Forest Working Together Community Strategy 2012</i>

6.3 Baseline

6.3.1 Two railway lines cross the Lea Valley: the Chingford to Liverpool Street Line is a radial line and forms a main commuter route to central London; the Barking to Gospel Oak line is an outer London orbital route. The Lea Valley line running from Stratford to the West Anglia routes to the north has only a 'ghost' service of one train per day. The Borough has two tube

¹³ Local Futures (2007) *The State of the Borough: An Economic, Social and Environmental Profile of Waltham Forest*

¹⁴ Details taken from Waltham Forest Council (2007) *Local Implementation Plan*

<http://www.walthamforest.gov.uk/index/transport/envpl-transport-planning/envpl-local-impl-plan.htm>

services, the Central and Victoria lines, which form the main commuter routes to the City and West End¹⁵.

6.3.2 There are a slightly higher proportion of people travelling to work by car in Waltham Forest compared to the rest of London and a much lower proportion of people travel by train or underground (Tube) than is the case in the rest of London. The proportion of people currently not working is substantially higher than both London and England.

Table 6.2: Travel to work by mode 2001 (daytime population)¹⁶

Mode of transport	Waltham Forest	London	England
Total	121,911	5,786,853	35,466,713
At home	6,735 (5.5%)	285,935 (4.9%)	2,055,224 (5.8%)
Underground, metro, light rail or tram	4,077 (3.3%)	642,476 (11.1%)	706,080 (2.0%)
Train	2,575 (2.1%)	661,166 (11.4%)	945,100 (2.7%)
Bus, minibus or coach	6,782 (5.6%)	376,926 (6.5%)	1,682,127 (4.7%)
Taxi or minicab	695 (0.6%)	21,962 (0.4%)	115,495 (0.3%)
Driving a car or van	28,935 (23.7%)	1,294,081 (22.4%)	12,308,844 (34.7%)
Passenger in car or van	2,205 (1.8)	92,819 (1.6%)	1,368,226 (3.9%)
Motorcycle, scooter or moped	569 (0.5%)	55,752 (1.0%)	248,824 (0.7%)
Bicycle	1,105 (0.9%)	78,804 (1.4%)	632,231 (1.8%)
On foot	6,822 (5.6%)	281,338 (4.9%)	2,231,539 (6.3%)
Other	237 (0.2%)	14,396 (0.2%)	82,430 (0.2%)
Not currently working	61,264 (50.3%)	1,981,198 (34.2)	13,090,593 (36.9%)

6.3.3 Compared with the average for London and the rest of the country the number of cars/vans per household in Waltham Forest is low.

Table 6.3: Cars or vans by household (number and percentage of households)¹⁷

	Waltham Forest	London	England
Total households	89,788	3,015,997	20,451,427
No car or van	34,975 (39%)	1,130,649 (37.5%)	5,488,386 (26.8%)
1 car or van	39,562 (44%)	1,298,481 (43%)	8,935,718 (43.7%)
2 cars or vans	12,512 (14%)	476,185 (15.8%)	4,818,581 (23.6%)

¹⁵ Waltham Forest Local Implementation Plan (2007)

¹⁶ Neighbourhood Statistics

¹⁷ Neighbourhood Statistics

	Waltham Forest	London	England
3 cars or vans	2,177 (2.4%)	86,470 (2.9%)	924,289 (4.5%)
4 or more cars or vans	562 (0.6%)	24,212 (0.8%)	284,453 (1.4%)
Total cars or vans	73,529	2,616,328	22,607,629
Average (cars/vans per household)	0.82	0.87	1.1

6.4 Likely Future Conditions

- 6.4.1 There is currently a high level of reliance on the private car to access employment although much of the Borough is well served by public transport. It is unlikely that this will change in the foreseeable future and the car will remain the dominant form of transport, contributing to air pollution, greenhouse gas emissions and congestion.
- 6.4.2 Car ownership is lower than the national average but in line with that for London. This is likely to continue given the relatively good access to public transport within the Borough and its proximity to Central London.

6.5 Environmental and Sustainability Problems

- 6.5.1 The following environmental and sustainability problems have been identified:
- Reliance on the private car as the main mode of transport, contributing to air pollution, greenhouse gas emissions and congestion
 - It appears that public transport is not being utilised to its full potential to access employment opportunities and services and facilities

6.6 Relevant SA / SEA Objectives

- 6.6.1 The following SA/SEA Objectives are relevant to this sustainability topic
- Reduce greenhouse gas emissions
 - Improve opportunities for access to local services, facilities and employment through an integrated sustainable transport system

6.7 Appraisal Findings

- 6.7.1 The Council generally expects a conversion to be located in areas that are convenient for shops and services and also where public transport is good; such locations will be within or a short walking distance from the Borough's town centres. This has the potential to encourage people to access services and facilities by means other than the private car, which will contribute to reducing congestion, air pollution and greenhouse gas emissions. However, such benefits are unlikely to be significant.

6.8 Proposed Mitigation

6.8.1 None proposed.

6.9 Proposed Monitoring

6.9.1 The following indicators are proposed for monitoring purposes:

- Travel to work by mode
- Number of cars/vans per household

7 Crime and Safety

7.1 Introduction

7.1.1 Crime and the fear of crime is a quality of life issue. Government policy aims to support communities and contribute to the creation of safe communities.

7.1.2 Waltham Forest has a high level of crime relative to London and Britain as a whole. In 2006/07 the Borough recorded 80.4 offences per 1000 people, compared with 71.0 in London and 60.7 in England and Wales; this matches the high crime rates found in Waltham Forest's neighbouring Boroughs. Vehicle crime and violent crime rates were significantly higher than the national averages¹⁸.

7.2 Context Review

7.2.1 The following are the key messages from the context review:

Message	Source
Stronger focus on serious violence Continued pressure on anti-social behaviour Renewed focus on young people New national approach to designing out crime Continuing to reduce reoffending	Home Office (2007) <i>Cutting Crime. A New Partnership 2008-11</i>
Ensure that development supports existing communities and contributes to the creation of safe, sustainable and liveable communities	Department for Communities and Local Government (2005) <i>PPS1 Creating Sustainable Communities</i>
<ul style="list-style-type: none"> Reduce crime in Waltham Forest by 20% by March 2008 Increase by 10% the numbers of people who feel very safe or fairly safe in Waltham Forest during the day and during the night by March 2008 	Waltham Forest Council (no date) <i>Waltham Forest Working Together Community Strategy 2012</i>

7.3 Baseline

7.3.1 *Putting Safety First*, the London Borough of Waltham Forest Crime, Disorder and Drugs Strategy 2005/08 reports the following:

- Overall crime has reduced by 4.2% in Waltham Forest. All major crime types indicate a downward trend, with the exception of Violence against the Person and Criminal Damage. Significant reductions have been seen in Burglary, Robbery and Motor Vehicle Crime. Property Crime, of which these are a part, accounts for the greatest volume of crime in Waltham Forest (77%). Vehicle Crime accounts for the largest proportion of crime overall (24%).
- The level of Criminal Damage in Waltham Forest has increased by 19% from 2002/03 to 2003/04. This is more than the Metropolitan Police average of 7%. These figures are unlikely, however, to be a true reflection of this offence. Recent estimates in the British Crime Survey suggest that 69% of Criminal Damage goes unreported. Offenders tend to

¹⁸ Local Futures (2007) *The State of the Borough: An Economic, Social and Environmental Profile of Waltham Forest*

be young people under the age of 17 years and increased levels of reporting are found during the summer and at weekends when educational premises are closed.

- Fear of crime is down in London. However, 53% of residents in Waltham Forest are concerned about crime; this is 6% higher than the London average. People feel safer during the day, women feel more vulnerable than men and the propensity to feel less safe increases with age. An exception to this is the 18–34 age group where men show the biggest fear of crime.

7.3.2 Crime levels are generally higher in Waltham Forest than nationally.

Table 7.1: Level of Crime 2005/06¹⁹

Crime	Waltham Forest (number)	Waltham Forest (Rate per 1000 population)	England and Wales (Rate per 1000 population)
Violence against the person	1715	7.7	5.2
Sexual offences*	54	0.2	0.3
Robbery*	625	2.8	0.5
Burglary from a dwelling*	637	2.9	3.0
Motor vehicle offences*	2523	11.4	9.0

* January – March 2006

7.4 Likely Future Conditions

7.4.1 It is likely that incidences of crime will remain high in the future when compared with the rest of the country.

7.5 Environmental and Sustainability Problems

7.5.1 The following environmental and sustainability problems have been identified:

- Crime levels are generally higher in Waltham Forest than nationally.

7.6 Relevant SA / SEA Objectives

7.6.1 The following SA/SEA Objective is relevant to this sustainability topic

- Reduce crime and the fear of crime

7.7 Appraisal Findings

7.7.1 The external features of flat conversions should reduce opportunities for crime by allowing for natural surveillance and avoiding the provision of places of concealment or access to flat roofs or upper floor windows. This should contribute to reducing both crime and fear of crime. However, there is the possibility that, once occupied, such measures become negated through

¹⁹ www.crimestatistics.org.uk

the actions of the occupants of the converted flats. For example, if planting features are not managed appropriately they could obscure natural surveillance.

7.8 Proposed Mitigation

7.8.1 The Council should consider the potential for changes to the external environment following the occupation of flat conversions and ensure that appropriate measures are in place to prevent opportunities for crime.

7.9 Proposed Monitoring

7.9.1 The following indicators are proposed for monitoring purposes:

- Level of criminal damage

8 Housing

8.1 Introduction

8.1.1 Within the built-up area of the Borough a broad distinction can be made between the northern and southern areas. The southern parts of the Borough - Leyton, Leytonstone and Walthamstow - were mainly developed in the latter part of the Victorian era and they have traditionally provided homes for first-time buyers. Many have invested in their homes and so brought about a gradual upgrading in the local private housing stock over the past decade. In contrast, the northern parts of the Borough are generally more open in character with houses built to higher specifications and there are relatively well distributed open spaces and community facilities²⁰.

8.2 Context Review

8.2.1 The following are the key messages from the context review:

Message	Source
Everyone to have the opportunity to live in a decent home. Community needs should be met through a wide choice of high quality homes. Opportunities for home ownership should be widened to those who cannot afford market housing.	Department of Communities and Local Government (2006) <i>PPS3: Housing</i>
Achieve targets for new housing, including affordable housing, that will cater for the needs of London's existing and future population and give more people who need it access to homes they can afford	Greater London Authority (2008) <i>The London Plan, Spatial Development Strategy for Greater London</i> (consolidated with Alterations since 2004)

8.3 Baseline

8.3.1 Within Waltham Forest there are a large proportion of small households and this is in line with London and the rest of the country. In general, the size of households in Waltham Forest reflects the pattern for the rest of the country.

Table 8.1: Household size (number of households and percentages) (2001)²¹

Household Sizes	Waltham Forest	London	England
All occupied household spaces	89,788	3,015,997	20,451,427
1 person	29,727 (33.1%)	1,046,888 (34.7%)	6,150,264 (30.0%)
2 person	26,187 (29.2%)	885,233 (29.3%)	6,985,981 (34.2%)
3 person	14,239 (15.9%)	453,878 (15.0%)	3,161,192 (15.5%)

²⁰ London Borough of Waltham Forest Unitary Development Plan First Review 2006

²¹ Census 2001

Household Sizes	Waltham Forest	London	England
4 person	11,201 (12.5%)	378,497 (12.5%)	2,732,975 (13.4%)
5 person	5,598 (6.2%)	166,947 (5.5%)	1,008,873 (4.9%)
6 person	1,727 (1.9%)	60,401 (2.0%)	297,933 (4.5%)
7 person	651 (0.7%)	13,786 (0.5%)	69,731 (0.3%)
8+ person	458 (0.5%)	10,367 (0.3%)	44,478 (0.2%)

8.3.2 According to census data from 2001 Waltham Forest has a greater proportion of households that are composed of lone parents than London and the rest of the country and a slightly lower proportion of households comprising married or cohabiting couples. The proportion of one-person households is slightly higher than the national average whereas the proportion of households comprised of all pensioners is lower than the national average.

8.3.3 Table 8.2 illustrates that almost 10% of households contain 'concealed households' – households in which non-dependent (grown-up) children live when they could form a separate, independent household of their own but are unable to do so due, in the most part, to financial constraints.

Table 8.2: Household composition (number of households and percentages) (2001)²²

Household Types	Waltham Forest	London	England
Total households	89,788	3,015,997	20,451,427
One person	18,676 (20.8%)	664,802 (22.0%)	3,210,799 (15.7%)
One person: Pensioner	11,051 (12.3%)	382,086 (12.7%)	2,939,465 (14.4%)
All pensioners	4,513 (5.0%)	161,931 (5.4%)	1,826,453 (8.9%)
Married couple	7,323 (8.2%)	255,565 (8.5%)	2,656,440 (13%)
Married couple with dependent children	13,698 (15.3%)	457,991 (15.2%)	3,591,335 (17.6%)
Married couple with non dependent children	4,601 (5.1%)	146,306 (4.8%)	1,218,191 (6.0%)
Cohabiting couple	4,687 (5.2%)	160,592 (5.3%)	976,879 (4.8%)
Cohabiting couple with dependents	2,623 (2.9%)	75,552 (2.5%)	661,073 (3.2%)
Cohabiting couple with non-dependent children	269 (0.3%)	8,151 (0.3%)	66,352 (0.3%)
Lone parents with dependent children	8,518 (9.5%)	229,306 (7.6%)	1,311,974 (6.4%)
Lone parents with non-dependent children	3,491 (3.9%)	106,658 (3.5%)	622,904 (3.0%)
Other households	10,338 (11.5%)	367,057 (12.2%)	1,369,562 (6.7%)

²² Census 2001

8.3.4 In Waltham Forest a high proportion of the dwelling stock is terraced. The proportion of detached dwellings and flats/maisonettes/apartments is low in comparison to the proportion for both London and England.

Table 8.3: Dwelling stock (numbers of dwellings and percentages) (2001)²³

House Types	Waltham Forest	London	England
Total household spaces (with residents)	89,788	3,015,997	20,451,427
Detached	3,156 (3.4%)	187,764 (6.0%)	4,786,456 (22.5%)
Semi-detached	15,036 (16.3%)	594,849 (19.1%)	6,713,183 (31.5%)
Terraced	38,394 (41.5%)	806,309 (25.9%)	5,494,033 (25.8%)
Flat/maisonette/apartment	22,861 (24.7%)	1,027,386 (33.0%)	8,205,408 (38.5%)
Mobile/Temporary	82 (0.1%)	3,361 (0.1%)	88,918 (0.4%)
Shared dwelling	11,287 (12.2%)	433,361 (14.0%)	77,531 (0.4%)

8.4 Likely Future Conditions

8.4.1 The majority of households in Waltham Forest are classed as small households, comprising one or two people. There are a fairly significant number of households comprising lone parents and around 10% of households contain 'concealed households'. The majority of dwellings in the Borough are terraced and therefore there could be an issue with the availability of family accommodation. Based on past trends, these conditions are likely to continue.

8.5 Environmental and Sustainability Problems

8.5.1 The following environmental and sustainability problems have been identified:

- There is a potential shortfall in the provision of family accommodation

8.6 Relevant SA / SEA Objectives

8.6.1 The following SA/SEA Objectives are relevant to this sustainability topic:

- Meet local housing needs through the provision of a range of tenures and sizes of new dwellings
- Make the best use of previously developed land (PDL) and existing buildings

8.7 Appraisal Findings

8.7.1 The IPP seeks to restrict the number of flat conversions in order to maintain a balanced and sustainable mix of housing across all areas in the Borough and protect the stock of family-

²³ Census 2001

sized units. The Council will not permit the conversion of a dwelling house within 8 identified wards where there have already been a number of conversions that have exerted unsustainable pressure on services and facilities. The 8 wards identified are: Leyton, Leytonstone, Cathall, Cann Hall, Forest, Grove Green, High Street and Hoe Street.

8.7.2 The implementation of the IPP is likely to result in both positive and negative effects in terms of meeting housing needs. The protection of the stock of family-sized dwellings through the restriction of flat conversions will benefit those who seek such accommodation in light of the evidence relating to a shortfall in larger dwellings. However, given the high proportion of small households in the Borough, the restriction of such conversions could reduce access to appropriate accommodation for such households and therefore exert a negative effect for those seeking such accommodation.

8.7.3 When assessing the relative magnitude of the positive and negative effects likely from the implementation of the IPP it is important to consider the available evidence. In the case of the IPP there is strong evidence from the Housing Need and Market Survey (2008) that there is a greater need for family-sized accommodation than there is for smaller dwellings. It is therefore considered that the positive effect of protecting family-sized units outweighs the negative effect of reducing access to small units.

8.8 Proposed Mitigation

8.8.1 None proposed.

8.9 Proposed Monitoring

8.9.1 The following indicators are proposed for monitoring purposes:

- Household size
- Household composition
- Number/proportion of conversions (by size of converted flat e.g. no. of bedrooms/persons)

9 Cultural Heritage

9.1 Introduction

9.1.1 Preserving the cultural and historic environment benefits communities in more than one way by:

- Providing an essential educational resource for the understanding of the past and its legacy;
- Contributing to the national and local economy through promoting tourism and providing jobs; and
- Providing people with a sense of belonging to a unique and special place – a sense of identity.

9.2 Context Review

9.2.1 The following are the key messages from the context review:

Message	Source
<p>The protection of the historic environment, whether individual listed buildings, conservation areas, parks and gardens, battlefields or the wider historic landscape, is a key aspect of wider environmental responsibilities, and will need to be taken fully into account both in the formulation of authorities' planning policies and in development control</p> <p>Need to assess the impact of new development on the historic environment and give cultural heritage assets full weight, alongside other considerations</p>	<p>Department of Environment (1994) <i>PPG15: Planning and the Historic Environment</i></p>
<p>Recognise the historic environment's contribution to the cultural and economic well-being of the nation. Planning system should encourage new design that responds creatively to its context</p>	<p>English Heritage (2000) <i>Power of Place - The Future of the Historic Environment</i></p>
<ul style="list-style-type: none"> • The historic environment is a shared resource • Everyone should be able to participate in sustaining the historic environment • Understanding the significance of places is vital • Significant places should be managed to sustain their values • Decisions about change must be reasonable, transparent • Documenting and learning from decisions is essential 	<p>English Heritage (2008) <i>Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment</i></p>

9.3 Baseline

9.3.1 In Waltham Forest there are 106 Statutory Listed Buildings (11 x Grade 2*, 95 x Grade 2). The Council have produced a 'local list' of buildings, which do not have the same statutory protection but which the Council will seek to conserve and enhance as much as possible.

9.3.2 The following areas have been designated as Conservation Areas²⁴:

- The Green, Chingford
- Ropers Avenue/ Inks Green, Highams Park
- Woodford Green
- Leucha Road, Walthamstow
- Walthamstow St. James
- St Mary's Church (Walthamstow Village)
- Forest School
- Orford Road/Eden Road/ Grosvenor Park Road, Walthamstow
- Whipps Cross Road/Forest Glade, Leytonstone
- Browning Road, Leytonstone
- Thornhill Road, Leyton

9.3.3 In addition to the designated Conservation Areas there is one designated Area of Special Character:

- The Higham's Estate, Chingford

9.4 Likely Future Conditions

9.4.1 There is unlikely to be a significant change in the current situation in relation to the cultural heritage within the Borough. However, the character of Conservation Areas and the wider historic environment could be eroded by increasing conversions and the associated traffic and infrastructure.

9.5 Environmental and Sustainability Problems

9.5.1 The following environmental and sustainability problems have been identified:

- New development should respect the character of designated Conservation Areas, the setting of Statutory Listed Buildings and the wider historic environment.

9.6 Relevant SA / SEA Objectives

9.6.1 The following SA/SEA Objective is relevant to this sustainability topic:

- Conserve and enhance the historic built and natural environment

²⁴ London Borough of Waltham Forest, Urban Conservation web pages – www.walthamforest.gov.uk

9.7 Appraisal Findings

- 9.7.1 Consideration will be given to the potential effects of conversions on the wider historic environment. There is a general presumption against conversion within Conservation Areas, except where particularly large properties are involved and where significant benefits to the external character or appearance of the Conservation Area can be achieved. Applications for the conversion of Listed Buildings will require Listed Building Consent as well as Planning Permission to ensure that the special architectural and historic interest of the buildings and their settings are unaffected by flat conversions.
- 9.7.2 The presumption against conversion within Conservation Areas will maintain and protect the current character for which the Conservation Area has been designated. Where particularly large properties are involved the requirement for the conversion to offer significant benefits to the external character or appearance of the Conservation Area will offer the opportunity to enhance the character for which the Area was designated, although such benefits are unlikely to be significant.

9.8 Proposed Mitigation

- 9.8.1 None proposed.

9.9 Proposed Monitoring

- 9.9.1 The following indicators are proposed for monitoring purposes:
- Number of conversions within a Conservation Area or of a Listed Building

10 Climate

10.1 Introduction

- 10.1.1 There is a general scientific consensus that Human activity has resulted in the accumulation of greenhouse gases in the atmosphere which is causing climatic change.
- 10.1.2 The increase in global temperature is likely to continue unless greenhouse gas emissions are reduced. The impacts of climate change are expected to be warmer, wetter winters and hotter, drier summers. Sea levels are expected to rise and, together with an increase in rainfall, lead to more frequent flooding of rivers and the coastline. Extreme weather events such as storms or heat waves are likely to be more frequent.
- 10.1.3 These impacts are likely to have a number of indirect effects: flooding may become more frequent and severe in some areas and there could be changes in the availability and quality of water resources. In addition to this there is likely to be damage to native habitats and migration or extinction of native plants and animals. Infrastructure and buildings could be damaged more frequently by storms.

10.2 Context Review

- 10.2.1 The following are the key messages from the context review:

Message	Source
<p>Deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking</p> <p>Secure new development and shape places that minimise vulnerability, and provide resilience, to climate change</p> <p>Deliver developments that make fullest possible use of sustainable transport and which reduce the need to travel. Minimise the vulnerability of new developments to climate change. Enable communities to contribute to tackling climate change.</p>	<p>Department for Communities and Local Government (2007) <i>PPS Planning and Climate Change – Supplement to Planning Policy Statement 1</i></p>
<p>Need to reduce the carbon footprint of new housing development (all new homes are zero carbon by 2016)</p>	<p>Department of Communities and Local Government (2006) <i>Building a Greener Future</i></p>

10.3 Baseline

- 10.3.1 Emissions of carbon expressed as 'per capita' (per residents) allow a comparison across areas. Per capita CO₂ emissions for Waltham Forest are significantly below those for the UK as a whole and are less than those for the Greater London area.

Table 10.1: Local and regional emissions estimates for 2005 (kt CO₂)²⁵

	Waltham Forest	Greater London	United Kingdom
Industry and Commercial	295	20,999	248,511
Domestic	479	16,520	149,504
Road Transport	313	12,044	149,816
Per capita total CO₂ emissions	5.0	6.9	9.3

NB Figures for emissions from industry and commercial does not include ETS installations or diesel railways. Figures for emissions from road transport do not include emissions from motorways.

10.4 Likely Future Conditions

10.4.1 Given the reliance on the private car as the main mode of transport within the Borough and the requirement for additional residential development it could be considered likely that greenhouse gas emissions will rise in the future. However, there is the potential for advances in technological solutions and changes in Government policy (such as the zero carbon development agenda) to begin to stabilise and reduce emissions over time. Despite this, the current estimates for temperature increases and changes to rainfall patterns are unlikely to alter significantly in the near future, given the timescales associated with climate change.

10.5 Environmental and Sustainability Problems

10.5.1 The following environmental and sustainability problems have been identified:

- There is a reliance on the private car as the main mode of transport
- Greenhouse gas emissions need to be stabilised and reduced over time

10.6 Relevant SA / SEA Objectives

10.6.1 The following SA/SEA Objectives are relevant to this sustainability topic:

- Reduce greenhouse gas emissions
- Conserve energy

10.7 Appraisal Findings

10.7.1 The Council generally expects a conversion to be located in areas that are convenient for shops and services and also where public transport is good; such locations will be within, or a short walking distance from, the Borough's town centres. This has the potential to encourage people to access services and facilities by means other than the private car, which will contribute to reducing greenhouse gas emissions.

²⁵ Defra <http://www.defra.gov.uk/environment/statistics/globalatmos/galocalghg.htm>
<http://www.defra.gov.uk/environment/statistics/globalatmos/download/regionalrpt/local-regionalco2emissions2005.xls>

- 10.7.2 The IPP states that the loss of garden/outdoor space for car parking is unacceptable. Proposals for conversions will not be permitted where appropriate car parking spaces cannot be provided off-street. Such measures have the potential to reduce car ownership by residents of a conversion and encourage the use of public transport, thus reducing greenhouse gas emissions; however, it is unclear as to how likely this would be.
- 10.7.3 The Council supports planning applications for conversions that exceed current Building Regulations and attain at least Level 4 Code for Sustainable Homes to reduce the negative impact of the conversion in relation to climate change and sustainability. This will contribute to reducing carbon dioxide emissions and water and energy consumption but is unlikely to have a significant effect.

10.8 Proposed Mitigation

- 10.8.1 None proposed.

10.9 Proposed Monitoring

- 10.9.1 The following indicators are proposed for monitoring purposes:
- Carbon dioxide emissions (per capita)

11 Cumulative Effects

11.1 Introduction

11.1.1 A topic-based approach was utilised for the appraisal of the effects of the implementation of the Dwelling Conversions IPP against the Sustainability Objectives and the findings of the appraisal are reported in Chapters 4-10 of this report. The appraisal of individual effects is an important aspect of the Sustainability Appraisal process as it identifies potential issues relating to the implementation of the document. However, it is also important to assess how the individual effects interact with each other to ascertain whether there are any cumulative effects relating to the implementation of different parts of the document.

11.2 Cumulative Effects Appraisal

11.2.1 The following sustainability topics have been identified as being relevant to the implementation of the IPP and the effects are summarised:

- Health – beneficial effects relating to improving the well-being of residents of conversions but none that are significant.
- Transport – beneficial effects in terms of ensuring that residents of conversions have access to services and facilities by means other than the private car but such effects are unlikely to be significant.
- Crime – minor beneficial effects by reducing opportunities for crime through natural surveillance and avoiding the provision of places of concealment or access to flat roofs. However, such benefits could be negated if sufficient management of planting is not in place.
- Housing – overall beneficial effects for those in need of family-sized accommodation as conversions will be restricted in some areas to prevent the loss of such accommodation but such effects are unlikely to be significant
- Cultural Heritage – beneficial effects through the enhancement of Conservation Areas but none that are significant.
- Climate – beneficial effects relating to reducing greenhouse gas emissions through encouraging access to services and facilities by means other than the private car; the support for Code for Sustainable Homes Level 4 is likely to reduce energy and water consumption. However, such benefits are unlikely to be significant.

11.2.2 There are interactions between the following topic areas:

- Health & Transport – ensuring that residents of conversions have access to services and facilities by means other than the private car has the potential to encourage people to walk or cycle to such services and facilities. This would increase activity levels and contribute to a healthier lifestyle, thus improving health and well-being. It is considered unlikely that the interaction between health and transport would be significant.
- Health & Crime – reducing opportunities for crime is likely to improve health and well-being through lower levels of anxiety for residents of conversions. It is considered unlikely that the benefits associated with this interaction would be significant.

- Transport & Climate – ensuring that residents of conversions have access to services and facilities by means other than the private car has the potential to encourage people to walk, cycle or use public transport, which will reduce greenhouse gas emissions. However, as the IPP relates to a specific type of development the effects are unlikely to be significant.

11.3 Conclusions

- 11.3.1 Although the implementation of the Dwelling Conversions IPP is likely to result in beneficial effects it is unlikely that any of the effects will be significant. An assessment of the cumulative effects of the IPP demonstrates that, overall, its implementation is unlikely to result in any significant effects.

12 Appendix 1

Appraisal Matrix for the Dwelling Conversions IPP

✓	Significant beneficial effect	?	Unclear effect	×	Significant adverse effect
(✓)	Beneficial effect but not significant	~	No effect	(×)	Adverse effect but not significant

SA Objective	Effect
SOCIAL	
1. Meet local housing needs through the provision of a range of tenures and sizes of new dwellings	(✓)
2. Reduce crime and the fear of crime	?
3. Improve standard of health and wellbeing of those who live and work in the Borough	(✓)
4. Increase the provision of and access to community facilities to meet local cultural, recreational and social needs	~
5. Improve educational attainment in schools	~
6. Improve opportunities for access to education and training for all residents	~
7. Reduce the overall level of deprivation	~
8. Improve opportunities for access to local services, facilities and employment through an integrated sustainable transport system	(✓)
ENVIRONMENTAL	
9. Reduce production of waste and increase recycling	~
10. Reduce greenhouse gas emissions	(✓)
11. Conserve energy	(✓)
12. Improve air quality through a reduction in traffic-based emissions	~
13. Improve water quality and ensure the efficient use of water resources	(✓)
14. Reduce the risk of flooding	~
15. Reduce contamination and safeguard soil quality and quantity	~
16. Make the best use of previously developed land (PDL) and existing buildings	~
17. Conserve and enhance biodiversity	~
18. Protect the ecological integrity of Natura 2000 sites	~
19. Maintain and enhance the quality of the green belt and open space areas	~
20. Conserve and enhance the historic built and natural environment	(✓)
ECONOMIC	
21. Maintain and enhance the vitality and viability of the Borough's town centres	~
22. Improve the local economy by attracting inward investment	~
23. Maintain stable levels of employment in the Borough	~