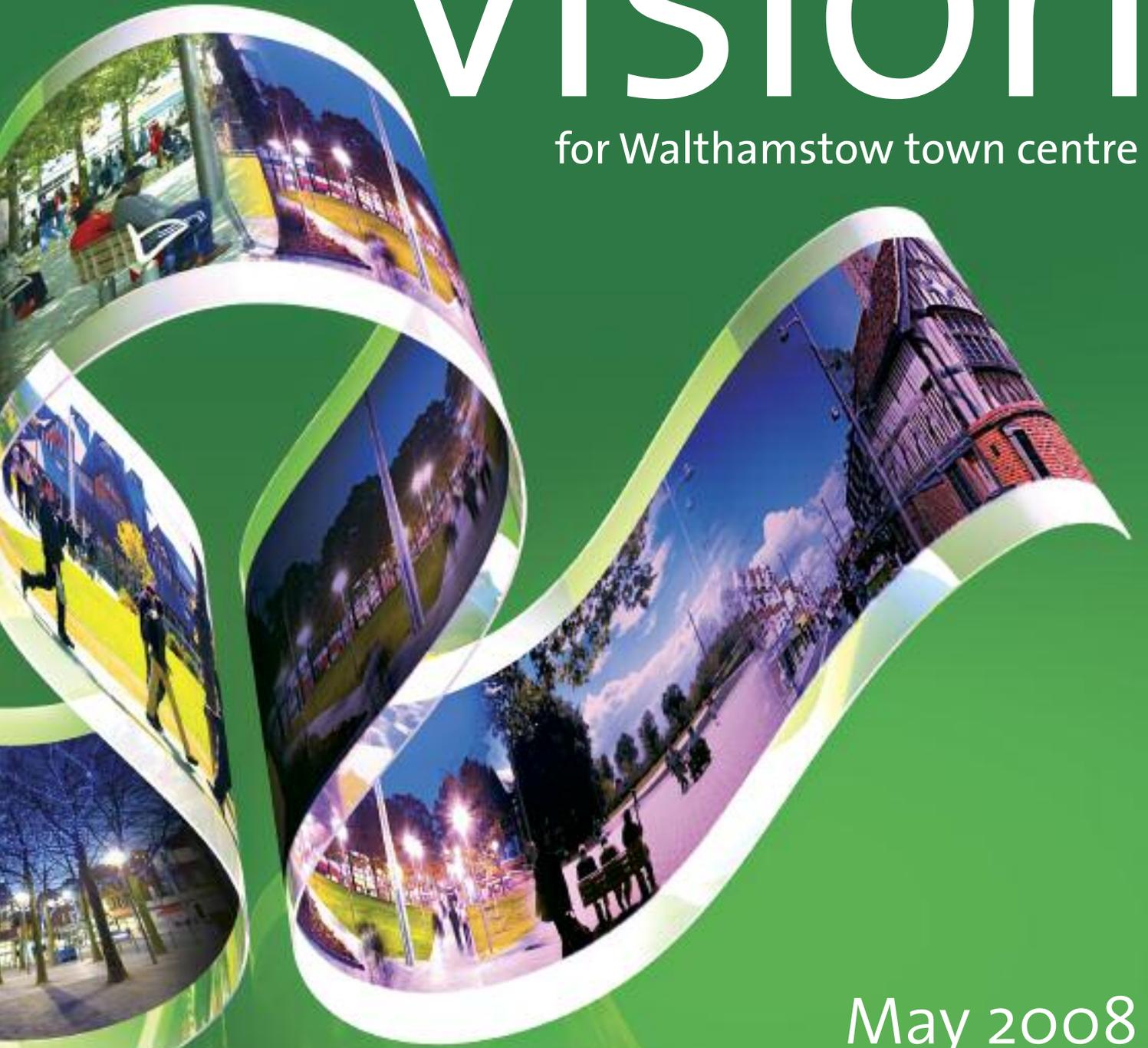


the ● ●  
**vision**

for Walthamstow town centre



May 2008

**Interim Planning Policy Framework**

[www.walthamforest.gov.uk/master-plan-ippf](http://www.walthamforest.gov.uk/master-plan-ippf)

# Walthamstow Interim Planning Policy Framework

London Borough of Waltham Forest

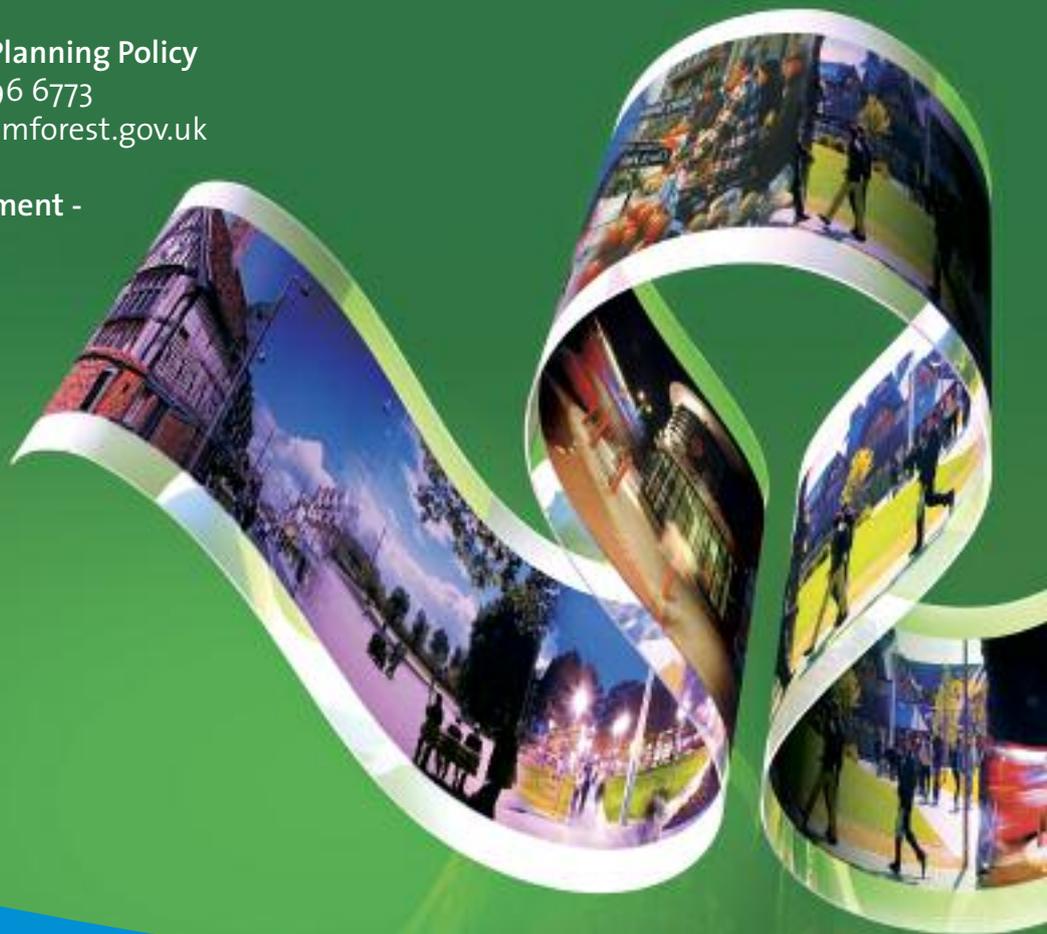
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## Foreword

I very much welcome the development of the masterplan for Walthamstow Town Centre and subsequent Interim Planning Policy Framework. It comes at an important time for the borough and Walthamstow, its major town centre, in the light of the developments of the shopping centre at Stratford City, International Station, other rail improvements and the London 2012 Olympic Park.

We have developed the guidance in the framework to reflect the masterplan, consultation findings, the most up-to-date national planning policy, the Mayor's London Plan, the Council's Unitary Development Plan and the Sustainable Communities strategic agenda. This work has been undertaken by the Prince's Foundation, who have provided International and highly regarded urban design expertise. This document, produced in partnership with local people and groups, puts revitalisation of the town centre, sustainable development and high quality design at the heart of future development in Walthamstow.

After a year of engagement this framework document represents the community, key stakeholder and council goals for a vibrant, inclusive, safe and well designed town centre. It guides developers and highlights the main issues developers should address in bringing forward planning applications. The masterplanning process in partnership with The Prince's Foundation, and the Council's stakeholder engagement is attracting attention across London.

I'm confident this framework will prove extremely useful in guiding future development and I encourage use of this document to achieve these shared objectives.

**Cllr Terry Wheeler**

Portfolio Holder Enterprise and investment

May 2008

# 1. Introduction



## 1.1 Background

Walthamstow is a vibrant suburban town centre that boasts a diverse community and historic housing stock proving increasingly popular with commuters wishing to take advantage of excellent public transport accessibility. The centre currently meets many of the daily needs of much of the community and is the primary town centre for the Borough. However, there are opportunities to further increase the town centre's appeal and the provision of services. The town centre faces a number of key challenges including: concerns about community cohesion, retail competition from ever expanding sub regional shopping areas (especially that proposed at Stratford City), sustainability issues and rising property prices threatening the balance of the community.

These challenges will require a new and innovative response, particularly in relation to changing demographics and the changing planning and environmental agendas. This is why the Council has entered into a partnership with the Prince's Foundation for the Built Environment, the GLA and the LDA in planning to improve the future of Walthamstow. The Council aims to:

- Build on the physical development progress made to date,
- Build on Walthamstow's strengths, particularly as a town centre servicing a diverse community and, its position as an important transport node with a distinct retail offer
- Accommodate over 2,000 new homes
- Improve the quality of the public realm and the environment
- Create a sustainable, vibrant and distinctive mixed use town centre

- Make this piece of work an exemplar for others seeking to plan for the future of their town centres in outer London.

### 1.1.1 Purpose of this document

At a time of increased pressures for development, particularly housing and changes to the planning system as a result of Planning and Compulsory Purchase Act 2004, Planning reform Bill and associated legislation and national guidance there is a requirement to provide clear guidance on the future of Walthamstow Town Centre in order to ensure that its future viability and diversity will be protected and enhanced in accordance with planning policy objectives. It is felt that the future viability and competitiveness of Walthamstow could be reduced unless there is a clear policy framework for the future development of sites within the town centre.

This Interim Planning Policy Framework (IPPF) is a non-statutory document which provides policy guidance that bridges the Unitary Development Plan 2006 (UDP) and more recent adopted national and regional policy. It seeks to ensure that during preparation of statutory planning documents, such as the Local Development Framework and Area Action Plan for Walthamstow, development proposals will not prejudice the long-term vision and viability of the town centre, but contribute positively to the town centre.

This IPPF should be applied to all planning applications involving land in the town centre as identified in the UDP and on the Walthamstow Masterplan pages 21-22 and the key areas maps (pages 23-26). We encourage pre-application discussions to help put the IPPF into practice, there is a charge for pre-application discussions as of 25 February 2008. If your site falls outside of the town centre area the Council's UDP and the Mayor's London Plan apply in the usual way.

The IPPF provides a shared vision agreed by, local residents and businesses and other key stakeholders, building on the Council’s key priorities identified later in this document, and adopted by the Council. This framework highlights the main issues developers will need to consider in any new build or re-development planned for the town centre.

The Council entered into a partnership with The Prince’s Foundation for the Built Environment to develop a Masterplan for the town centre. The Masterplan was developed through an innovative process called 'Enquiry by Design' - a collaborative planning and design tool that engaged community stakeholders, to create a vision for the town centre both pre and post formal consultation. Two stages of Enquiry by Design were held in February and May 2007, resulting in a Masterplan Report. The Masterplan Report sits alongside this IPPF and details of where to

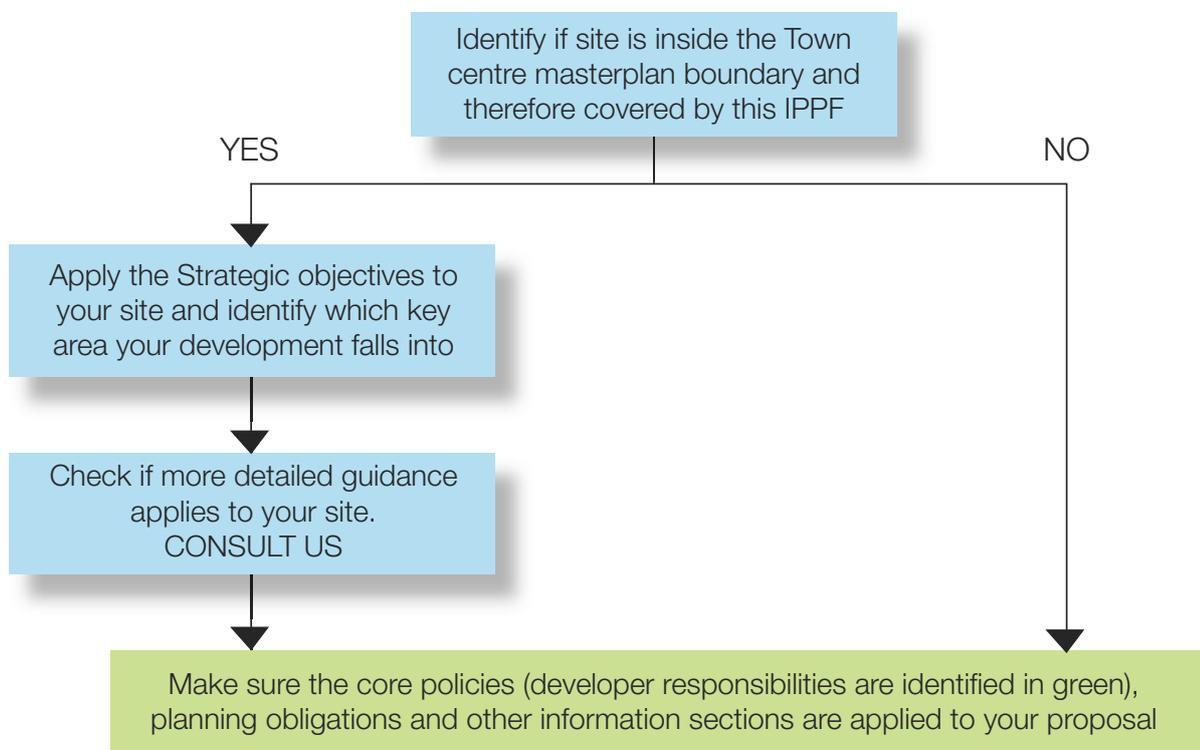
view the Masterplan is on the inside cover of this report.

### 1.1.2 Statutory weighting and planning applications

According to section 38(6) of the ‘Planning and Compulsory Purchase Act 2004’, applications for planning permission should be decided in line with the Borough’s UDP and other material considerations. This IPPF will be treated as a material consideration when deciding planning applications.

As this document reflects the most up-to-date intentions of the Council, the community, and national and regional planning guidance, applications that meet the IPPF’s aims will be encouraged. The IPPF will be treated as a material consideration in determining the most appropriate development of the site.

### 1.1.3 How to use this document



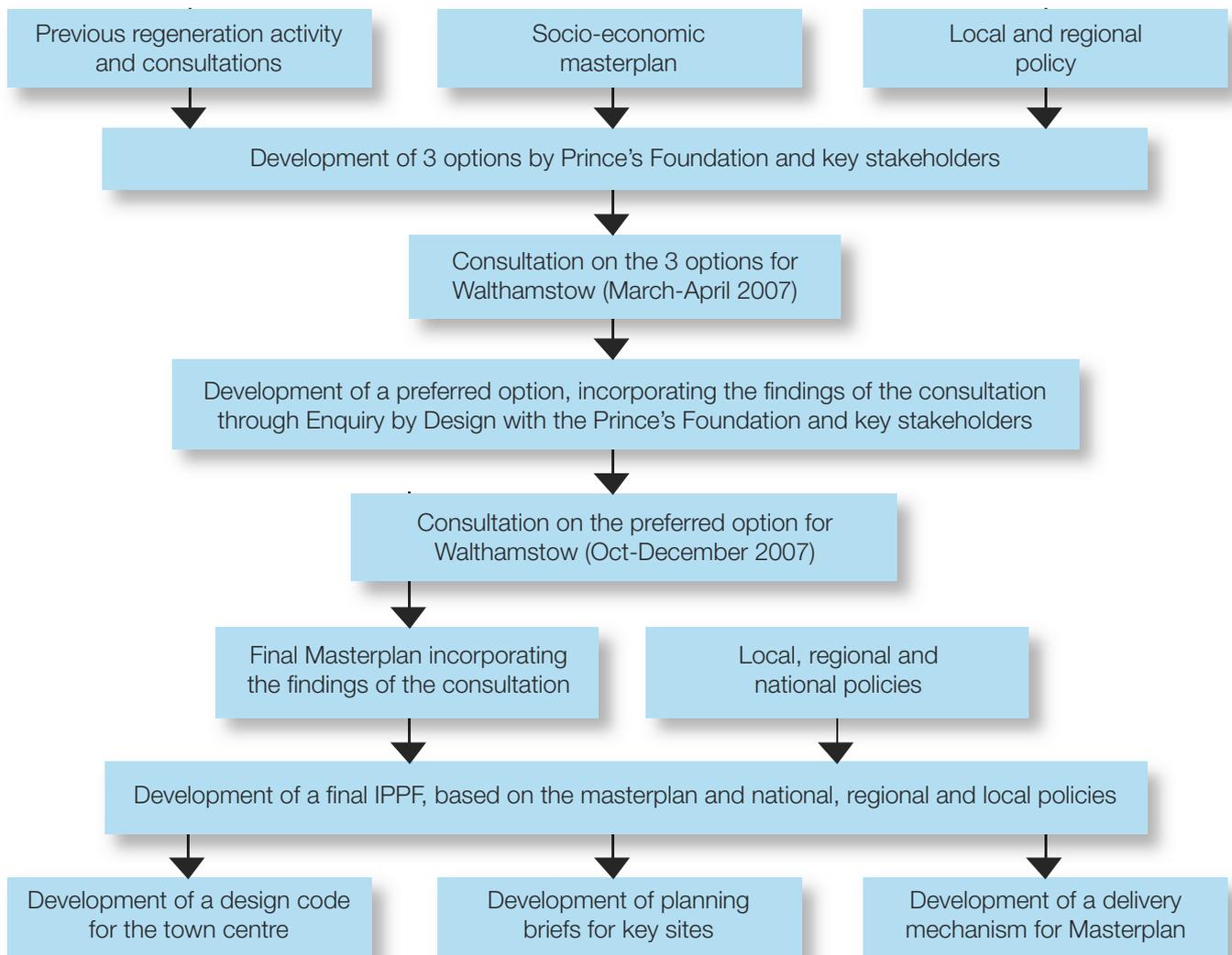
### 1.1.4 Development of the IPPF

The development of the IPPF for Walthamstow has been subject to the rigorous stakeholder engagement process as identified in national Planning Policy Statement 12 (PPS12).

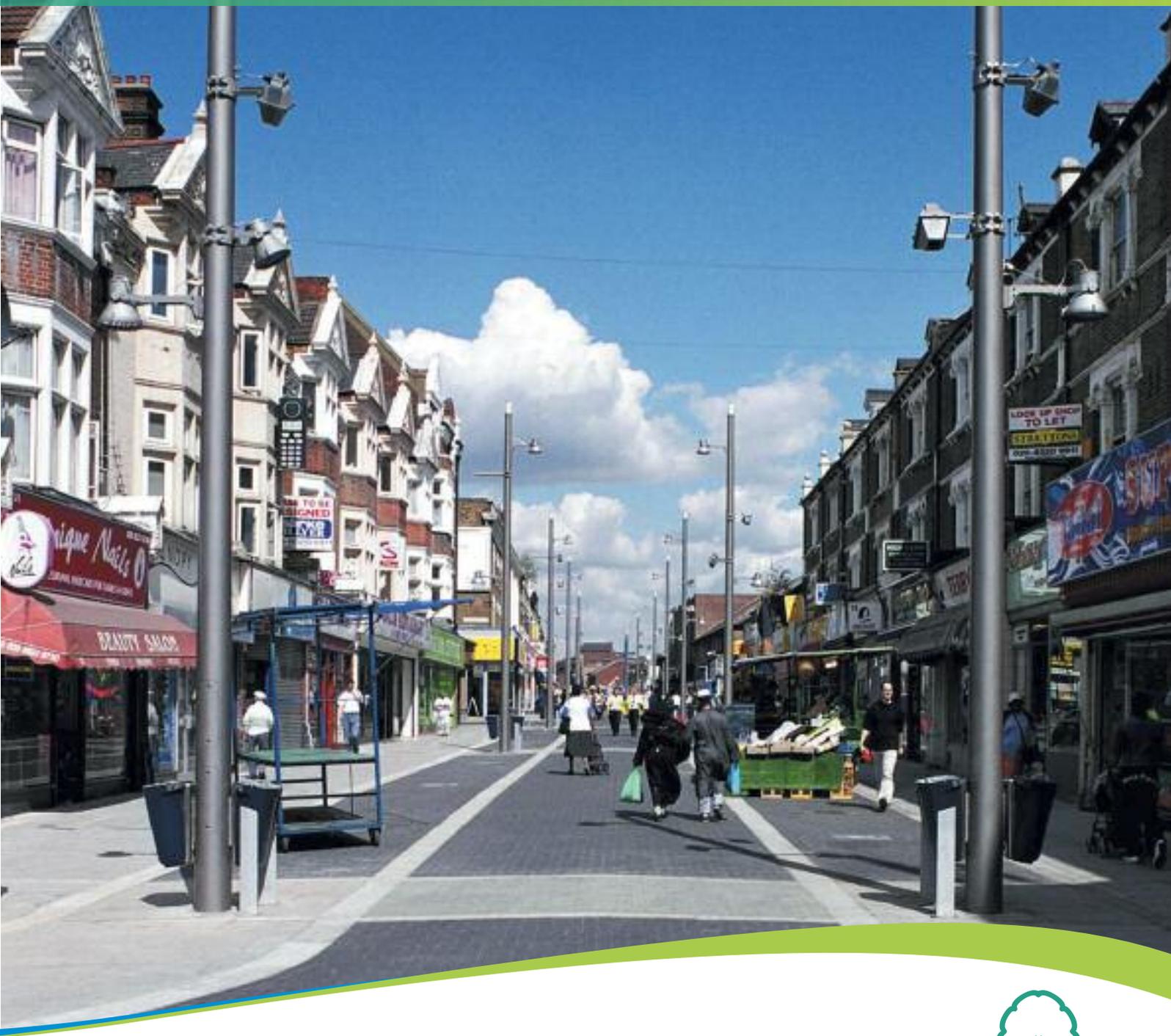
In addition to the work with the Prince's Foundation identified previously this framework has also been through 3 rounds of public consultation, where innovative approaches were used to ensure engagement with a wide cross-section of town centre stakeholders as possible - including those who do not traditionally engage in consultation processes

### 1.1.5 IPPF development process

There is also a Government requirement to reflect, in this IPPF, recent national planning policy statements and regional planning policy objectives as set out in the Mayor's London Plan. Of particular importance is the increasing emphasis placed on sustainable inclusive development, increased housing and intensification and greater mix of uses in suburban town centres; as well as the need to take into account Planning Policy Statement 6 (PPS6) which was published in March 2005 and provides the most up to date policy context for planning for the growth, enhancement and development of existing town centres. This has been adopted since the preparation of the Waltham Forest UDP.



## 2. Policy Context



All development proposals in Walthamstow Town Centre will have regard to the relevant national, regional and local planning policy documents. Further, the Council is committed to promoting sustainable development as a key objective with the effective protection of the environment, prudent use of natural resources, development of accessible and inclusive public and private spaces for all and development of a vibrant town centre which recognises the needs of everyone and encourages high and stable levels of economic growth and employment. Given the diversity and character of both the local community and the built environment the Council will seek to enhance the town centre's character and appearance. In compliance with current guidance, the Council is committed to improving and maintaining the public realm and public spaces in the town centre and will promote active uses around these spaces to ensure their use throughout the day and into the evening. This will help to combat anti-social behaviour in areas where there is currently a lack of natural surveillance.

The following section summarises the key planning policy considerations informing this document. Please note this document is not a substitute for reference to the Council's UDP, the London Plan or any other regional or national policy documents referred to here. It should be read in conjunction with these documents and provides guidance on how these policies specifically relate to development within Walthamstow Town Centre.

## 2.1 National Policy Context

Government policy is generally contained in Planning Policy Statements and guidance (PPSs and PPGs). These are a series of documents issued by Communities and Local Government setting out Government policy and advice on planning issues. The following section provides an outline of those national policies which relate to this document.

### 2.1.1 PPS1: Creating Sustainable Communities (2005)

PPS 1 reiterates the Government's commitment to sustainable development and to the creation of sustainable communities. PPS1 is guided by the following key principles:

- Use of an integrated approach, incorporating aspects of economic, social and environmental objectives
- Take into consideration and address the potential impacts of development on climate change - protection and enhancement of the environment
- Use of a spatial approach - all encompassing
- Encourage high quality, inclusive design
- Contain clear, comprehensive and inclusive access
- Produce policies, addressing the needs of diverse groups of people, reducing exclusion
- Place strong emphasis on community participation and involvement.

### 2.1.2 PPS 3: Housing (November 2006)

PPS 3: Housing underpins the delivery of the Government's strategic housing policy objectives and the government's goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live<sup>1</sup>.

To achieve this, the Government is seeking:

- To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.
- To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need.
- To improve affordability across the housing market, including by increasing the supply of housing.
- To create sustainable, inclusive, mixed communities in all areas, both urban and rural.

### 2.1.3 PPG4: Industrial and Commercial Development and Small Firms (November 1992)

PPG4 takes a positive approach to the locational demands of new business developments and in assisting small firms through the planning system. It reiterates one of the Government's key aims, to encourage continued economic development in a way which is compatible with its stated environmental objectives. The guiding principle of this document follows that economic growth and a high quality environment have to be pursued together.

### 2.1.4 PPS6: Planning for Town Centres (2005)

This document lays out the Government's objectives aimed at promoting the vitality and viability of town centres by:

- planning for the growth and development of existing centres; and
- promoting and enhancing existing centres, by focusing development in such centres and
- encouraging a wide range of services in a good environment, accessible to all.

### 2.1.5 PPG13: Transport (March 2001)

PPG13 aims to "integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight. It also aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car. To deliver these objectives, the guidance encourages local authorities to actively manage the pattern of urban growth, locate facilities to improve accessibility on foot and cycle, accommodate housing principally within urban areas and recognise that provision for movement by walking, cycling and public transport are important but may be less achievable in some rural areas"<sup>2</sup>

### 2.1.6 PPG15: Planning and the Historic Environment (September 1994)

This document outlines the Government's policies for the identification, recording and protection of historic buildings, conservation areas, and other elements of the historic

1: CLG Website 2: PPG13

environment. It recognises the contribution of this environment to the quality of life and to the creation of local distinctiveness, an essential aspect of our towns.

### 2.1.7 PPG17: Sport and Recreation (July 2002)

PPG17 outlines and recognises the importance of the planning system in the provision of adequate sport and recreation provision and in safeguarding open space, which holds recreational value. It seeks to protect existing and promote the creation of quality spaces, which are accessible and meet the needs of the community it serves.

### 2.1.8 PPS 22: Renewable Energy (2004)

The Government's commitments on climate change aim to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable competitive energy supplies. The Government has already set a target to generate 10% of UK electricity from renewable energy sources by 2010.

PPS22 requires that local authorities have regard to renewable energy sources, and make a commitment to recognise the full potential of renewable energy resources with the intention of incorporating such resources into developments where the technology is viable and the social and economic impacts can be satisfactorily addressed.

### 2.1.9 PPS 23: Planning and Pollution Control (2004)

The Government places great weight on the need to control and minimise pollution and recognises the key role which the planning system plays in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution. In this context, PPS23 advises that any consideration of the quality of land, air or water and potential impacts arising from development possibly leading to impacts on health is capable of being a material planning consideration in so far as it arises or may arise from or may affect any land use.

### 2.1.10 PPS 25: Development and Flood Risk (December 2006)

This statement sets out Government policy on development and flood risk. The Government's aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall<sup>3</sup>.

3: CLG website



### 2.1.11 Sustainable Communities: Building for the Future (February 2003)

This is a policy statement produced by the Deputy Prime Minister, which sets out the long-term programme of action for the delivery of sustainable communities in both urban and rural areas. The document focuses on housing supply issues and the quality of public spaces. The programme of action seeks to address issues around housing, planning and neighbourhood renewal. In the London region, the document highlights the greatest challenges as the need to provide more, better designed homes, improve transport to support development, raise education standards and skills and tackle crime, antisocial behavior and the fear of crime in the capital.

## 2.2 Regional Policy Context

### 2.2.1 The London Plan (February 2004) and further alterations (April 2008)

The London Plan sets out the Mayor's spatial vision and strategy, which provides a policy framework for London's development. It outlines an integrated social, economic and environmental framework for the future development of London for a 15-20 year period.

Six (6) key objectives underlie all the policies within the plan. These include:

#### Objective 1:

To accommodate London's growth within its boundaries without encroaching on open spaces

#### Objective 2:

To make London a better city for people to live in

#### Objective 3:

To make London a more prosperous city with strong and diverse economic growth

#### Objective 4:

To promote social inclusion and tackle deprivation and discrimination

#### Objective 5:

To improve London's accessibility

#### Objective 6:

To make London a more attractive, well-designed and green city

The plan recognises the single greatest challenge facing the capital as "how to accommodate substantial growth in London's economy and population at the same time as creating a more open and equitable society and preserving and improving London's heritage and environment"<sup>4</sup>. Key to the principle of this objective is that of sustainable development.

The issue in the London Plan which is especially pertinent to Walthamstow, identified in the Plan as a "Major Centre" is the creation of a sustainable suburban town centre which contributes to the delivery of housing growth whilst also developing and improving the retail, evening economy, commercial and employment offer for local people. This objective can be achieved through a greater mix of uses within the town centre, creating more sustainable movement of people and intensification of residential within the town centre, especially around transport nodes; these must be supported through high quality design of both buildings and open space to ensure safety and inclusivity for users.

4: London Plan

## 2.2.2 Accessible London: Achieving an Inclusive Environment - London Plan Supplementary Planning Guidance (SPG) April 2004.

This document provides further detail on the implementation of policies in the London Plan, which relate to and promote inclusive design and accessibility for all people regardless of disability age or gender. It encourages early consideration of access issues, explains the principles of inclusive design and how these principles could be incorporated into proposals, informs disabled people of what to expect from planning in London and identifies the legislation and policies aimed at promoting an inclusive and accessible environment for all.

Other relevant Regional Supplementary Planning Documents include:

- Planning for Equality and Diversity in London (October 2007)
- Providing for Children and Young People's Play and Informal Recreation (draft, October 2006)
- Sustainable Design and Construction (May 2006)
- Housing - covers both affordable housing and housing provision (November 2005)

## 2.3 Local Policy Context

### 2.3.1 Unitary Development Plan (UDP) - (April 2006)

Guided by national policies and the policies and principles in the London Plan, the Waltham Forest UDP makes proposals for land use allocations and sets the guidelines for deciding planning applications, guiding

development to meet the needs of the borough for new homes, jobs, shops and leisure facilities, without spoiling the built and open environment.

The UDP promotes town centres as the focus of the community for a variety of activities - shopping, local services, leisure and entertainment, commerce and housing. In this context, the policies and proposals focussing on town centre development are guided by the following objectives:

- To direct major new retail, leisure and other uses likely to attract many people to the borough's designated centres in line with Government policy advice. (PPS 6)
- To ensure, as far as it is practical to do so, that all residents of the borough have convenient access to shops, services and facilities.
- To maintain and enhance the character, vitality and viability of the borough's town centres and encourage physical and economic regeneration.

The borough's town centres, although they play such an important role as the community focus, suffer from problems of traffic congestion, poor environment, a lack of particular shop types and other supporting facilities. To remain viable and continue their growth, the town centres need to tackle these problems in order to continue to attract the level of investment required to retain their viability and vitality.

The Mayor's new planning powers, coming into effect in April 2008, must also be considered. The Mayor will have the power to take on and decide planning applications in Greater London which are of strategic importance, in place of the local planning



authority, where he considers this appropriate. This would apply to strategic applications, known as applications of potential strategic importance. These applications must also meet a policy test for the Mayor to take these on. Please speak to Planning Policy or Development Management for more information.

### 2.3.2 Supplementary Planning Guidance Notes

These guidance notes provide detailed guidance on a range of planning matters, expanding further on the policies contained in the adopted Unitary Development Plan (UDP).

- **SPGN 1:**  
Residential Development Standards (adopted June 1996)
- **SPGN 2:**  
Dwelling Conversions - Self Contained Flats (adopted June 1996)
- **SPGN 3:**  
Dwelling Conversions - Non Self Contained Flats and Bedsitters (Including Bed and Breakfast Accommodation) - (adopted June 1996)

- **SPGN 4:**  
House Extensions (adopted September 1996)
- **SPGN 8:**  
Shopfront Design Guide (adopted June 1999)

### 2.3.3 Statement of Community Involvement (SCI) (2007)

The SCI is the first of a host of documents, which will form the Local Development Framework, to have been adopted. The Statement of Community Involvement is a planning document, which sets out the Council's approach to involving the community in the production of planning policy documents and in considering planning applications.

### 2.3.4 Other Informative Documents

- Transport Assessment Best Practice Guidance Document (May 2006) - TFL
- Planning and Access for Disabled People: A Good Practice Guide (March 2003) is a practical example of the Government's support for the European Year of The Disabled.

## 2.4 Regeneration Policy Context

The planning framework sits within and seeks to support a range of wider and relevant policies and objectives.

### 2.4.1 Sustainable Communities Strategy - place shaping agenda 2008

The Council is in the process of producing a “Sustainable Communities Strategy” which aims to set out the long term objectives and ambitions for the Borough in its wider geographical, economic and social setting. The strategy has highlighted some key challenges the Council needs to address. The IPPF goes some way to addressing these challenges:

- Our population is changing rapidly and will continue grow in diversity, the strategy raises the issue of how the borough will provide for future housing growth
- Regeneration in East London will bring employment opportunities for all our community, and we need to make sure local people have the right skills for these jobs – and that transport is improved so they can get to them easily
- Need to ensure that people who move into Waltham Forest are successful and want to stay. We want our borough to be a place people choose to live and work. The strategy looks at how wealth will be created and retained within the borough
- To get the best for our families and future generations, we need to decide what kind of place we want Waltham Forest to be – and work together to make it happen.

### 2.4.2 Regeneration and Investment Strategy - Oct 2004

This identifies the vision for regeneration in Waltham Forest up to 2012 as being the achievement of a cycle of continual investment in the borough, with the creation of new industries and investment in the training of highly skilled residents who will be able to work locally and in neighbouring areas. Working closely with partners in the public, private and voluntary sectors with community participation is at the heart of the Council’s approach.

The Strategy lays out dynamic plans for new jobs, more homes, improved health, education, training and investment in key sites. The future development of the borough will be directed in a co-ordinated way to deliver sustainable communities, managing the achievement of a high quality urban environment which will be at the heart of London’s renaissance. It will be updated in the wake of the new Sustainable Communities Strategy for the borough.



### 3. Walthamstow



## 3.1 Strategic objectives

These objectives have emerged from the Masterplan process with the Prince's Foundation and stakeholder consultation.

### 3.1.1 Offering a wide mix of uses within the town centre

Mixed-use development creates greater use of buildings and areas throughout the day and night, promotes more sustainable forms of development, strengthens local communities and reduces the need to travel.

This framework supports the development of mixed-use proposals within the town centre to increase the vibrancy, safety and sustainability of Walthamstow (ref pages 22-25 for details of potential mix of uses). A greater mix of uses leading to a more sustainable local economy can be developed through retail and commercial provision and offering opportunities for training of local residents, increasing the skills base of local people to fill these employment vacancies.

Through the creation of a mixed use town centre the range of activities and interests can be promoted and extended. A wide range of uses already exist within the town centre, but these can be developed and widened further, especially leisure activities, evening economy, café culture, markets and local businesses. An integrated and holistic approach to management of this diverse range of activities both developed and developing, and

promotion and marketing of the town centre, will enable all components to contribute towards a defined vision.

### 3.1.2 Providing both mixed tenure and mixed income housing within the town centre

Delivering high quality housing with a choice of tenures and sizes that are accessible for all creates popular and desirable communities. This approach encourages community cohesion and stability by enabling households to remain within the town centre through different life stages.

This framework incorporates a range of housing styles and types, along with a mix of uses. The need is not just for dwellings but for a raft of facilities and amenities to be provided close by to reduce reliance on cars and public transport, resulting in a more sustainable environment in which mixed tenure can thrive.

### 3.1.3 Creation of a sustainable town centre through the provision of accessible neighbourhoods

Daily needs are within easy access of most residents, ensuring these needs can be met without the need for car journeys. With good design, which takes into account accessibility and permeability, more people will actively use local streets, enhancing their vitality and their safety. Local employment opportunities are facilitated within the town structure rather than being 'zoned', providing the community with a firm economic base,

supporting associated uses such as retail, entertainment and catering and enhancing the self-containment of the town centre.

Development will promote blocks of buildings that are fully permeated by an interconnected street network, which encompass a clear and legible ordering system and will promote sustainable use of Walthamstow. This system must recognise a hierarchy between urban spatial and building types and their individual parts in relation to the whole of the town centre.

### 3.1.4 Creation of a quality environment

New developments need to respect the complex character of Walthamstow and take into consideration its uniqueness of place, employing and connecting a variety of enclosures and open spaces to make people always aware of being in a place.

The spaces created need to be inclusive and accessible, constructed and maintained to a high level and to take issues of community safety, sustainability and accessibility into consideration when being designed.

### 3.1.5 Promotion of a high quality of design through-out the town centre

Design must relate to its surroundings, adapt to climatic conditions, minimise energy consumption and relate to human scale. Design which has been created using care and

attention, with reference to accessibility, inclusivity and sustainability, making it likely to last and be valued by future generations and helping to provoke an emotional value along with a personal and cultural relevance, should be promoted.

To achieve these objectives applicants should show how their proposed development contributes to this vision:

- Significantly improves the natural and built environment by considering high-quality inclusive design and sustainable technologies in developments
- Contributes to a successful economy and meets the needs of all the community
- Contributes to attractive streetscapes and interesting and inclusive public spaces, making the town centre a popular and safe visitor attraction
- Makes sure different housing types and sizes are available, contributing to the promotion of a mixed and balanced community
- Makes sure that a mix of land-uses are provided to ensure the needs of all sections of the community are met in a sustainable way
- Takes advantage of Walthamstow's public transport accessibility and contributes to easing movement around the town centre



## 3.2 Key Areas

This IPPF aims to create a vibrant social, economic and environmentally sustainable suburban centre built on strong foundations of cultural diversity and local character. The IPPF aims to deliver a town centre which has a unique retail and evening/ cafe offer; building on the opportunities of the street market and the cultural diversity of the community and tapping into the excellent transport links to both Epping Forest and the City.

It is an objective that Walthamstow becomes an exemplar for sustainable living with daily needs being met within the town centre, removing the reliance on cars and increasing the opportunities for social interaction and the development of community cohesion. New innovatively designed mixed-use developments will be sympathetically

integrated into the historic heart of the town centre, meeting the need for housing and supporting infrastructure growth in the borough.

The plan below shows the potential sites for development as identified in the Walthamstow Masterplan May 2008





- Proposed new buildings
- Existing buildings
- Green space - public
- Green space - private

- School green - potential for dual use
- Key public open spaces
- Squares - hard surface
- Improved market stalls

- Boundary of existing bus station
- Major childrens play area
- Existing trees

South Grove & St. James

West end of High Street

Mid High Street (existing Sainsburys)

Town Centre Square and Shopping centre

Walthamstow Central Station

The below plans show land use potential for development areas in the town centre as identified in the Walthamstow Masterplan May 2008

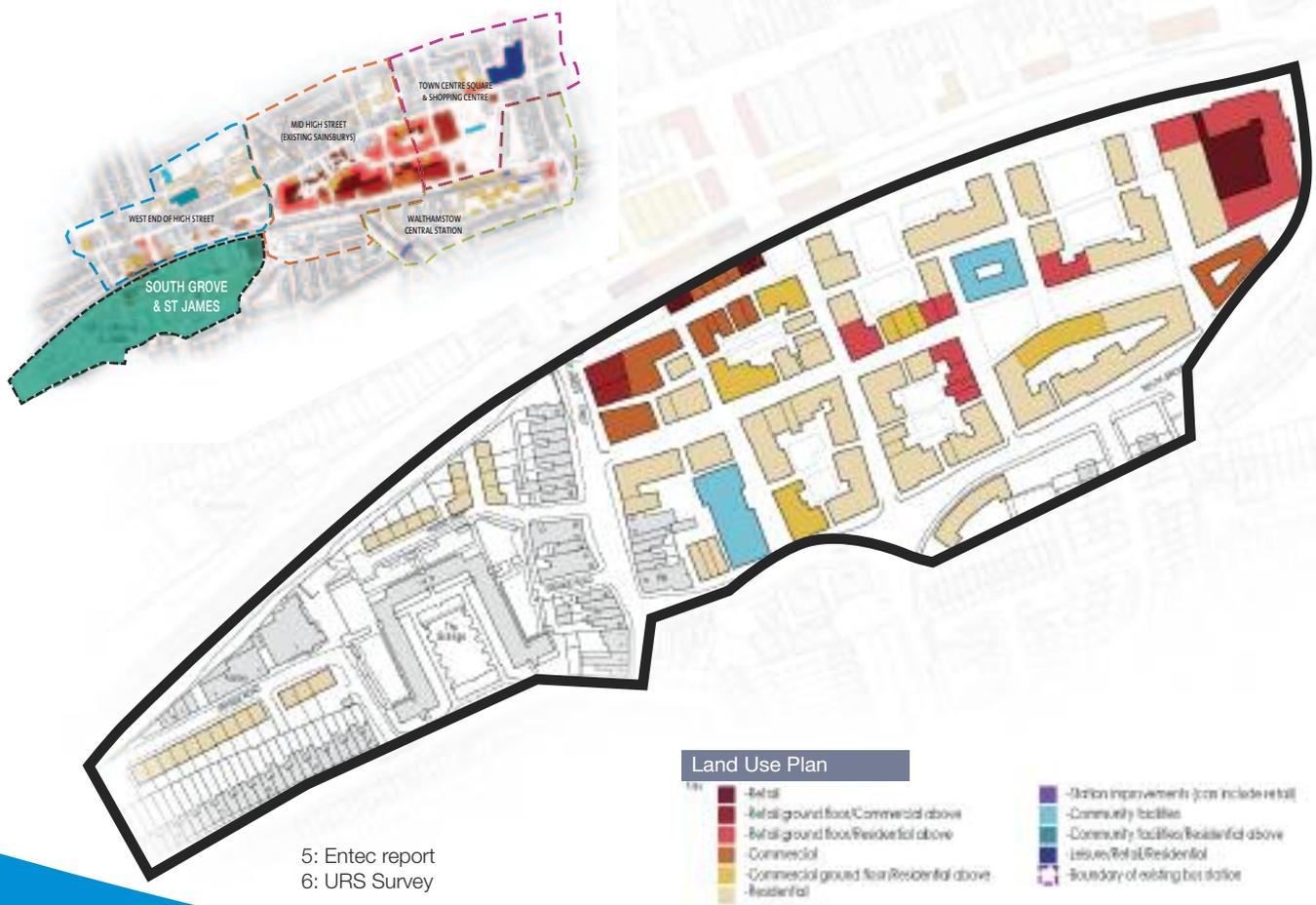
### 3.2.1 South Grove/ St James Street

Following the work in the preparation of this strategy, the Council’s intention is that this area should be identified as a key opportunity area for mixed-use redevelopment in the future. In particular its proximity to St James Street Station gives the opportunity to intensify the mix of uses and development densities.

As a section of this area is currently designated as a Borough Employment Area within the borough’s adopted UDP any future proposals for redevelopment may involve a formal departure from the Council’s existing planning policies. In this regard the recent Housing Land Availability Assessment (HLAA)<sup>5</sup> and Employment Land Survey<sup>6</sup> identified this

site as having housing potential. Where this involves the displacement of an existing employment use or employment foospace the Council will first need to be satisfied that this can be reprovided at a satisfactory alternative location nearby.

Work on this masterplan suggested that approximately 850 new homes could be located in this area, bringing greater vibrancy to the western end of the High Street and to St James’s Street. Also proposed is the provision of new open space and community facilities and a new supermarket and commercial units providing additional employment opportunities.



with thanks to The Princes Foundation for this land use plan

### 3.2.2 High Street

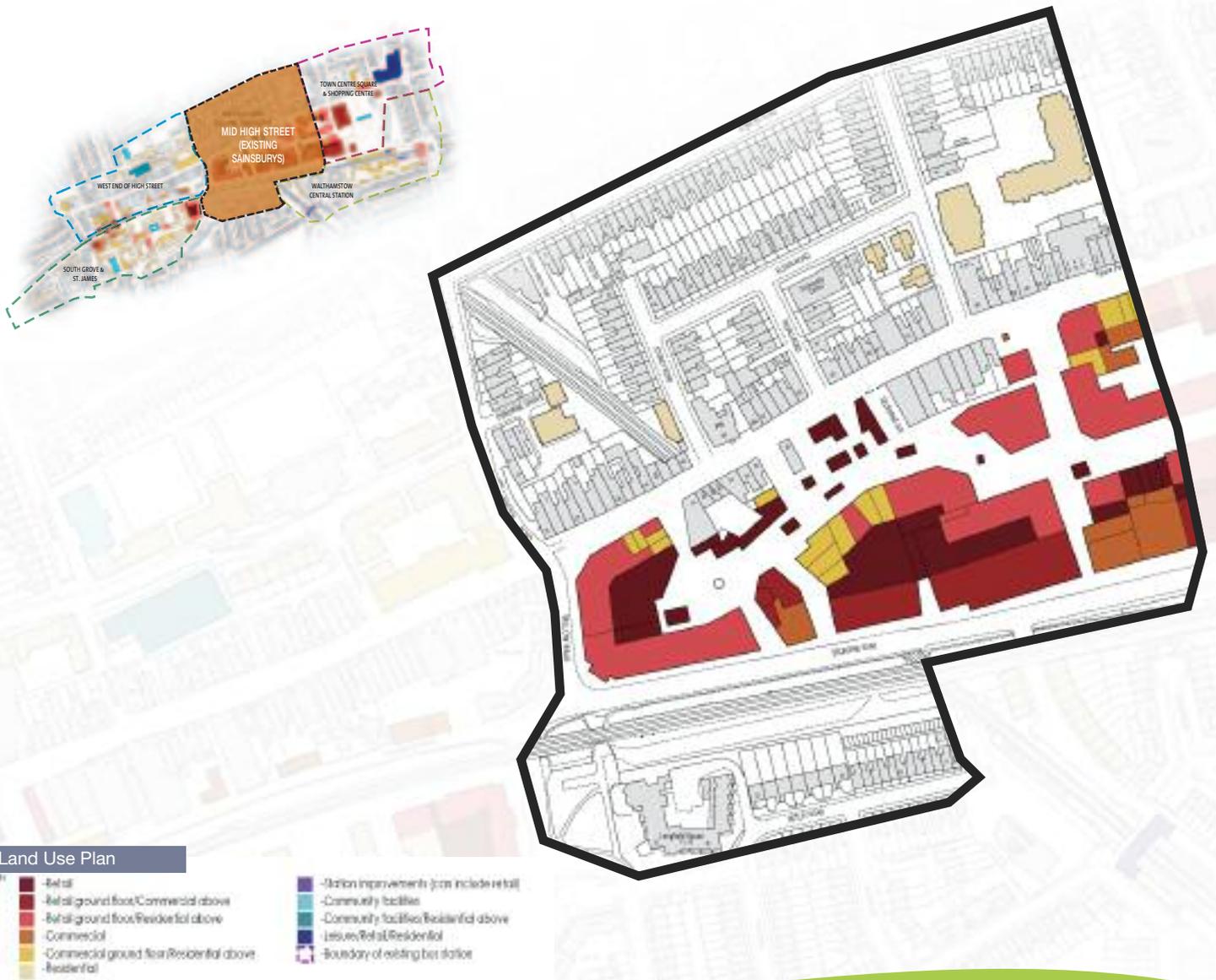
This area is seen by many as the focal point of the town centre and has been identified as a significant opportunity area. There is opportunity to add to the retail offer, provide additional commercial space, develop the evening economy and provide residential above existing and proposed uses to increase vitality and natural surveillance along the High Street.

The Market is the historic heart of the town centre and is seen as a key asset to Walthamstow. Whilst the Market is not subject to any current planning proposals, and

therefore is not focussed on in this document, the Council is committed to strengthening this key asset.

In addition, the vibrancy and diversity of the town centre can be built on through additional designing of the town square to enable café seating and specialist markets to attract additional visitors to the town centre.

It is estimated that a total of 1140 new homes could be created in the High Street area, mainly from major redevelopment schemes as well as smaller infill developments.

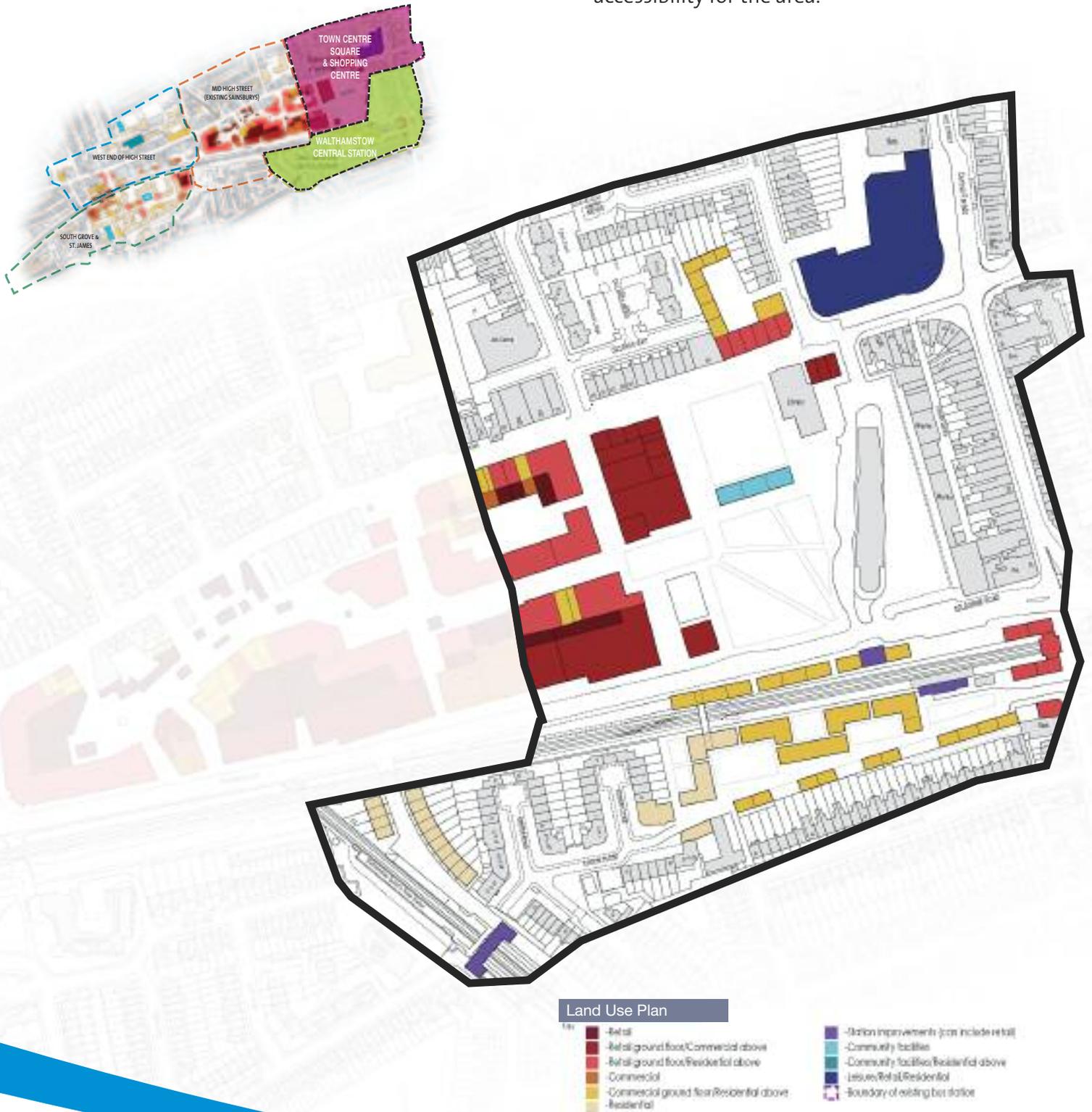


with thanks to The Princes Foundation for this land use plan

### 3.2.3 Central/ Town Square

This area is seen as the main transport hub and it is considered there is a prime opportunity to increase the intensification of housing and commercial provision around this

transport node. It is estimated that potentially a total of 380 new homes could be created in this area. In addition to this intensification, there will need to be a commitment to extend and improve the excellent transport accessibility for the area.

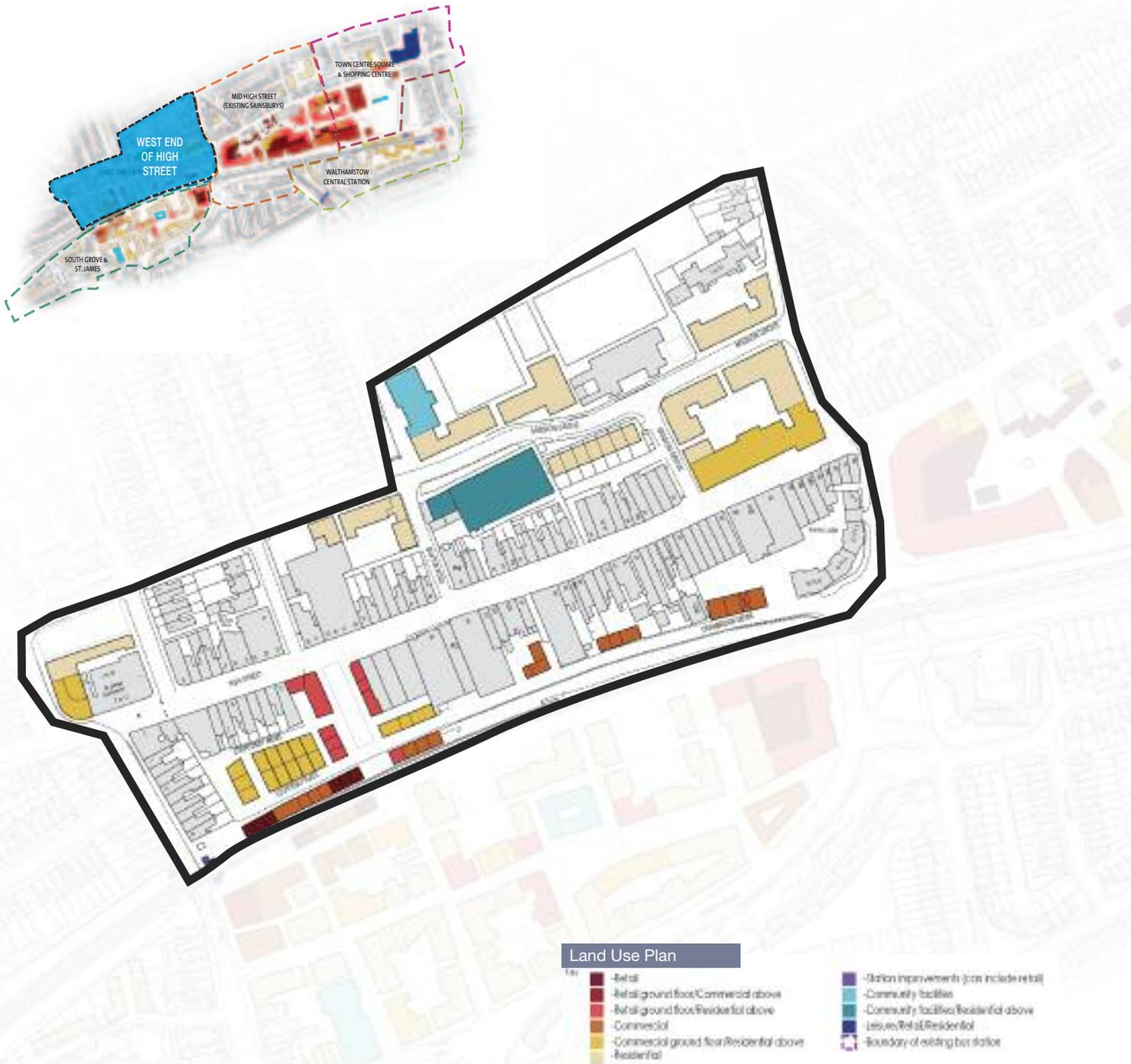


with thanks to The Princes Foundation for this land use plan

### 3.2.4 West End

This area is considered suitable for infill residential and community developments, in keeping with the existing residential nature and physical scale of the area. It is considered a total of approximately 70 homes could be

generated in this area. This area has potential for increased evening uses such as leisure, café restaurant and other associated evening economy uses, building on the existing provision.



with thanks to The Princes Foundation for this land use plan

# 4. Core Policies



## 4.1 Land Use

### 4.1.1 Mixed uses

The UDP refers to national policy (PPS1 and PPS6) and the London Plan which provide guidance on mixed use development especially in town centres. In line with planning guidance these policies are however not re-iterated in the UDP and therefore reference needs to be made to these documents regarding mixed-use development.

These policies stress the importance of mixed-use development and the contribution this type of development makes to a sustainable town centre and to strengthening local communities (LP 2A.1). The London Plan states that mixed-use development creates greater use of buildings and areas throughout the day and night, promotes more sustainable forms of development and reduces the need to travel.

All proposed new developments should:

- Seek to ensure wherever increases in office floorspace are proposed they should provide for a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in the London Plan (LP 3B.4)
- Seek to work with retailers and others, where appropriate, to prevent the loss of retail facilities that provide essential convenience and specialist shopping and to encourage mixed use development (LP 3D.3)
- Seek to promote and intensify retailing, services, employment, leisure and housing in town centres and opportunities for mixed-use development (LP 5B.1)
- Create an inclusive environment to the highest standards of accessibility and inclusion and addresses the needs of a diverse population. (LP 3A.14 & 4B.5)

### 4.1.2 Retail

Walthamstow Town Centre is designated as a major town centre in the London Plan. The Council will see to maintain and enhance the vitality and viability of the Borough's designated centres (UDP TRL1).

The Council will work in partnership with interested groups and stakeholders to promote regeneration of the borough's designated centres including through mixed-use development. Where necessary the Council will identify and assist in the assembly of sites whose redevelopment will offer opportunities to improve overall vitality and viability (UDP TRL4).

All proposed new developments should:

- Take account of UDP policies relating to primary, secondary and non-designated frontages when developing an application for retail use in any of these areas (UDP TRL 5-7)
- Consider the impact of the proposal on amenity, character and function of the frontage in which the proposal is to be located (UDP TRL11)
- Take into account, where appropriate, in addition to UDP policies TRL5-10, the following factors in relation to A3, A4 and A5 uses:
  - The specific nature and size of the proposed development
  - The proposed hours of operation
  - Implications on traffic congestion and parking
  - The character of the area and the concentration and existing level of disturbance from other A3 and similar uses

- The proximity of residential accommodation
- The practicality of providing extract ducting ventilation and/ or noise insulation (UDP TRL12)
- Seek to provide, if retail over 2,500sqm gross floorspace or a major development attracting large numbers of visitors/ customers (including public interchanges and leisure facilities):
  - Public conveniences (including disabled person's toilets)
  - Baby changing and feeding facilities
  - Cycle parking facilities
  - Recycling facilities

#### 4.1.3 The Market

Proposed new developments incorporating a permanent outdoor market will need to:

- Demonstrate that the existing market in Walthamstow Town centre will not be adversely affected (UDP TRL18)

#### 4.1.4 Commercial Units

The London Plan seeks to promote housing development through the redevelopment of low-density commercial sites to secure mixed-use residential development (LP 3A.2)

There is a UDP designated employment area on the South Grove key area, however the recent Housing Land Availability Assessment (HLAA) has also identified this as a potential housing site. This plan seeks to build on the good transport links of the area to provide a mixed-use development providing retail, commercial and residential uses, therefore resulting in a probable net gain of employment uses as well as intensification of this opportunity area.

Proposed new developments should:

- Seek to demonstrate re-provision of employment activity as part of a mixed use development if on currently designated employment land

#### 4.1.5 Community Facilities

The Council will seek to retain community facilities. Where retention of an existing facility is impractical, the Council will seek redevelopment for a suitable use including mixed-use development. The Council will encourage community facilities to tackle social exclusion (UDP GCS2).

Proposed new developments including community facilities will need to demonstrate:

- That the development meets criteria set out elsewhere in the UDP and this IPPF relating to design and built form, compatibility with the surrounding area, including impact on neighbouring uses, and suitable parking provision
- That where necessary adequate amenity space has been provided
- That the site is convenient for pedestrian access and access by public transport (UDP GCS1)

#### 4.1.6 Education

The availability of adequate infrastructure to meet the needs of the development (including schools and open space) or the potential of the development to rectify any shortfalls will also be taken into consideration (UDP HSG 5). Where development will require additional capacity to be created in local schools, the developer will be required to fund the additional capacity through planning obligations.

#### 4.1.7 Health

The impact of developments on the capacity of health services will be kept under review. The Council will consult with the Waltham Forest Primary Care Trust on all relevant planning applications and, where an increased demand for additional health provision would result from a proposal, will seek planning obligations towards additional provision within the catchment area of the development.

#### 4.2 Housing

In line with policy HSG2 of the adopted UDP, proposals for new housing from unidentified land and building will be welcomed in principle to increase the supply of new dwellings in line with the London Plan targets.

##### 4.2.1 Density

All proposed new developments should support the Council's objective of maximising the amount of housing in the borough, and therefore should:

- Seek to develop previously developed land (UDP HSG5)
- Demonstrate efficient use of land in all cases, but especially in areas with convenient access on foot to a good range of shops and services and the highest Public Transport Accessibility Levels (PTALs) – (PTALs 5 and 6) where the highest intensity of use will be sought (UDP HSG5)
- Be aware of both the UDP and London Plan policies on housing density. The latest density policy in the London Plan is set out in the Further Alterations published in 2006. Following the 2007 Examination in Public (EiP) at City Hall and publication of the EiP Panel's report, these are now material planning considerations and

expected to be finally adopted during early 2008. (Please refer to table 3A.2 of the London Plan identifying the density matrix of habitable rooms per hectare). The 'urban' location of Walthamstow (with PTAL levels of 4-6) in the further alterations has an density of 200-700 hrph

- Seek to ensure the highest possible intensity of use compatible with the local context (LP 4B.3)
- Seek to promote higher density development in close proximity to the transport nodes of Walthamstow Central and St James Street Station (LP 4B.3) and UDP PTAL levels
- Demonstrate, if a tall building is included in the scheme, how the development creates an attractive landmark enhancing London's character, helps to provide a coherent location for economic clusters of related activities and/ or acts as a catalyst for regeneration and takes into account design and impact on their surroundings. (LP 4B.8)
- Demonstrate compliance of any tall building with the criteria identified in Policies 4B.1, 4B.3 and 4B.9 of the London Plan (LP4B.8)
- Demonstrate any potential benefit of public access to the upper floors of tall buildings and developers may be requested to provide such access (LP 4B.8).

##### 4.2.2 Urban Design (refer also to the General Urban Design section page 36)

All proposed new developments should:

- Be well designed and make a contribution to promoting urban renaissance and quality of life (UDP HSG4)
- Demonstrate, where appropriate, how potential objections to high levels of noise, air pollution or other environmental constraints are to be overcome (UDP HSG5)

- Have regard to the privacy and reduced impact requirements of UDP PSC 3 and 5
- Demonstrate highest quality design, in particular:
  - Meet the requirements of the View Protection Framework set out in London Plan Policy 4B.15
  - Be suited to their wider context in terms of proportion and composition and in terms of their relationship to other buildings, streets, public and private open spaces, the waterways or other townscape elements
  - Be attractive city elements as viewed from all angles and where appropriate contribute to an interesting skyline, consolidating clusters within that skyline or providing key foci within views
  - Illustrate exemplary standards of sustainable construction and resource management and potential for renewable energy generation and recycling
  - Be sensitive to their impact on micro-climates in terms of wind, sun, reflection and overshadowing
- Pay particular attention, in residential environments, to privacy, amenity and overshadowing
- Be safe in terms of their own integrity and the safety of occupiers and have an acceptable relationship to aircraft, navigation and telecommunication networks
- Be appropriate to the transport capacity of the area ensuring adequate, attractive, inclusive and safe pedestrian and public transport access
- Provide high quality spaces, capitalise on opportunities to integrate green spaces and planting and support vibrant communities both around and within the building
- Where appropriate, contain a mix of uses with public access, such as ground floor retail or cafes
- Relate positively to water spaces taking into account the particular needs and characteristics of such spaces. (LP 4B.9)



### 4.2.3 Accessibility

The UDP and London Plan requires all future development to meet the highest standards of accessibility and inclusion, therefore all proposed new developments should:

- Provide a range of dwelling sizes and types of both family and non-family households (UDP HSG9)
- Seek to achieve inclusive design and accessibility in all new housing developments and ensure that:
  - All new housing is build to 'lifetime homes' standards
  - 10% of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (UDP HSG10 and LP 3A.4)
- Demonstrate how inclusive design ensures developments:
  - Can be used easily by as many people as possible without undue effort, separation, or special treatment
  - Offer the freedom to choose and the ability to participate equally in the development's mainstream activities
  - Value diversity and difference (LP 4B.5)
- Provide an Access Statement showing how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development, and how inclusion will be maintained and managed. (LP 4B.5)

### 4.2.4 Affordable Housing

- The Council will negotiate for the maximum reasonable amount of affordable housing in new housing development (as per LP 3A.7). It will aim to achieve the Mayor's overall target of 50% of the total of new housing from all sources including;
  - a) Local authority developments including estate renewal
  - b) Registered social landlord developments
  - c) Low cost market housing, where it can be shown to be affordable
  - d) Private residential development qualifying under UDP HSG7 secured through planning agreements or conditions
  - e) Vacant property brought back into use
  - f) Provision from non self contained accommodation (UDP HSG6)
- The indicative target for affordable housing from private development is 50% for individual schemes of 0.5 ha and above or 10 units or greater (Consolidated London Plan 2008)
- Developers should also be aware of LP 3A.8 which seeks the maximum reasonable amount of affordable housing for schemes over 10 units (LP 3A.8)
- A ratio of 70:30 (social rented to intermediate housing) on all affordable housing will be sought (UDP HSG7)

All proposed new developments should:

- Seek to comply with the Council's above policies relating to affordable housing

#### 4.2.5 Housing mix

The Council has a commitment to maintaining the integrity of existing housing stock within the town centre.

A draft SPD is being produced which will give clarity on house to flat conversions.

The Council would encourage all proposed new developments to:

- Be discussed with Development Management if considering house to flat conversions appropriate to the surrounding housing mix, taking into consideration family need, external amenity space and not providing family units higher than 6 storeys

#### 4.2.6 Private Amenity Space

The Council would encourage all proposed new residential developments to:

- Have access to a useable space such as traditional garden, roof-top garden, courtyard or large balcony and refer to the requirements of UDP PSC2.
- If suggesting a reduction in amenity space ensure discussions are entered into with planners regarding financial contributions to improve, protect and encourage the use of existing open space

## 4.3 Environmental Sustainability

### 4.3.1 Sustainability Statement

Environmental Sustainability is central to regenerating the town centre. All applications in the town centre must be accompanied by a Sustainability Statement. This statement must cover the following sub-headings of energy, water, nature, waste and recycling, pollution control and construction materials.

### 4.3.2 Energy efficiency and renewable energy

All proposed new developments should:

- Seek to support the principles of higher density development around transport hubs and encourage a mix of uses within the town centre
- Seek to ensure that issues affecting design, density, location and orientation have regard to the principles of energy efficiency (UDP WPM20)
- Incorporate and enable 10% of total predicted energy consumption to be from renewable energy sources, through on-site generation for all new commercial/ industrial developments over 1000sqm and housing developments of 10 or more units (UDP WPM21)
- Refer to the London Plan Further Alterations Policies Chapter 4 for full details of renewable energy criteria
- Achieve a 20% reduction in CO<sub>2</sub> from on-site renewable energy reduction (LP 4A.7 further alterations)
- Work in partnership to identify and establish heat and power network opportunities (LP 1.12 recommendation following further alterations)

- Consider renewable energy technology and design, including: biomass fuelled heating, cooling and electricity generating plant, biomass heating, combined heat, power and cooling, communal heating, cooling and power, renewable energy from waste (Policy 4A.21) photovoltaics, solar water heating, wind, hydrogen fuel cells, and ground-coupled heating and cooling in new developments wherever feasible (LP 4A.7 further alterations)
- Demonstrate, where applicable use of BREEAM Standards for developments
- Evaluate combined cooling, heat, and power (CCHP) and combined heat and power (CHP) systems and where a new CCHP/CHP system is installed as part of a new development, examine opportunities to extend the scheme beyond the site boundary to adjacent areas (LP4A.6 further alterations)

#### 4.3.3 Water conservation and flood defence

All proposed new developments should:

- Incorporate, where possible, measures to reduce the demand for water from the mains supply network (UDP WPM17)
- Where required submit a Flood Risk Assessment in accordance with PPS25 and present flood protection measures in development proposals (UDP WPM18)
- Where surface run-off will be increased utilise Sustainable Urban Drainage techniques wherever possible, and if not

incorporated explain why they are not practicable (UDP WPM19)

#### 4.3.4 Nature conservation and biodiversity

All proposed new developments should:

- Seek to protect, where required, those species given special protection in law. The Council will impose conditions where appropriate and seek to use its powers to enter into planning obligations to:
  - Facilitate the survival of individual members of species
  - Reduce disturbance to a minimum
  - Provide adequate alternative habitats to sustain at least the current levels of population (UDP ENV6)
- Demonstrate, where appropriate, how development of historic parks, gardens and formally laid out areas (as identified in the UDP) do not harm the character, appearance, setting or features of this area (UDP ENV15)
- Seek to provide suitable open space in proposals for major new residential developments and/ or, where opportunities arise, provide new parks and open spaces which are accessible and inclusive for all (UDP ENV16)
- Contribute to the provision of, easily accessible, safe and stimulating play areas for children, especially those under 7 years old and for children with disabilities (UDP ENV17)



#### 4.3.5 Reducing and recycling waste

All proposed new developments should:

- Seek to provide bottlebanks, can banks or other such containers either on site or in an appropriate location. Provision may be sought through the use of planning obligations (UDP WPM5)

#### 4.3.6 Pollution control

All proposed new developments should:

- Where required submit an Environmental Impact Assessment demonstrating all practical steps would be taken to avoid pollution (UDP WPM6)
- Where required provide details to satisfy that any developments on potentially contaminated land could be constructed and used safely. The Council may require developers to enter into planning obligations to investigate and identify remedial measures that may be required to deal with hazards (UDP WPM7)
- Provide, where required on sites for sensitive uses in areas where air pollution may be high, such information as is needed to allow a full consideration of the impact of air pollution on the development to be assessed (UDP WPM9)
- Provide, where there is a potential for unacceptable levels of noise pollution or vibration, a noise impact survey outlining effects and possible attenuation measures. As is also the case with light pollution, mitigating measures may be required through planning conditions (UDP WPM10-11)

#### 4.3.7 Environmentally sustainable construction materials

All proposed new developments should:

- Ensure future developments would meet the highest standards of sustainable design and construction. These will include measures to:
  - Re-use land and buildings
  - Conserve energy, materials, water and other resources
  - Ensure designs make the most of natural systems both within and around the building
  - Reduce the impacts of noise, pollution, flooding and micro-climatic effects
  - Ensure developments are comfortable and secure for users
  - Conserve and enhance the natural environment, particularly in relation to biodiversity

#### 4.3.8 Environmental Impact Assessments (EIAs)

Developers should refer to schedule 1 and 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1997 (2007 amendments) to decide whether the proposal should have an EIA. In these circumstances discussion with planning officers would be advised. See page 45 for further information on EIAs.

## 4.4 General urban design and the public realm

Urban Design is a cross-cutting theme in the development of Walthamstow town centre. The main principles of design for a compact city (as identified in The London Plan) should be followed in all developments.

A Design and Access Statement is a statutory requirement for the majority of developments (excluding householder applications), The Council also has additional requirements as part of a broader Design and Access Statement as referred to below.

The Council is in the early stages of developing a Supplementary Planning Document (SPD) on Urban Design and, once adopted, this should be referred in all Planning application submissions.

### 4.4.1 All proposed new developments should:

- Demonstrate how they are compatible with or improve their surroundings in:
  - Layout
  - Site coverage
  - Architectural style
  - Scale
  - Bulk
  - Height
  - Materials
  - Landscaping
  - Visual impact
  - Their relationship to nearby properties
  - Their relationship to mature trees

- Demonstrate how they harmonise with the townscape and general character of the areas in which they are set
- Demonstrate how they provide appropriate facilities for the benefit of occupiers and visitors (UDP BHE1)
- Submit a Design and Access Statement (see page 45 for more details)
- Provide evidence, where applicable, of:
  - Satisfactory levels of sunlight, daylight, privacy and outlook for occupiers of existing and adjoining properties
  - Lack of prejudice to the amenity of the occupiers of adjacent properties by reason of noise, vibration, fumes, smells, smoke, ash, dust, soot, grit, hours of operation or other forms of pollution
  - Provision of adequate arrangements for the storage, collection and disposal of refuse (UDP BHE3)

### 4.4.2 All proposed new developments should consider and respond to the following principles:

- **Creating a vibrant town centre** - the concept of intensity and mixed-use development will create more opportunity for sustainable, successful and interesting places.
- **Making places more accessible** - through the provision of access statements for new developments. This will ensure that all buildings to which the public have access are, where practical and reasonable, designed so that everyone, including disabled people, can conveniently reach and enter any building or use any open air facilities (UDP BHE5).

- **Community Safety/ Designing out Crime** - through the incorporation of the aims and objectives of both secured by design and designing out crime concepts such as:
  - Public, private and semi-private spaces are clearly defined in terms of their use and control
  - The informal surveillance of public and semi-private spaces around buildings is maximised through the positioning of windows, entrances and other forms of overlooking
  - Front elevations should address the principal adjoining streets containing where possible, habitable rooms and actively used main entrances, with private areas to the rear of the property
  - Entrances are overlooked by development, provided with good lighting and are visible from the street
  - Rear gardens do not adjoin public space
  - Parking spaces are provided within view of all properties and are not accessible via the rear gardens of residential properties
  - Public spaces and access ways through or adjoining a site are overlooked by development, provided with good lighting, set away from cover and provide good sight lines.  
(UDP BHE7)

#### 4.4.3 Development in the Conservation Area

The western end of the High Street (past Palmerston Rd) is designated as a conservation area and the majority of the Town Centre is an archaeological priority zone (see UDP plan for full details of these designations). Contact the Conservation Officer if your development is in one of these areas early in the development process is advised.

In considering development proposals for properties of particular importance to the character of Walthamstow Town Centre (refer to Schedule 35 for locally listed buildings) the Council will have regard to ensuring that the essential character of these listed buildings is maintained and enhanced by the proposals. Proposals which would involve the demolition of, or drastic alteration to these properties will be resisted (UDP BHE16).

In the light of these designations all new proposed development should:

- Demonstrate, where applicable, how the development:
  - Enhances the character or appearance for the area
  - If including demolition, would not have an adverse effect on the character or appearance of the area



- Implements environmental improvement schemes
- Seeks to maintain trees that contribute to the character of the conservation area (UDP BHE13)
- Seek to preserve and enhance, where appropriate, the archaeological heritage of the borough. Developers may be required to undertake preliminary archaeological site evaluation before development proposals are considered (UDP BHE17)
- Clarify the potential statutory or local listing of any buildings on the development site and refer to UDP BHE14 and BHE15 for guidance if there are listed buildings

#### 4.4.4 Innovative and inspirational design

All proposed new development are encouraged to:

- Demonstrate how the scheme contributes to improving the environment and creates a distinctive town centre. As well as high-quality architecture, the mix of uses, design and materials proposed should all contribute to creating a sense of place. Developments should be inclusive, accessible to all, include sustainable design features, and offer new and creative design.

#### 4.5 Access and Movement

One of the key strengths of Walthamstow Town Centre is its excellent links into London (by overground and Underground) and access to the country via the overground, and an extensive bus network. Maintaining and enhancing these connections is essential to the growth of the town centre. All types of transport need to be considered to ensure there is easy, safe and convenient access for everyone.

##### 4.5.1 General

The London Plan requires integrated transport and development (LP 3C.1 and 3C.3) encouraging sustainable transport in London.

All proposed new developments should:

- o Demonstrate, where appropriate, support and contribution to the principles of
  - Improved walk and cycle routes within the town centre
  - Improved public transport interchanges
  - Reduced parking/ car ownership
  - Tackling congestion
  - Prioritising buses



- Provide details of their transport impact, including cumulative impacts on the environment, road network and on all transport modes including public transport walking and cycling (UDP BHE4)
- Provide Transport Assessments and Travel Plans (for all major developments and smaller commercial development proposals which would generate significant amounts of travel) (UDP TSP9)
- Provide details of adequate solutions for any delivery and servicing vehicles, including freight loading and parking facilities

#### 4.5.2 Public Transport

All proposed new developments should:

- Be aware that the Council is supportive of the provision of bus priority measures (UDP TSP2)
- Be aware that the Council will (in line with UDP TSP1 and LP 3C.19) seek developer contributions to funding bus service improvements in order to ensure adequate capacity
- Demonstrate that the requirements of public transport users and operators have been considered in the design of the scheme and associated highway improvements and traffic management measures (UDP TSP1)
- The London Plan notes the importance of taxis as the only door to door public transport method and is supportive of appropriately located taxi ranks in the vicinity of Walthamstow Central Station especially (UDP TSP1)

#### 4.5.3 Car Parking

All proposed new developments should:

- Have regard to the level of accessibility of the site (for public transport, shops and services) and the implications of the development for traffic congestion, traffic management and the safety of pedestrians, cyclists and other road users (UDP BHE4)
- Demonstrate the need for any car parking identified in this framework, being aware that reduced off-street parking is sought by the Council in areas of high PTAL as identified in UDP Appendix 1 (UDP TSP7) in line with LP 3C.23 and 3C.24
- Demonstrate how the scheme contributes to the Council's aim of alleviating problems of on-street parking through measures identified in UDP TSP17
- Seek to encourage use of sustainable transport modes through provision of car sharing initiatives, shared use car parking, restricted vehicle movement and good accessibility to public transport

#### 4.5.4 Car-Free Developments

All proposed new developments should:

- Seek to provide, where possible, car-free developments in close proximity to the key transport hubs and in areas of high PTAL (UDP TSP7 and TSP17)

In addition all proposed new developments will be encouraged to

- Have consideration for the design of car-free developments, including
  - Attractive cycle and pedestrian access which link easily with external networks and local services and open space

- Secure cycle parking
- Provision of drop-off points (in larger developments) and access for emergency vehicles and deliveries
- Where vehicle access is provided this should not conflict with pedestrian movement and access
- Note that the Council will, where possible, be seeking permit-free homes provision in areas with existing Controlled Parking Zones (CPZs), therefore new developments in areas of high PTAL will not necessarily be eligible for parking permits in the local streets and this fact will need to be included as part of the sale or lease agreement
- Provide suitable disabled car parking or drop-off points in car free developments. Where there is no off-street parking, applicants must show where disabled drivers could park to use the development. Discussion with the Council's Access Officer and Development Management section is advised
- Look to promote car clubs as part of larger schemes as an alternative to car ownership. The Council is currently in discussions about how car clubs can be delivered across the borough in the future

#### 4.5.5 Cycle access and parking

All proposed new developments should:

- Seek to provide secure cycle parking facilities in line with the Council's standards (Appendix 2 UDP)
- Be aware planning obligations may be sought to fund cycle parking, changing facilities and new/ improvements to cycle routes
- Seek to improve security for cyclists (UDP TSP5)

#### 4.5.6 Pedestrian accessibility

In order to maintain and improve the environment for pedestrian and wheelchair users all new developments should:

- Seek to maintain or increase, if applicable, the footpath and footways and enhance the environment for pedestrians (including verges, street furniture and street lighting)
- Consider the pedestrianisation of shopping streets where possible and practicable
- Consider the creation of 'home zones' in suitable residential and mixed use developments
- Seek to improve pedestrian links to public transport facilities (UDP TSP4)



# 5. Planning Obligations



**In order to be acceptable in planning terms, new developments in Walthamstow Town centre will be expected to contribute to the wider objectives of the area through planning obligations (Section 106 agreements, under the Town and Country Planning Act 1990).**

All developments will be expected to make appropriate provision of, or contributions towards, affordable housing, sustainable transport, education and childcare, employment and training, play provision (particularly in areas of open space deficiency) and health facilities. The Council is currently preparing a draft Supplementary Planning Document on Planning Obligations which will be issued as a draft for consultation later this year. The guidance provides a clear formula-based methodology for calculating the level of developer contributions required for key planning obligations such as these; this draft can be discussed with Development Management.

In addition, the Council will, where appropriate, require contributions from developers to support the objectives of the framework in a range of other areas including provision of open space, regeneration and economic development, community safety, general environmental improvements, community facilities and sustainable development.

In line with Government guidance, wherever reasonable the Council will seek to pool developer contributions<sup>7</sup> so that the costs of infrastructure can be spread across developments in a fair and equitable way, taking into account the Community Infrastructure Levy (CIL) guidance (January 2008).

In order to guide the determination of the additional planning obligation requirements for which a formula has not been adopted by the Council, the following provides an indication of potential priorities (not in any order) for potential contributions from developments within each of the growth areas, where appropriate:

### 5.1 All Growth Areas

- New and improved pedestrian and cycle routes
- Improved co-ordination of community facilities, including ICT facilities and improving or extending services for young people
- Community safety initiatives
- Improvements to streetscape, improving the environment and community safety including planting and lighting
- In addition, the Council will work with Transport for London (TfL) to agree a contributions matrix for public transport improvements to outline specific requirements

7: ODPM Circular 05/2005 "planning Obligations"

## 5.2 South Grove/ St James Street

- Improvements to linkages with the High Street
- Mitigation of additional traffic/ parking created by new developments
- Re-provision of elements of public car parking, where applicable
- Improvements to St James Street Station and bus links
- Provision of employment opportunities

## 5.3 High Street/ Town Square

- Mitigation of effects on CPZs and on-street parking as a result of the development, where appropriate
- Contribution to a central car-park signage system within the town centre
- Contribution to the improvement and maintenance of the town square and gardens
- Contribution to addressing the issues of vehicle movement down and around the High Street

## 5.4 Central

- Contribution to improvements to bus priority routes and access to public transport
- Contribution to the improvement and maintenance of the town square and gardens

## 5.5 West End

- Contribution to addressing the issues of vehicle movement down and around the High Street
- Contribution to the maintenance and enhancement of the conservation area



# 6. Other Information Needed



The Council may need the following information for some forms of development. Applicants should discuss this at pre-application stage, noting there is a charge for pre-application discussions as of 25 February 2008.

### 6.1 Sustainability Statement

All applications in the town centre must be accompanied by a sustainability statement. The statement must at least cover the topics of energy, water, nature, waste, recycling and construction materials. See details in chapter 33 for more information.

### 6.2 Environmental Impact Statement

An Environmental Impact Statement is the outcome of an Environmental Impact Assessment (EIA) and provides an assessment of the likely environmental effects of the development. The aim of the statement should be to provide a non-technical, logical and fair account of any significant environmental effects which the project is likely to have.

### 6.3 Design and Access Statement

This statement, which is a statutory requirement for most types of planning applications (excluding householder applications) is required to contain information about:

- The design principles and concepts that have been applied to the development and explain the how they have been applied to the following:
  - amount (*i.e. the number of proposed residential units or the proposed floorspace for each proposed other use*)
  - layout
  - scale
  - landscaping
  - appearance
- Demonstrate the steps taken to **appraise the context** of the development and how the design of the development takes that context (*i.e. the physical, social, economic and policy context of the development*) into account in relation to its proposed use and each of the five aspects listed in (a) above.
- How issues relating to **access** to the development have been dealt with.

The design and access statement must also:

- Explain the **policy adopted as to access**, and how policies relating to access in relevant local development documents, the UDP or any Supplementary Guidance have been taken into account.
- State what, if any, **consultation** has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation;
- **explain:**
  - How any specific issues which might affect access to the development have been addressed;
  - How prospective users will be able to gain access to the development from the existing transport network;
  - Why the main points of access to the site and the layout of access routes within the site have been chosen; and
  - How features that ensure access to the development will be maintained.

- Access including:
- vehicular and transport links. An explanation of why the access points and routes have been chosen, and how the site responds to road layout and public transport provision; and
- Inclusive access. How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping

#### 6.4 Transport and Traffic Statement

A thorough transport assessment is likely to be needed for all major developments. Developers should consider how their proposals can help improve local transport infrastructure and services. The main opportunities for their doing so include:

- Improving pedestrian accessibility to public transport and connections within the area and its surroundings
- Reduce travel demand and changing user patterns, for example, mode shifts and peak spreading through mix-use development, better links with complimentary uses, or green travel plans
- Providing creative temporary routes and high standards of safety, convenience, legibility and design over extended periods of construction

#### 6.5 Travel plan

A travel plan may also be required for new commercial developments generating large volumes of traffic and for major developments. A travel plan is a package of measures designed to increase environmental friendly travel choice by reducing dependence on the car. These measures will encourage the use of public transport, walking, cycling, car

sharing, use of low emission vehicles and the promotion of flexible working arrangements and practices. The Travel Plan Officer in Transport Planning can provide further information.

#### 6.6 Other potentially required information

The need for these can be discussed with the Development Management Officer at pre-application stage

- Contaminated Land Report
- Air Quality Statement
- Noise and Vibration Survey
- Planning Statement (additional supporting information)
- Draft Section 106 Heads of Terms

# 7. Glossary



### **A3 use**

Use for the sale of food and drink for consumption on the premises.

### **A4 use**

Use as a public house, wine-bar or other drinking establishment.

### **A5 use**

Use for the sale of hot food for consumption off the premises.

### **Active street frontages**

Where part of a building faces the street and allows for some interaction with the street by including doors, windows and shopfronts at street level. Uses such as shops, restaurants and banks help create an active street frontage.

### **Affordable housing**

Housing of an adequate standard which is cheaper than that generally available in the local housing market.

### **Applicant**

The person or organisation making an application to the council for planning permission.

### **B1 use**

Employment uses, including certain types of office, research and development, and light industry.

**B2** use General industrial uses.

**B8** use Storage and distribution uses.

### **Biodiversity**

This refers to the variety of plants and animals and other living things in a particular area or region. It covers habitat, species and genetic variety.

### **BREEAM standard**

Building Research Establishment Environment Assessment Method

assesses the environmental performance of buildings against a number of standards. BREEAM covers a range of building types including offices, homes (known as EcoHomes), industrial units and retail units.

### **Car-free developments**

Car-free housing can be defined as residential development with no car-parking facilities for residents and visitors, other than as needed to meet the needs of disabled people.

### **Combined heat and power**

The combined production of electricity and useable heat is known as combined heat and power (CHP). Steam or hot water, which would otherwise be rejected when electricity alone is produced, is used for space or process heating.

### **Community Infrastructure Levy**

Published January 2008 (CLG Website) this document sets out the background to the Community Infrastructure Levy (CIL) and more detail on the provisions in the Planning Bill. It goes on to explain how it is envisaged at this stage the CIL will operate, in particular:

- how the CIL will be set;
- how the CIL will be spent;
- the future of planning obligations;
- how, when and by whom CIL will be paid; and
- the approach to exemptions and thresholds

### **Controlled Parking Zone (CPZ)**

Areas of controlled on street parking requiring permits for residential, business and visitor use of bays during designated hours.

### Designing-out crime (CPTED)

Designing areas and buildings to minimise opportunities for crimes to be committed and to reduce the fear of crime. Also known as crime prevention through environmental design (CPTED). Natural surveillance (see below) is an important method of minimising the opportunity for crime.

### Developers' contribution

A financial or in-kind contribution usually made by a binding agreement between The Council and the developer to mitigate the effects of the development on the environment and the community.

### Disabled car parking

Parking bays associated with wheelchair housing should be next to the front entrance, undercover, 3.6 metres wide and next to a 900 millimetre wide path connecting the front door, parking bay and the nearby road.

### Employment Land Study

The employment land review assesses the quantity, quality and suitability of the Borough's employment land supply and forecast the future demand for employment land over the next planning period up to 2026. This employment land study will provide a tool, based on sound methodology and robust analysis, for the Borough to use for future planning aimed at providing sustainable economic development across the Borough.

### Evening economy

Uses that attract people to an area in the evening, especially cultural and entertainment facilities, and associated bars and restaurants.

### Habitable Rooms

Any room which meets the building construction legislation's requirements (in

terms of being adequately lit, ventilated and free from damp) as being suitable for normal domestic use.

### Higher density

Where a larger than normal number of residential properties are located in an area. High density housing usually involves multi-storey buildings.

### High-quality urban design

Urban design is the art of making places. Providing high-quality urban design involves designing buildings, groups of buildings, spaces and landscapes in town and cities, to create an attractive, healthy and welcoming environment with a long life span, and the developing of frameworks and processes for successful, high-quality development.

### Housing density

The number of residential properties in an area, usually measured by the number of residential properties or habitable rooms in a hectare.

### Housing Land Availability Assessment (HLAA)

This is a government requirement informing the Local Development Framework process. The report provides an assessment of the availability of land for new housing development by identifying all potential sites within the borough. The HLAA does not in itself determine whether a site should be allocated or permitted for housing development, but simply indicates that there is an opportunity that could be considered and which may be worth pursuing.

### Inclusive design

Designing a building or space to consider the needs of persons with a disability.

### **Infrastructure**

Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

### **Lifetime homes**

Ordinary homes designed to provide accessible and convenient accommodation for a large segment of the population, from young children to frail elderly people and those with temporary or permanent physical, sight or hearing difficulties. Lifetime homes have 16 design features that make sure that the home will be flexible enough to meet the existing and changing need of most households, as set out in the Joseph Rowntree Foundation report 'Meeting Part M and Designing Lifetime Homes'.

### **Major development**

Developments of more than 10 homes or with a floor area of 1,000 square metres.

### **Massing**

Building mass refers to the visual appearance of a building caused by its size, height and shape.

### **Material consideration**

In relation to a planning application, material considerations are any considerations which relate to using and developing land and are relevant to the site in question.

### **Mixed-use development**

Development for a variety of activities on single sites or across wider areas such as town centres.

### **Natural surveillance**

Natural surveillance is created when areas are overlooked by other users. Natural surveillance happens when buildings of all types front onto and overlook streets, squares or parks.

### **Permeability**

The directness and ease with which a pedestrian can move through an area.

### **Planning condition**

A written condition on a planning permission that restricts the development in some way to achieve a particular purpose.

### **Planning obligation**

Section 12 of the 'Planning and Compensation Act 1991' allows developers to enter into a planning obligation, either as an agreement with the local planning authority or on their own. Planning obligations can be modified or discharged, and can be entered into in relation to Crown Land.

### **Public realm**

This is the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

### **Renewables**

An energy source which cannot be exhausted, such as wind or solar power.

### **Section 106 contributions**

The 'Town and Country Planning Act 1990', Section 106 allows us to enter into an agreement with the owners of land. This agreement can require a developer to make a financial or non-financial contribution to mitigate the impact of a development and make it acceptable in planning terms. The contribution will usually go towards the provision of necessary infrastructure or facilities. For example a developer may pay for the construction of a road to service a new development. Section 106 agreements are also known as planning obligations.

### **Social inclusion**

Positive action to include all sectors of society in planning, decision-making and implementation.

### **Strategic Environmental Assessment**

A general term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European SEA Directive (2001/42/EC) does not use the term 'strategic environmental assessment'. It asks for a formal 'environmental assessment' of certain plans and programmes, including those in the area of planning and land use.

### **Sustainability Appraisal**

See the guide produced by the Office of the Deputy Prime Minister.

### **Sustainable development**

This covers development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

### **Sustainable economy**

The maintenance of high and stable levels of economic growth and employment that benefits the whole community.

### **Wheelchair accessible housing**

This refers to homes built to meet the standards set out in the National Wheelchair Housing Group report 'Wheelchair Housing Design Guide Second Edition' 2006 and Waltham Forest's Wheelchair Housing Design Guidance (currently being updated).



# Interpreting & Translation Assistance

The vision for Walthamstow: this document outlines a planning framework to regenerate Walthamstow Town Centre and improve life for local people and businesses. If English is not your first language and you would like a copy, please tick the appropriate box, fill your name and address then return the form to the address below.

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

<p>Vizioni për Walthamstow-n: ky dokument përvijon kuadrin e planit për të rigjeneruar qendrën e qytetit Walthamstow dhe përmirësuar jetën për banorët vendas dhe bizneset. Nëse anglishtja nuk është gjuha juaj e parë dhe dëshironi një kopje, ju lutemi vini një shenjë në kutinë përkatëse, shkruani emrin dhe adresën dhe dërgojeni formularin në adresën e mëposhtme.</p> <p>ALBANIAN <input type="checkbox"/></p>	<p>Walthamstow et son avenir : ce document vous présente un projet général de planification pour le renouveau du centre ville de Walthamstow et une meilleure qualité de vie pour ses habitants et commerçants. Si vous désirez un exemplaire de ce document et l'anglais n'est pas votre langue maternelle, cochez la case correspondante, inscrivez vos nom et adresse et retournez ce formulaire à l'adresse indiquée ci-dessous.</p> <p>FRENCH <input type="checkbox"/></p>
<p>Walthamstow的前景: 本文件概述了一項城市規劃架構，它是用以更新 Walthamstow 地區中心，以及改善本地居民和商業之生活。如果英文不是你的母語，同時你需要本文的副本，請在對應的方框內打勾，並寫明你的姓名、地址，然後將本表格寄往以下地址。</p> <p>CHINESE <input type="checkbox"/></p>	<p>Aragtida Walthamstow: dikumantiganu waxa uu tibaaxayaa haykalka qorshaynta ee lagu casriyaynayo Walthamstow Town Centre iyo in la horumariyo nolasha dadka xaafada iyo ganacsatada. Hadii luqadaada hore aanay aheyn Ingiriisi, oo aad u baahan tahay nuqul, fadlan soo sax goobaabta ku haboon, kuna soo buuxi magacaaga iyo cinwaankaaga, kadibna kusoo celi foomka cinwaanka hoos ku xusan.</p> <p>SOMALI <input type="checkbox"/></p>
<p>Wizja dla Walthamstow: ten dokument przedstawia główne założenia planu rozwoju Centrum Walthamstow i polepszenia jakości życia lokalnych mieszkańców i przedsiębiorców. Osoby, dla których angielski nie jest językiem ojczystym, a które chciałyby uzyskać jego egzemplarz, prosimy o zaznaczenie stosownego pola, podanie swojego imienia i nazwiska oraz adresu i odesłanie formularza na poniższy adres.</p> <p>POLISH <input type="checkbox"/></p>	<p>والتھم سٹو کے لیے تخیل: اس دستاویز میں والتھم سٹو ٹاؤن سینٹر کی نئے سرے سے تعمیر و ترقی اور مقامی افراد اور کاروبار کرنے والوں کے لیے زندگی کو بہتر بنانے کے لیے ایک طریقہ کار کو بیان کیا گیا ہے۔ اگر آپ انگریزی نہیں سمجھتے اور اس دستاویز کی نقل حاصل کرنا چاہتے ہیں تو براہ مہربانی متعلقہ خانے میں ٹک کا نشان لگائیں اور فراہم کردہ جگہ میں اپنا نام اور پتہ لکھیں اور پھر اس فارم کو درج ذیل پتے پر واپس بھیج دیں۔</p> <p>URDU <input type="checkbox"/></p>
<p>Name:</p> <p>Address:</p> <p>Telephone No:</p>	<p>Return to:</p> <p>Sam Neal Environment and Regeneration Sycamore House Waltham Forest Town Hall Complex Forest Road Walthamstow E17 4JF</p>