Waltham Forest Local Plan

Local Plan

Development Management Policies

Proposed Submission

July 2012

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Translation

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Part 1 - Introduction

1 Introduction 7

Part 2 - Managing Population Growth and Change

2 Policy DM1- Sustainable Development and Mixed Use Development 20
3 Policy DM2- Meeting Housing Targets 34
4 Policy DM3 - Affordable Housing Provision 37
5 Policy DM4 - Residential Extensions and Alterations 44
6 Policy DM5 - Housing Mix 47
7 Policy DM6 - Housing Conversions 50
8 Policy DM7 - Amenity and Internal Space 58
9 Policy DM8 - Housing Quality and Accessibilty 63
10 Policy DM9 - Gypsy and Traveller Provision 66
11 Policy DM10 - Specialised Housing 68
12 Policy DM11 - Resource Efficiency and High Environmental Standards 73
13 Policy DM12 - Decentralised and Renewable Energy 80
14 Policy DM13 - Open Space, Sports and Recreation 86
15 Policy DM14 - Co-ordinating Land use and Transport 97
16 Policy DM15 - Sustainable Transport Network 106
17 Policy DM16 - Managing Private Motorised Transport 110
18 Policy DM17 - Parking 116

Part 3 - Creating Wealth and Opportunity for Residents

19 Policy DM18 - Social and Physical Infrastructure 124
20 Policy DM19 Strategic Industrial Locations 134
21 Policy DM20 Borough Employment Areas 137
22 Policy DM21 Non-Designated Employment Areas 143

23 Policy DM22 - Improving Job Access and Training 146
24 Policy DM23 - Tourism Development and Visitor Attractions 150
25 Policy DM24 - Health and Well Being 156
26 Policy DM 25 Environmental Protection 162

Part 4 - Retaining More Wealth Within the Borough

27 Policy DM26 - Managing Changes of Use in Town Centres 167
28 Policy DM27 - New Retail, Office and Leisure Developments 177
29 Policy DM28 - Night Time Economy Uses 182
30 Policy DM29 - Heritage Assets 185
31 Policy DM30 - Design Principles, Standards and Local Distinctiveness 193
32 Policy DM31 - Inclusive Environment and Built Environment 199
33 Policy DM32 - Tall Buildings 202
34 Policy DM 33 - Managing Impact of Development on Occupiers and Neighbours 205
35 Policy DM34 - Improving Community Safety 208
36 Policy DM35 - Water 213
37 Policy DM36 - Biodiversity and Geodiversity 225
38 Policy DM37 - Working with Partners and Infrastructure 232
39 Policy DM38 Telecommunications 240
40 Policy DM39 - Minerals 243
41 Policy DM40 - Lee Valley Regional Park 246
42 Policy DM41 - Planning Enforcement 252
43 Policy DM42 - Epping Forest 254

Part 5 - Implementation and Monitoring

44 Monitoring 257

Appendices

Appendix 1 - UDP Saved Policies Replaced 260
Appendix 2 - Policies Map Changes 275
Appendix 3 - Key Evidence for Development Management Policies 283
Appendix 4 - Parking Standards 289

Schedules

1 Schedule 1 - Strategic Industrial Locations 302
2 Schedule 2 - Borough Employment Areas 305
3 Schedule 3 - Walthamstow Major Centre 310
4 Schedule 4 - District Centres 312
5 Schedule 5 - Primary Shopping Frontages 315
6 Schedule 6 - Secondary Shopping Frontages 318
7 Schedule 7 - Neighbourhood Centres 321
8 Schedule 8 - Neighbourhood Retail Parades 323
9 Schedule 9 - Local Retail Parades 325
10 Schedule 10 - Roads: Transport for London Road Network 329
11 Schedule 11 - Strategic Road Network 331
12 Schedule 12 - Metropolitan Open Land 333
13 Schedule 13 - SSSI - Sites of Special Scientific Interest 336
14 Schedule 14 - Sites of Metropolitan Importance to Nature Conservation 339
15 Schedule 15 - Sites of Borough Importance to Nature Conservation 345
16 Schedule 16 -Sites of Local Importance to Nature Conservation 349
17 Schedule 17 - Parks 353
18 Schedule 18- Parks and Gardens of Local Historic Interest 358
19 Schedule 19 - Allotment 360
20 Schedule 20 - Playing Fields 365
21 Schedule 21 - Conservation Areas 372
22 Schedule 22 - Area of Special Character 377
23 Schedule 23 - Archaeological Priority Zones 379

24 Schedule 24 - RAMSAR **382**

25 Schedule 25- Special Areas of Conservation **384**

26 Schedule 26 - Special Protection Areas **388**

27 Schedule 27 - Lee Valley Regional Park - Park Development Framework **390**

28 Schedule 28 - Habitat Enhancement **401**

29 Schedule 29 - Local Nature Reserves **405**

30 Schedule 30 - Locally Important Geological Site **407**

31 Schedule 31 - Buildings of Importance to the Character of Town Centre Areas **409**

Glossary

Glossary **410**

List of Figures

Figure 1.1 Local Plan Documents 9
Figure 1.2 Development Management Policies Structure 12
Figure 1.3 Relationship between Developmental Management Policies and Core Strategy Policies 15
Figure 2.1 Key Diagram 25
Figure 13.1 London Heat Map 83
Figure 14.1 Access to Play Facilities 94
Figure 15.1 Public Transport Accessibility Levels 100
Figure 17.1 Road Hierarchy 113
Figure 21.1 Employment sites 141
Figure 23.1 Percentage of low/ no skilled residents (Source: Waltham Forest Strategy for Enterprise, Employment and Skills, 2009) 147
Figure 24.1 Walthamstow Wetlands 150
Figure 31.1 Typology Findings 196
Figure 32.1 Geology 201
Figure 33.1 Topography 204
Figure 36.1 Flood Risk Zones 218
Figure 36.2 Waterways in Waltham Forest 221
Figure 37.1 Hierarchy of Sites and Access to Nature 229
Figure 39.1 Mobile Phone Mast 241
Figure 44.1 AMR Structure 258
Figure 44.2 Velopark 259

Figure S9.1 Retail Locations in Waltham Forest 327
Figure S27.1 399

List of Tables

Table 1.1 - Local Plan Documents 7
Table 1.2 - Development Management Policies Topic Related Issues 16
Table 4.1 - Small Site Off Site Contributions 41
Table 6.1 - Preferred Housing Mix 48
Table 7.1 - Minimum bedroom sizes in HMO 54
Table 7.2 - Minimum kitchen/diner and living room sizes in HMOs 54
Table 8.1 - Minimum internal space standards 59
Table 8.2 - Minimum preferred combined floor area of living, dining and kitchen spaces 60
Table 8.3 - Minimum preferred external space standards 61
Table 11.1 - minimum space standards for non self contained specialised housing 71
Table 12.1 - Waltham Forest Carbon Reduction Targets 75
Table 21.1 - Borough Employment Areas 138
Table 36.1 - Rainwater and Grey Water Sources and End Use, Draft Water Matters, Mayor of London, 2007 217

1 Introduction

1.1 Introduction

1.2 As part of changes to the plan making process introduced in 2012, Local Planning Authorities are required to produce a Local Plan. The Local Plan will guide development in the borough and will supersede the current Waltham Forest Unitary Development Plan (UDP) (Adopted March 2006).

1.3 The Local Plan is described as a 'folder' of separate documents as shown in Table 1.1 below.

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

Table 1.1 - Local Plan Documents

1.4 Government policy towards spatial planning is contained in the National Planning Policy Framework (NPPF).The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in

planning decisions. At the heart of the NPPF is the presumption in favour of sustainable development. If a local interpretation of national planning policy is proposed, then this must be justified.

1.5 In November 2011, the Localism Act was introduced. The main features of the Act are:

- introduction of new freedoms and flexibilities for local government;
  introduction of new rights and powers for communities and individuals;
  reform to make the planning system more democratic and more effective;
  reform to ensure that decisions about housing are taken locally.

Development Management Policies

1.6 The Local Plan Development Management Policies document sets out the borough wide planning policies that implement the Core Strategy and will be used for decision making by the Council. The Development Management Policies set out the policy basis for delivering the long-term spatial vision and strategic place-shaping objectives in Waltham Forest which are set out in the Core Strategy.

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

Policy Content

1.8 In line with the Government's NPPF in paragraph 154, only policies that are clear on what development will or will not be permitted and where should be included in the Local Plan. As stated in NPPF paragraph 17 they should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

1.9 Repetition of national and London Plan policy is avoided. More use of national policy and London Plan policy for decision making is now expected rather than developing local policy to cover all possible scenarios.

1.10 National planning policy is set out in the National Planning Policy Framework. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions. The London Plan sets out at a regional level an integrated social, economic and environmental strategic framework for London's future development. Development Management policies will be required to conform with these national and regional documents.

1.11 Policies are longer in length than those in the UDP to deal with a wider policy remit. They are more detailed in places and specific to reflect the distinctive character and issues of Waltham Forest as a successful London borough. Each policy is preceded by a background section which explains how the policy will be applied.

1.12 Following the recent adoption of the Core Strategy, the Council is working on more detailed policies. These policies are brought together in the Local Plan Development Management Policies. It sets out criteria based policies against which planning applications will be considered and determined.

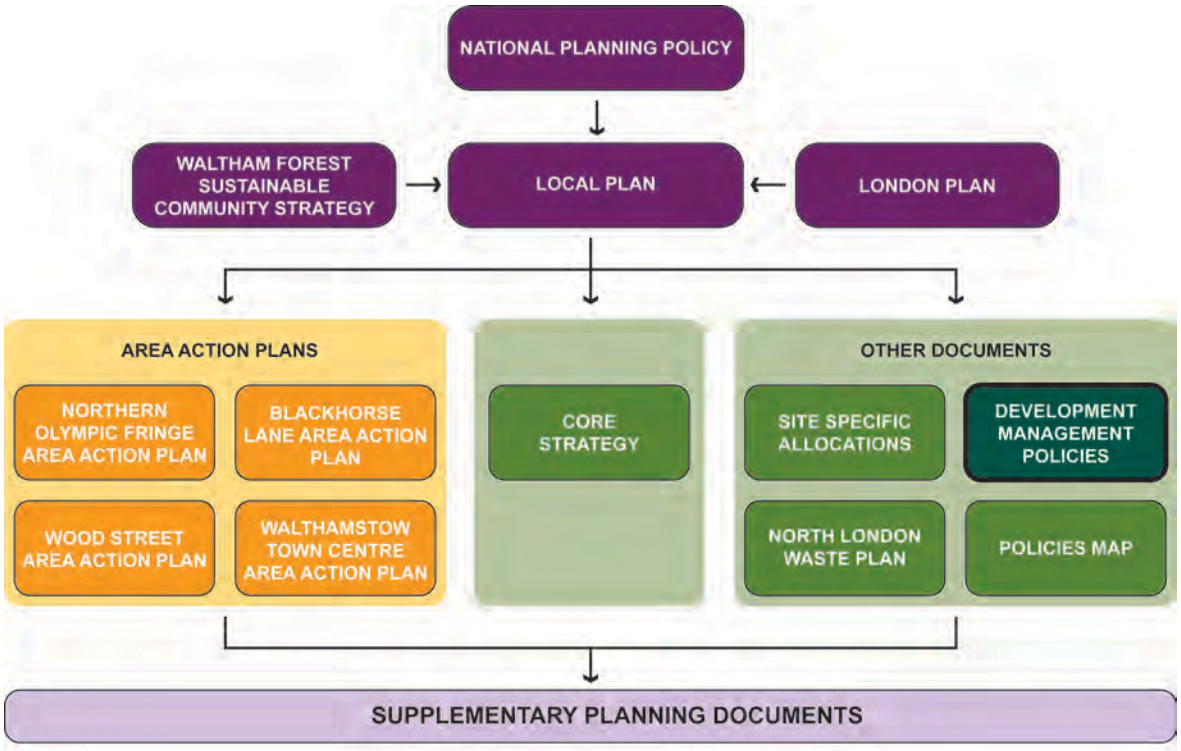


Figure 1.1 Local Plan Documents

1.13 The Local Plan Development Management Policies needs to comply with the Government's statements on planning policies. The policies in this document will also contribute towards the achievement of the Council's wider aims and objectives, including those set out in the Sustainable Community Strategy. The Sustainable Community Strategy was adopted by the Council in May 2008.

The Core Strategy sets out the spatial planning vision for Waltham Forest in 2026. To achieve this, a set of strategic objectives have been identified in the Core Strategy. There are sixteen strategic objectives, each of which has a single corresponding Core Strategy policy and one or more Development Management Policies relevant to that strategic objective. The strategic objectives are as follows:-

SO1 - Capitalise on redevelopment opportunities to secure physical, economic and environmental regeneration of the borough and ensure the delivery of key benefits for local people.

SO2 - Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

SO3 - Facilitate sustainable economic growth by safeguarding and enhancing an appropriate range of sites and premises to meet the demands of local businesses and growth sectors in order to attract and retain high quality services, industries and well paid jobs in the Borough while ensuring residents are able to access them.

SO4 - Ensure the timely delivery of appropriate social infrastructure, to strengthen the community, and reduce existing deprivation in the Borough.

SO5 - Ensure high environmental standards of development and sustainable resource management and efficiency to support the long term sustainability of our environment and respond to climate change in a practical and effective way.

SO6 - Protect, enhance and further develop a network of multifunctional green infrastructure capable of delivering a comprehensive range of benefits for both people and wildlife. Achieve a reduction in areas of deficiency in access to nature and seek to protect and enhance biodiversity across the Borough.

SO7 - Ensure that waste is managed in the most environmentally friendly way in order to protect human health and the environment by producing less waste, re-using waste and recycling it and thereby contribute to an efficient use of resources.

SO8 - Ensure Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access to jobs, opportunities and facilities within the borough and beyond.

SO9 - Provide a quality of education and vocational training that ensures that the young people of the Borough can capitalise on the opportunities in Waltham Forest and London, and are able to succeed and prosper now and in the future.

SO10 - Reduce inequalities, unemployment and worklessness in the Borough by improving skills, training and employment opportunities and access to jobs.

SO11 - Increase the attraction of the area as a tourist destination, based on its unique assets, and the opportunities offered as one of the host boroughs of the 2012 Olympic Games.

SO12 - Conserve and enhance the borough's heritage assets whilst maximising their contribution to future economic growth and community well-being.

SO13 - Improve the health and well-being of Waltham Forest residents by positively influencing the wider and spatial determinants of health, such as physical activity, pollution and food choices.

SO14 - Safeguard and strengthen the function of Walthamstow Town Centre, the District and Neighbourhood Centres capitalising on their respective roles for shopping, culture, leisure, tourism, housing and employment etc, and ensuring they continue to develop as vibrant, attractive, distinctive, safe and welcoming places.

SO15 - Create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

SO16 - Ensure that Waltham Forest is a safer, more accessible and inclusive place where people want to live, work and visit and where anti-social behaviour, crime and the fear of crime no longer reduces the quality of people's lives.

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

Figure 1.2 Development Management Policies Structure

Community Engagement and Consultation

1.14 This document has been prepared in a number of stages, each subject to appraisal and public participation. In March 2010, the Council published its Development Management Policies Issues and Options document. This was followed by the publication of the Development Management Policies Preferred Options in January 2011. Each stage was developed having regard to the results of community involvement and sustainability appraisal of the previous stage, as well as to new evidence and changes to national or regional policy.

1.15 The Development Management Policies Proposed Submission and reporting documents are being published (prior to submission) and representations will be sought on this document during a 7 week period in accordance with the "Regulations" and the Council's Statute of Community Involvement. A consultation status which summarises the representations received and the main issues raised by representations during "publication" will be prepared for 'submission.'

Evidence Base and Sustainability Appraisal

1.16 Evidence supports the Local Plan documents by ensuring they are justified. Details of the Evidence Base for this document is at Appendix 3.

1.17 Sustainability Appraisals (SA) are required for each Local Plan document to ensure that due consideration is given to the social, economic and environmental implications of the document.

1.18 A scoping report has been produced to cover the scope of all Local Plan Documents included in the Waltham Forest Local Plan. It includes a review of other relevant plans, policies and programmes that relate to the local area, information on the present state of the local environment (the baseline), a discussion of the local sustainability issues and a set of sustainability objectives. A Sustainability Appraisal Report is published with this document.

1.19 Local Plan Documents are now also subject to appropriate assessment (under the amended Habitats Regulations) to ensure proposals do not harm sites of international conservation value. A Habitats Regulations Assessment (HRA) report is published with this document.

Relationship with the Core Strategy

1.20 As highlighted above the Development Management Policies delivers the approach set out in the Core Strategy. The Development Management Policies will be used for day to day decision making by the Council and provide additional detail and guidance on how the Council will make decisions on applications for planning permission. Throughout the Development Management Policies, cross references are made to the policies in the Core Strategy. This enables both documents to be read in conjunction when considering a planning application.

1.21 Figure 1.3 shows how individual policies in this document relate to the policies in the Core Strategy.

Monitoring

1.22 The Local Plan Development Management Policies is not a static document. Monitoring mechanisms make it a living document that is capable of being changed in part or in full over the plan period. We will monitor the effectiveness of the Development Management Policies in delivering its objectives by assessing its performance against a series of indicators. Each year we publish an Annual Monitoring Report (AMR). Details of the structure of the AMR is at chapter 44. This will:

- assess the performance of the Development Management Policies and other Local Plan documents following their adoption;
  identify the need to reassess or review any policies or approaches;
  make sure the context and assumptions behind our approach are still relevant and;
  identify trends in the wider social, economic and environmental issues facing Waltham Forest.

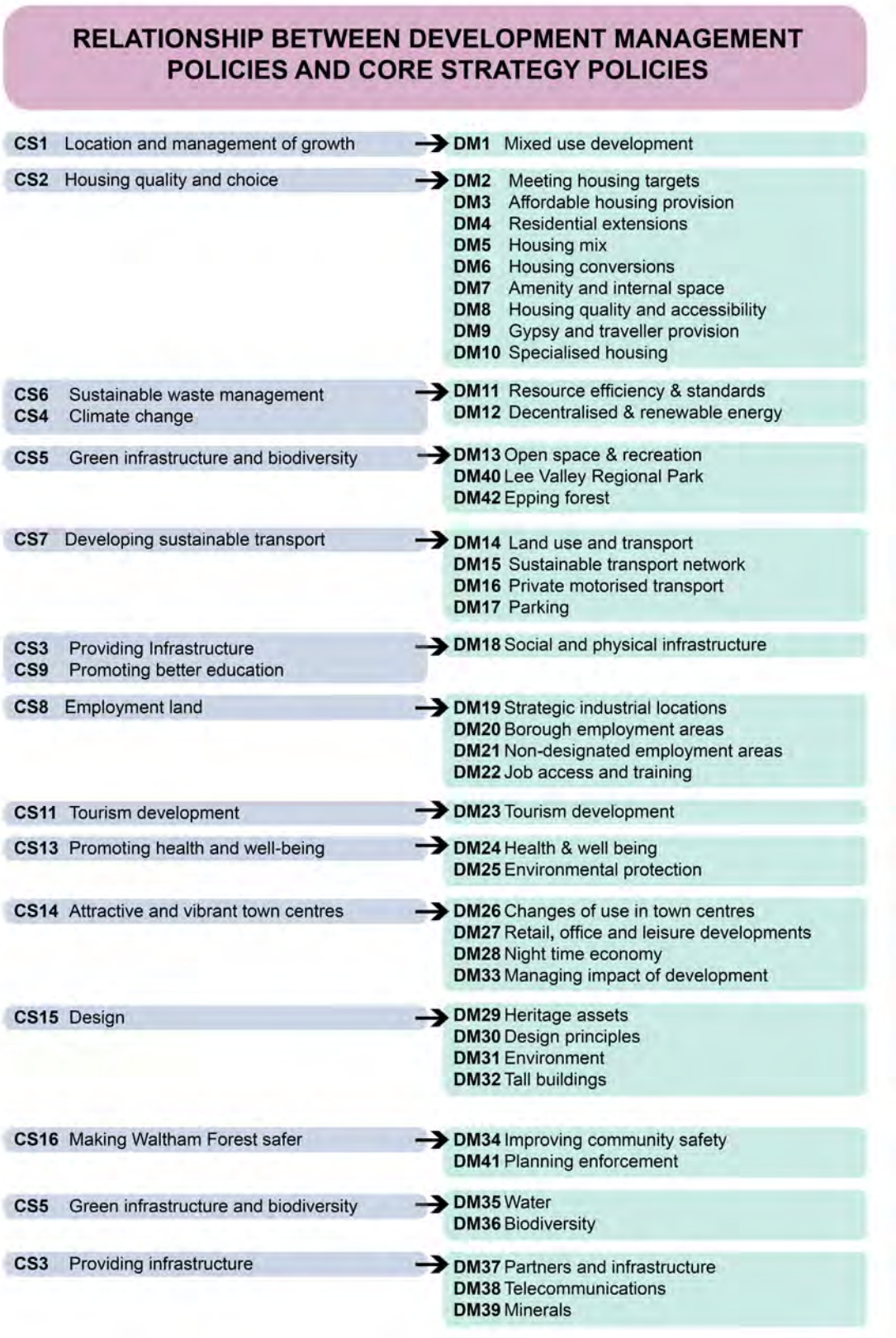


Figure 1.3 Relationship between Developmental Management Policies and Core Strategy Policies

About this document

1.23 The text following each Development Management Policy provides details on the reasoning for each (including the key evidence informing the policy). Appendices and Schedules are at the end of the document with a glossary of terms used. Footnotes are included within the document to detail where additional information and evidence in support of the Development Management Policies can be found. Details of the evidence supporting the Development Management Policies is also set out in Appendix 3. Changes to the Policies Map are set up in the Schedules.

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

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

Key Planning Issue	Associated Development Management Policy
Equal Opportunities	DM1 - Mixed Use Development DM5 - Housing Mix DM22 - Improving Job Access and Training DM30 - Design Principles, Standards and Local Distinctiveness DM34 - Improving Community Safety
Employment Land	DM19 - Strategic Industrial Locations DM20 - Borough Employment Areas DM21 - Non-Designated Employment Areas
Flooding	DM35 - Water
Health	DM24 - Health and Well Being DM25 - Environmental Protection
Housing	DM2 - Meeting Housing Targets DM3 - Affordable Housing Provision DM4 - Residential Extensions and Alterations DM5 - Housing Mix DM6 - Housing Conversions DM7 - Amenity and Internal Space DM8 - Housing Quality and Accessibility DM9 - Gypsy and Traveller Provision DM10 - Specialised Housing
Infrastructure	DM1 - Mixed Use Development DM18 - Social Infrastructure DM37 - Working with Partners and Infrastructure

Key Planning Issue	Associated Development Management Policy
	DM38 - Telecommunications DM39 - Minerals
Open Space and Sporting facilities	DM13 - Open Space, Sports and Recreation DM40 - Lee Valley Regional Park DM42 - Epping Forest
Place Shaping	DM30 - Design Principles, Standards and Local Distinctiveness DM31 - Inclusive Environment and Built Environment DM32 - Tall Buildings DM33 - Managing Impact of Development on Occupiers and Neighbours DM34 - Improving Community Safety
Pollution (Air & Noise)	DM25 - Environmental Protection
Safety and Designing Out Crime	DM34 - Improving Community Safety DM41 - Planning Enforcement
Shopping	DM26 - Managing Changes of Use in Town Centres
Social Cohesion	DM18 - Social Infrastructure DM34 - Improving Community Safety
Sustainable Design and Construction	DM11 - Resource Efficiency and High Environmental Standards DM12 - Decentralised and Renewable Energy
Training and Skills	DM22 - Improving Job Access and Training
Transport	DM14 - Co-ordinating Land Use and Transport DM15 - Sustainable Transport Network

Key Planning Issue	Associated Development Management Policy
	DM16 - Managing Private Motorised Transport DM17 - Parking DM18 - Social Infrastructure
Town Centres	DM26 - Managing Changes of Use in Town Centres
Urban Design	DM30 - Design Principles, Standards and Local Distinctiveness
Waste Management	DM11 - Resource Efficiency and High Environmental Standards DM12 - Decentralised and Renewable Energy
Water	DM35 - Water

Table 1.2 - Development Management Policies Topic Related Issues

2 Policy DM1- Sustainable Development and Mixed Use Development

Strategic Objective 1

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

Introduction

Sustainable Development

2.1 Government policy towards spatial planning is contained in the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions.

2.2 The NPPF states that policies in Local Plans should follow the approach of the presumption in favour of sustainable development, the golden thread running through both plan-making and decision taking. This approach makes clear that development which is sustainable can be approved. Policy DM1 reflects the presumption in favour of sustainable development.

2.3 Waltham Forest's Local Plan has been positively prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements and is consistent with achieving sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
  an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

2.4 Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

2.5 The NPPF states that for plan-making this means that local planning authorities should positively seek opportunities to meet the development needs of their area; and local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Mixed Use Development

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

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

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

2.8 Mixed use development is development for a variety of activities on single sites or across wider areas such as town centres. The Council will consider whether a proposed development in the Borough could appropriately include a mix of uses. The Council's Area Action Plans and Site Allocations document will identify key opportunity locations and provide guidance for their future development, including where mixed use development is appropriate. Mixed use development may include residential, employment, leisure facilities, retail and social infrastructure uses. Therefore, it includes any appropriate uses for the proposed sites.

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

Policy DM 1

Sustainable Development and Mixed Use Development

A) Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Waltham Forest.

Planning applications that accord with policies in Waltham Forest's Local Plan will be approved unless material considerations indicate otherwise.

Where the development plan is absent, silent or relevant policies are out-of-date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

(a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or

(b) specific policies in the NPPF indicate that development should be restricted.

B) Mixed Use Development

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

(a) Key Growth Areas: the Council will seek to to accommodate growth in the key growth areas of Blackhorse Lane, Northern Olympic Fringe, Walthamstow Town Centre and Wood Street. Details of the regeneration activities will be provided in the appropriate Area Action Plans;

(b) Other Appropriate Areas: are in the designated town centres and other designated centres in and outside the key growth areas; and

(c) Site Opportunity Locations: redevelopment of Site Opportunity Locations will contribute to housing, employment, leisure, retail and social infrastructure uses. Plans for these sites will be detailed in the Area Action Plans and Site Allocation Development Plan Document.

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

i. the character of the development, the site and the area;

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

iii. whether the mix of uses would be appropriate to the function of the proposed development and not demonstrably conflict with other policies in this document;

iv. high quality design;

v. the need for an active street frontage and natural surveillance;

vi. the financial and economic viability of the development;

vii. appropriate developers' contributions through adopting a Community Infrastructure Levy tariff schedule in the future and/or through the use of planning obligations;

viii. the contribution that land use swaps, housing credits and off-site contributions can make; and

ix. any other planning objectives considered to be a priority for the area.

PERCY INGLE
BREADS

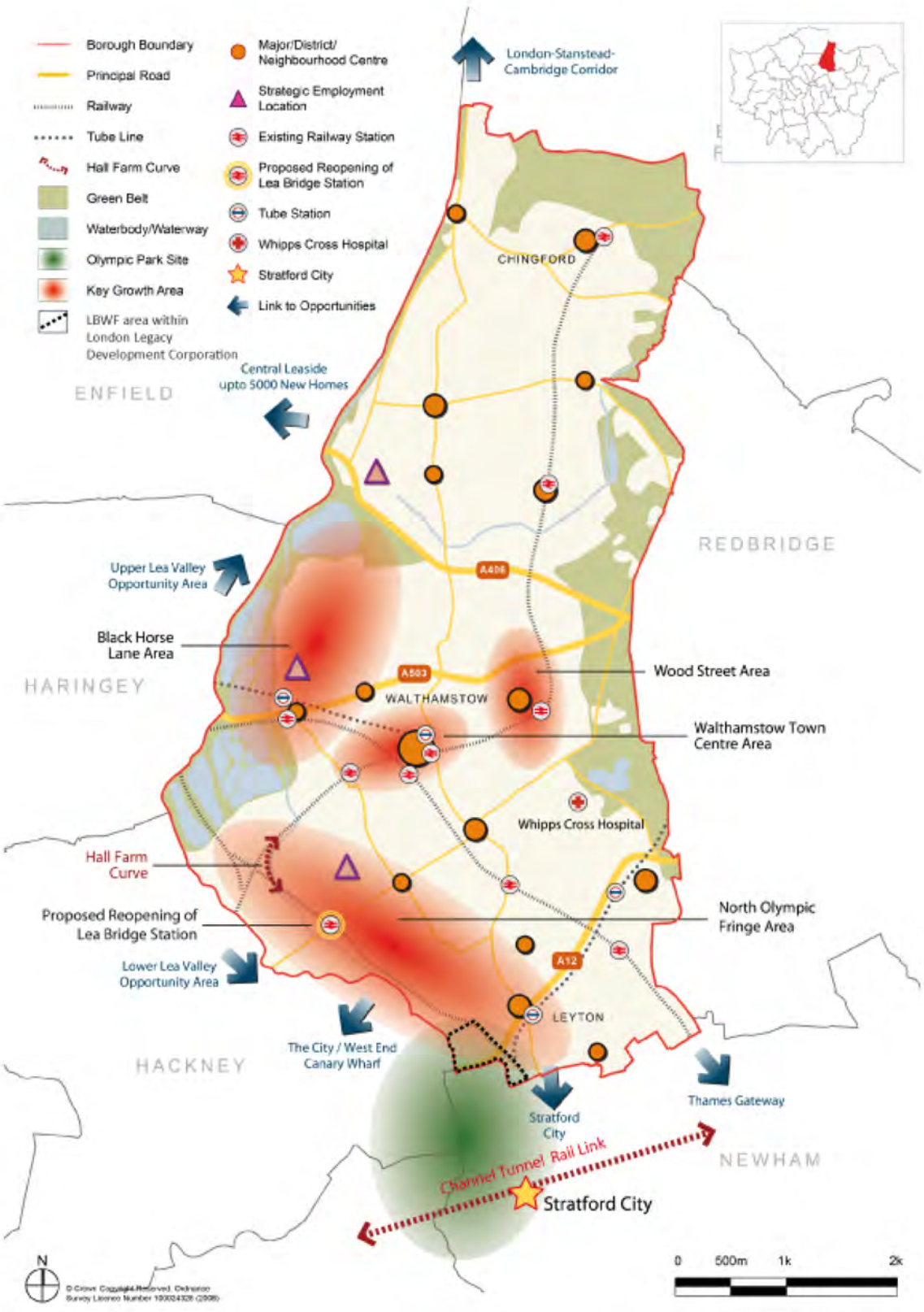


Figure 2.1 Key Diagram

Justification

Sustainable Development

2.10 The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 5 of the NPPF states that "the international and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs." The definition of sustainable development has been clarified in the NPPF in that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

2.11 Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. As stated in NPPF, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development.

2.12 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
  moving from a net loss of bio-diversity to achieving net gains for nature;
  replacing poor design with better design;
  improving the conditions in which people live, work, travel and take leisure; and
  widening the choice of high quality homes.

2.13 Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

2.14 The NPPF states that proposed development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place. It constitutes guidance for local planning authorities and decision-makers both in drawing up plans and as a material consideration in determining applications.

2.15 Policies in Local Plans should follow a presumption in favour of sustainable development, so that it is clear that development which is sustainable can be approved. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These principles are:

building a strong, competitive economy

- ensuring the vitality of town centres
  supporting a prosperous rural economy
  promoting sustainable transport
  supporting high quality communications infrastructure
  delivering a wide choice of high quality homes
  requiring a good design
  promoting healthy communities
  protecting Green Belt land
  meeting the challenge of climate change, flooding and coastal change
  conserving and enhancing the natural environment and
  conserving and enhancing the historic environment

Mixed and Balanced Communities

2.16 Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities. The Council works collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in the Local Plan.

2.17 The London Plan (2011) states that appropriate mixed and balanced communities should be promoted through large scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identify with, their neighbourhoods. They must be supported by effective and attractive design, adequate infrastructure and an enhanced environment.

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

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

Key Growth Areas

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

Blackhorse Lane;
Northern Olympic Fringe;

- Walthamstow Town Centre; and
  Wood Street.

Blackhorse Lane

2.21 In Blackhorse Lane, mixed used developments can make a positive contribution to a sustainable pattern of growth; by ensuring land is used more efficiently in areas well served by public transport. Subject to meeting the requirements of DM1 above, mixed use development in this key growth area can help meet housing need, provides new fit for purpose employment space, and in the case of the newly designated neighbourhood centre, provide a range of shops and services to meet the needs of local residents and businesses. Where sites are deemed suitable for mixed use development, they will be identified in the forthcoming Blackhorse Lane Area Action Plan (AAP).

Northern Olympic Fringe

2.22 As the northern edge of the 2012 Olympic Park is situated in Waltham Forest, the south of the borough has been identified as a key regeneration area with growth potential due to its proximity to the Olympic Park and Stratford City. The North Olympic Fringe area will undergo the most significant transformation with proximity to the Olympic Park and the 'East End Renaissance' a major catalyst for growth and inward investment. The AAP will identify a number of site opportunity locations that constitute the principal areas of change within the area. Some of these sites present opportunities for mixed use development. Any proposal for mixed use development should meet with the list of criteria set out in Policy DM1, to ensure it provides the appropriate mix of uses contributing to the supply of housing, employment and other uses in the local area and should not create any adverse impact to the interests of local amenity.

The Olympic Legacy Supplementary Planning Guidance (OLSPG) (July 2012)

2.23 This clarifies the Mayor of London's priorities for the Olympic Park and the surrounding areas. It considers social and community infrastructure requirements, and sets out how the area around the Olympic Park can benefit from the legacy proposals. This document will also promote the further managed release of appropriate industrial sites for mixed use development. This Guidance will supersede the Lower Lea Valley Opportunity Area Planning Framework (LLV OAPF) where the two areas overlap when it is formally published by the Mayor following consultation.

2.24 The area situated along the southern edge of the Borough is proposed to fall under the administration of the London Legacy Development Corporation (LLDC) which was established in April 2012. Details are shown in Figure 2.1 Key Diagram.

Walthamstow Town Centre

2.25 Walthamstow Town centre is considered to be an appropriate location for mixed use development. This is because firstly, it has excellent transport links allowing for easy access to and from the centre and secondly, is a major town centre with other existing facilities and services such as shops, banks and public transport, which

are essential to both commercial and residential occupants of mixed use developments. Mixed use development will contribute to improving the economic and social well being of the centre by providing additional homes and facilities, enhancing its viability and vitality, generating a strong sense of place and producing an attractive and sustainable environment.

Wood Street

2.26 Wood Street is to be a vibrant, viable town centre with a retail-led mix of uses that builds upon the distinct historic character of the area and offers a good range of convenience, comparison and niche products. The area is envisaged to benefit from a step change in the quality of the public realm, attractive and safe connections to and across the area for all modes and an increased emphasis on social and community activities. There is potential for redevelopment across a cluster of sites in this area. A development framework will be prepared for the Wood Street area detailed in the AAP process. This will provide a comprehensive and holistic approach to regeneration and renewal of the area. Some of the proposals may include mixed use development. Such development should meet with the list of criteria set out in Policy DM1.

Other Growth Centres

2.27 Town centres represent a key economic asset, providing shopping, employment, leisure, cultural, community services and facilities for our residents and visitors. Walthamstow town centre, Wood Street and Leyton are within the key regeneration areas. Other centres outside these areas include North Chingford, South Chingford and Bakers Arms, Highams Park and Leytonstone. The ability of the Borough's growth centres to accommodate additional growth whilst also improving their relative attractiveness will be key to achieving sustainable and well balanced communities.

Site Opportunity Locations

2.28 The Site Opportunity Locations will contribute to growth in housing, employment, leisure and community uses. The redevelopment of these sites will be detailed in the Area Action Plans and Site Specific Allocations.

2.29 The Council considers that targeted intervention at these key opportunity locations will bring the opportunity to transform our places and communities whilst capturing or maximising the ripple effects for the benefit of the whole Borough.

Mixed Uses

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

- reducing the need to travel between homes, jobs and services;
  providing a range of activities through the day, and so increasing community safety and security;

- contributing to the creation of areas that are diverse, distinctive and successful; allowing an efficient use of land, with other uses developed above those uses which need direct ground floor access or a street-level frontage, such as shops; providing more opportunities for the development of housing and employment.

2.31 Core Strategy Policy CS2 " Improving Housing Quality and Choice" indicates that the Council will regard housing as the priority land use of the Local Plan. Core Strategy states that the priority given to housing does not override a number of other considerations, but will be considered alongside them, such as the need for jobs, services and facilities.

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

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

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

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

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

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

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

2.38 **The Location Of The Site, The Area And The Character Of The Development** - Existing development on or near a development site may limit the potential for the inclusion of a mix of uses, particularly the inclusion of housing. A site may be constrained by disturbance or overlooking from other activities and

properties nearby. The retention and extension of an existing building on-site (especially a listed building or a building that makes a positive contribution to a conservation area) may prevent the creation of new features such as entrances, windows, staircases and lifts necessary to accommodate a mix of uses.

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

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

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

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

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

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

unless the development involves additional floorspace that is surplus to the user's requirements;

2.43 **Any Other Planning Objectives Considered To Be A Priority For The Site** - The Council recognises that where it seeks other planning benefits from a development or seeks to meet other planning objectives, this may limit the potential of a site to provide a mix of uses generally, or housing in particular. Examples may include the requirement to contribute to funding for transport infrastructure, social infrastructure or the need to prioritise uses such as business, shopping, education or health care.

2.44 **Developers' Contributions** - The Council will seek developers' contributions in relation to any appropriate proposed development. The Council is in the process of preparing a proposed Community Infrastructure Levy (CIL) charging schedule. After statutory consultation, the Council would adopt a CIL charging schedule. The Council may also use planning obligations. Details of planning obligations and CIL are in the context of Policy DM 37 in this document. Government advice on CIL is set out in CIL Regulations 2010 (As Amended).

Implementation

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

Duty to Co-operate

2.46 As indicated in NPPF, early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community will be engaged, so that the Council's Local Plan reflects a collective vision and a set of agreed priorities for the sustainable development of the area.

2.47 According to the "Duty to Co-operate" imposed by the Localism Act 2011, the Council will work collaboratively on strategic planning priorities to enable delivery of sustainable development in consultation with local stakeholders, private sector bodies, utility and infrastructure providers. Strategic priorities should include strategic policies to deliver homes and jobs needed in the area; provision of leisure and other commercial development; provision of infrastructure for transport, telecommunications; waste management, flood risk and provision of minerals and energy. Local Plan should be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations.

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

2.49 The Community Infrastructure Levy regulations enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure. There were some modifications to CIL regulations introduced through the Localism Act. The amended regulations came into force in April 2012 and also included a number of other minor changes to address issues in the existing regulations.

2.50 The Council will use planning obligations to ensure appropriate infrastructure is provided where necessary for mixed use development. The Council is preparing to achieve this through a CIL charging schedule.

3 Policy DM2- Meeting Housing Targets

Strategic Objective 2

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

Introduction

3.1 In accordance with policy CS2, the Council aims to maximise the number of quality homes built in the borough and create an economically mixed and balanced community. In accordance with the London Plan (2011), the Council will seek to resist the loss of existing residential accommodation, particularly affordable housing. While there is a presumption against the loss of homes, exceptions may be considered if other policy priorities are met and wider benefits achieved.

Policy DM 2

Protecting Existing Housing

The Council will only permit the redevelopment, conversion or changes of use of land or buildings involving the net loss of residential accommodation where:

A. proposals seek to combine separate units within the original house in order to create a larger family (3 bed or more) home(s);

B. The existing accommodation will be adequately re-provided to an equivalent or greater size elsewhere;

C. residential use is no longer compatible with the surrounding environment and results in unsatisfactory living conditions;

D. the overriding need for an alternative use can be demonstrated to the Council's satisfaction or is required to meet other land use objectives; and

E. redevelopment is necessary to ensure better quality homes and facilitate housing regeneration.

Justification

3.2 Given the high level of need for housing, particularly larger family sized homes in the borough, the loss of existing residential accommodation would further exacerbate this need. In order to address the borough's housing need and sustain it's neighbourhoods, the Council will resist the loss of existing residential accommodation and particularly larger family housing.

3.3 To further support the need for larger family homes, the Council will support proposals which result in the net loss of housing where they seek to combine smaller homes (such as in a de-conversion) into a larger home(s). Properties which are more appropriate for de-conversion are those where it was was originally a single family dwelling house. The loss of homes should also be outweighed by benefits to the environmental, street scene, transport and parking. De-converted properties should create a home which has a minimum Gross Internal Area (GIA) of 87 sq.m (minimum 3 bed) in accordance with policy DM7. De-converting properties or merging together smaller homes will contribute to balancing the size of homes in the borough's housing stock and ensure better variety and choice for residents.

3.4 The Council will only support the net loss of housing where it can be clearly demonstrated that the current residential use is not compatible with the surrounding area and results in unsatisfactory living conditions. Unsatisfactory living conditions could result due to a number of reasons, for example owing to excessive noise, odours and/or poor air quality.

3.5 The Council will also consider the loss of residential use on sites where it can be clearly demonstrated that there is an overriding need for an alternative use. The Council recognise that in order to create mixed and balanced communities other uses such as doctors surgeries, health centres and nurseries need to be provided to support the existing community. In such circumstances, the Council will support alternative uses in accordance with policy CS4.

3.6 According to the Waltham Forest Private Sector House Condition Survey (2011) it is estimated that there are 25,800 private sector dwellings (33.5%) that are 'non-decent', in the borough according to Decent Homes Standards. Where it can be demonstrated that homes are 'non-decent' the Council will firstly seek a refurbishment or upgrade of the existing accommodation. However, the Council will consider the net loss of housing where it results in better quality homes being provided and facilitates housing regeneration and renewal. For example, the Council may consider the net loss of accommodation where it increases the size of the remaining homes.

Implementation

3.7 The Council's Housing Strategy (2008) sets out the strategic objectives and priorities for housing and housing-related services across all tenures, and how the Council and its key partners aim to respond to housing issues facing the borough.

3.8 The Council's Area Action Plans for the key growth areas will provide greater detail on the proposed regeneration and renewal of estates in these locations.

3.9 The Council's Stock Options programme will set out proposals for the improvement of housing estates in the borough.

4 Policy DM3 - Affordable Housing Provision

Strategic Objective 2

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

Introduction

4.1 In accordance with policy CS2 B (i), all residential development and mixed used development containing an element of residential will be required to contribute towards affordable housing provision in the borough where there is a net gain of homes. This includes development involving subdivision and conversion of houses to flats. The Council will build some flexibility into this process by assessing the level of affordable housing required on a site by site basis, with reference to viability.

Affordable Housing Provision

In accordance with policy CS2, the Council aims to provide 50% of new housing to be affordable, by:

A. seeking the provision of affordable housing within all residential developments in the borough. The Council will firstly seek this to be on site and secondly on a nearby site. Where this cannot practicably be achieved, the Council may accept an off site payment-in-lieu;

B. applying deferred contributions to housing sites capable of providing 10 or more homes which propose less than 50% affordable housing;

C. seeking a tenure split of 60% social/affordable rented units and 40% intermediate housing units;

D. seeking the use of legal agreements in phased residential development to ensure that all parts or phases make appropriate provision of affordable housing; and

E. seeking affordable housing schemes to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another.

Justification

4.2 According to the draft Strategic Housing Needs Assessment (2011) the total affordable housing requirement in the borough is over 80% of the total planned dwelling delivery in Waltham Forest. The Council will therefore seek to maximise affordable housing provision in the borough.

4.3 Household incomes in Waltham Forest vary enormously by tenure. Around 45% of those who own their home with a mortgage have a household income of over £40,000, while over half of all those in social rented housing have an income of less than £10,000 and nearly 90% have incomes of less than £20,000 per annum. Approximately 9% of households in Waltham Forest claim Housing Benefit while living in the private rented sector, which is relatively high when compared to other London boroughs. The ratio of median full time earnings to average house prices shows a worsening affordability trend up until 2007, but affordability, largely due to a reduction in house prices, has improved over recent years. However, affordability for first-time buyers has declined sharply since mid-2004 with currently only around 10% of all sales at less than £150,000.

4.4 One of the most important changes which has occurred in Waltham Forest in recent years is the change in housing tenure. The privately rented sector is 32% of all residential dwellings, a sharp rise from 18% of all dwellings in the 2001 Census with a match drop in owner occupation rates. This is reflected in 19% of all dwellings in the borough being either a House in Multiple Occupation or a converted property. The growth in the private rented sector is a response to affordability pressures in East London and also a general lack of dwellings which has seen households occupy smaller dwelling spaces. Since 2001, the number of smaller properties, particularly those with only one or two rooms, has increased while the proportion of larger homes has decreased. This is evidence that larger properties have been sub-divided into smaller flats and bedsits which in turn has allowed more households to live in the existing dwelling stock of Waltham Forest in an affordable manner. Changes to Housing Benefit policy are likely to further contribute to this impact on the private rented market. To reduce the number of households claiming Housing Benefit in the private rented sector, more affordable housing needs to be provided.

4.5 The level of rent charged on affordable housing will be 'significantly lower' than market rents. National policy makes it clear that affordable rented housing is to be let to ‘households who are eligible for social rented housing’ and should not be counted as part of the intermediate affordable tenure. The proportion of social rented homes that are delivered as the 'Affordable Rent' product in relation to intermediate homes will be determined on a site by site basis with regards to a site’s location and with reference to viability, and the level of rent charged for affordable rented homes should be in accordance with the Council's guidance, 'Strategic priorities for the supply of Housing in Waltham Forest', on this product.

4.6 In order to facilitate the planning application process, applicants should engage at the earliest possible opportunity with a Registered Provider. The Council will seek to ensure that a Registered Provider is involved at the earliest possible stage in order

to support the affordable 'offer' to the Council. The Council will then work with the applicant, the Registered Provider and the GLA to maximise opportunities for affordable housing provision on site.

Deferred Contributions – 10 homes or More

4.7 In accordance with CS2 B (ii), in order to deliver the maximum reasonable amount of affordable housing, applications on all sites capable of providing 10 or more homes which propose less than 50% affordable housing, will need to demonstrate a viability case to justify this, in the form of a viability assessment. Where a viability case is used to justify an affordable housing offer below policy requirements and it is agreed by the Council, the Council will require the shortfall to be treated as a deferred contribution in the section 106 agreement. The Council will then require a subsequent viability assessment to be undertaken when the scheme is completed, or nearing completion and largely occupied and should viability have improved, the Council will seek further affordable housing provision up to a maximum of the policy shortfall. For larger schemes this assessment will take place on a phased basis.

4.8 The formal mechanisms required to secure deferred contributions will be detailed in standard clauses in the Council's standard 106 agreement. The applicant will be expected to provide comprehensive supporting information to enable the Council to make an informed decision on the financial viability of the proposed development scheme. This information will include, as a minimum, a detailed cost plan and specification together with properly analysed evidence justifying proposed sales values and a detailed valuation of existing use value. The information will be assessed by the Council advised by an Independent Assessor as and when required, and the applicant will be expected to pay the cost of this assessment.

4.9 If a scheme is approved on the basis of an affordable housing offer below policy requirements, the section 106 agreement will include provision for a re-appraisal of viability. Applicants should expect that a restriction on occupation of an appropriate number of market units to reflect the policy shortfall will be required to secure any further contribution from the assessment process. Further advice on the reappraisal process will be provided. The applicant will be required to submit detailed evidence to the Council on an open book basis of the actual costs expended and values generated by the scheme and, where viability has improved, the applicant will be expected to make further affordable housing provision up to the maximum policy shortfall.

4.10 When assessing viability, the Council will expect to use the Residual Land Value approach with viability tested against existing use value or where, a former use is capable of resurrection, alternative use.

4.11 The Council will, in general, not accept a premium on existing use value unless it can be demonstrated that the land owner is relocating or extinguishing an existing business or there is a complex site assembly involved in the scheme. Where this is the case appropriate evidence will be required.

4.12 For outline applications where the level of detail may not be available, the Council will require a further viability assessment to be undertaken at reserved matters stage.

Approach to Off Site Contributions

4.13 All sites should make an affordable housing contribution, including mixed use schemes which are capable of providing an element of housing, subject to viability. The Council will firstly seek that the affordable housing provision be made on site, then on a site which is nearby. The Council will only accept off site contributions where it is not practical to provide it on site or nearby. The Council reserves the right to investigate any practical reason why affordable housing cannot be provided on site.

4.14 Where off site contributions are considered acceptable, the developer will be required, subject to viability, to pay a contribution that reflects both the land value and build costs for the number of affordable units that should have been provided on site applying the 50% target. This will ensure that, in accordance with national policy, the contributions are 'of broadly equivalent value' to that which would have been secured through on site provision.

4.15 The off site contribution will be based on the estimated cost to the applicant of providing the equivalent amount of affordable housing on site. This will be based on the following formula:

The open market value of the Section 106 units minus the maximum offer an RP would pay (less RP fees) minus additional developer costs

Small Sites – 9 Homes and Under

4.16 The London Plan (2011) policy 3.13 allows London Boroughs to consider thresholds for provision of affordable housing below the minimum threshold of 10 homes. 80% of the Borough's housing sites fall into this category, and could provide approximately 1,700 new homes, which will make a significant contribution towards affordable housing provision in the borough.

4.17 Therefore, in order to maximise the provision of affordable housing, the Council will require small sites (1-9 homes) to make a contribution to affordable housing provision in the borough. The Council may decide that it is not desirable or practicable to provide affordable housing on site for small sites and thus off site contributions may be considered more appropriate. When assessing the viability of small sites, the Council will require a simple financial appraisal which includes site acquisition costs, predicted sales values, expected build costs, build cost as a rate per square metre and anticipated profit levels.

4.18 The contributions are based on 10% of Residual Land Value (RLV) which would be introduced over a 3 year period, with 33% of the contribution being charged in the first year, 66% of the contribution being charged in the second year, and the full contribution being charged in the third year. Following a review on the impact of

the contribution on land values and development pipeline, the contribution would move to 15% for the fourth year forward. The contributions will then be reviewed on an annual basis.

4.19 The matrix below sets out the affordable housing contribution per unit that the Council will require for small sites.

	Year 1 - 2012/13	Year 2 - 2013/14	Year 3 - 2014/15	Year 4 - 2015/16
1 Bed Flat	£1,520	£3,039	£4,605	£6,908
2 Bed Flat	£2,037	£4,075	£6,174	£9,261
2 Bed House	£2,327	£4,654	£7,052	£10,578
3 Bed Flat	£2,511	£5,023	£7,610	£11,416
3 Bed House	£2,916	£5,832	£8,836	£13,254
4 Bed + Flat	£3,208	£6,417	£9,722	£14,584
4 Bed + House	£3,746	£7,491	£11,350	£17,025

Table 4.1 - Small Site Off Site Contributions

4.20 All off-site contributions will be pooled and used to provide or improve affordable housing in the borough. As it may take a number of years to acquire adequate pooled funds to implement affordable housing development; the S106 agreement will secure a return of unspent funds to the developer after 10 rather than the usual 5 years.

Tenure Split

4.21 In accordance with the draft Waltham Forest Strategic Housing Market Assessment (2011), the Council will aim to provide affordable housing at a split of 60% social rented and 40% intermediate affordable housing. Our preference is for the intermediate element of schemes to be shared ownership housing which is affordable to households with median annual incomes and below.This tenure split is also in accordance with the London Plan (2011) and the Affordable Housing Viability Study (2009). This tenure mix will increase the amount of intermediate housing in the borough and will provide residents on low and medium incomes with more opportunities to own their own home. According to the draft Waltham Forest Strategic Housing Market Assessment (2011), the borough has a very transient population. The proportion of non-Council households who have been resident for a year or less is nearly 20%, with this being 35% for those in the private rented sector. Giving residents more affordable home ownership opportunities will further support the shift from social rented housing, shared housing and private rented housing and encourage people to settle in the borough, which will help reduce the transiency of the population. Providing a mix of tenures in new development will also prevent mono tenure housing developments developing in the borough.

Phased Developments

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

Tenure Blind

4.23 The Council will seek to ensure that homes in new housing development are 'tenure blind'. Tenure blind housing development means that it is impossible to distinguish the tenure of the homes within by their exterior appearance. Tenure blind reduces the stigmatisation which some forms of affordable housing tenures have. Tenure blindness can be achieved by providing all homes with similar elevations and by coordinating the homes' external fittings.

Site Considerations

4.24 The Council will also consider the following factors when considering the nature of affordable housing on site:

- Housing need;

  The impact on the creation of mixed and balanced communities

  Access to shops, services community, facilities and jobs;

  Access to public transport;

  The character of the development site and surrounding area;

  The size of the site and constraints; and

  Client group for which homes are intended.

4.25 The calculation of affordable housing will be undertaken in term of units. The proportion of affordable housing should be calculated in relation to the gross rather than net provision, except in relation to estate renewal and regeneration. The threshold is expressed in terms of the capability of the site, in order to overcome attempts to evade thresholds and the Council reserves the right to challenge proposals which do not maximise a site's capacity.

4.26 Where housing is provided with either public or private subsidy, this discount should remain available in perpetuity to people identified as being in housing need. The Council will seek to use clauses in legal agreements that transfer ownership and management of such homes to Registered Providers to ensure this.

Implementation

4.27 The Council's Housing Strategy (2008) sets out the strategic objectives and priorities for housing and housing-related services across all tenures. It sets out how the Council and its key partners aim to respond to housing issues facing the borough.

4.28 The Council will also use Planning Obligations (S106) to secure affordable housing and set out the process for deferred contributions.

4.29 Guidance on the level of affordable rents set out in the Council's 'Strategic priorities for the supply of Housing in Waltham Forest' May 2011 and subsequently updated in August 2011.

4.30 Planning applications submitting a viability assessment justifying the level of affordable housing provided on site.

4.31 Registered Provider (RP) programmes under the Affordable Homes Programme (2011–15).

4.32 The Council will seek to work with partners such as the GLA and a range of Registered Providers and other housing providers to secure funding for the provision of affordable housing.

5 Policy DM4 - Residential Extensions and Alterations

Strategic Objective 2

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

Introduction

5.1 New extensions and alterations are the most common form of application the Council receives each year. While such applications are relatively small in size, they can have a significant effect on the existing building and character of the surrounding area. The Council provides further guidance on extensions and alterations in the Residential Extensions and Alterations Supplementary Planning Document (2010).

Policy DM 4

Residential Extensions and Alterations

A. The Council will expect development which involves the alterations and/or extension of a residential buildings to:

i. relate to the original 'host' building, respect the street scene and character of the area;

ii. where appropriate, retain and restore existing 'traditional' features and materials; and

iii. protect the occupiers of the existing building and properties nearby from suffering any excessive loss of residential amenity.

Development in Back Gardens

B. Development in back gardens should provide small ancillary buildings for use associated with the main use of the dwelling. Buildings that provide additional living accommodation (either a separate dwelling or as extensions to the primary living accommodation) will be resisted.

Justification

5.2 Extensions and alterations (which include front, rear, side extensions and loft conversions and roof extensions) should be well designed to ensure that the character, context, heritage and quality of the area is maintained and enhanced.

5.3 Extensions or alterations should remain in harmony with the original 'host' building, respect the street scene and character of the area in terms of scale and form, size and shape, roof line and form, windows and doors, materials and spaces between properties.

5.4 It is important that the Council protects the historic character of the borough. Many of the borough's suburbs are either Victorian or Edwardian and are a key part of the borough's local distinctiveness. Poorly designed alterations and/or extensions which do not relate to the original building and/or the local character and context of the area could result in the cumulative erosion of the historic character in these areas. Retaining and restoring existing 'traditional' features and materials will ensure historical character is not eroded.

5.5 Extensions and alterations should respect neighbouring properties and wherever possible protect the residential amenity of adjoining occupiers. Extensions and alterations should not result in the excessive loss of residential amenity in terms of loss of privacy, outlook and overshadowing/sunlight. Extensions and alterations should not significantly reduce garden size.

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

5.7 In accordance with national policy, the priority for development should be previously developed land. The definition of previously developed land in national policy states that previously developed land excludes private residential gardens. The London Plan (2011) proposes greater recognition to the contribution of gardens. Gardens contribute to local character, provide safe and secure amenity and play space, support biodiversity, help to reduce flood risk and mitigate the effects of climate change. The Council will therefore seek to resist buildings that provide additional living accommodation as either a separate dwelling or as extensions to the primary living accommodation in back gardens. Primary living accommodation refers to bedrooms or other habitable rooms. In accordance with policy CS6 the Council will endeavour to protect and enhance green infrastructure and biodiversity. Protecting and enhancing biodiversity is critical in delivering sustainable communities. Gardens are of ecological value providing habitats for wildlife and are important amenity areas for residents. In assessing local ecological value the Council will take into account the length and overall size of the gardens and value of adjacent land as larger areas support a wider range and number of species. Gardens are also important in establishing the character of certain parts of the Borough, particularly in the north, and this is recognised in the Characterisation Study (2009) and in various Conservation Area studies. It is considered that the cumulative impact of the loss of gardens would cause the gradual degradation of the character and appearance of

the Borough. Back land development can result in the excessive loss of residential amenity in terms of loss of privacy, outlook and overshadowing/sunlight. The Council has also experienced a significant problem of sheds being used as residential accommodation(commonly known as 'beds in sheds'). In accordance with DM 41 - Planning Enforcement, Council will enforce where this is suspected to be occurring.

5.8 Extensions and Alterations provide opportunities to retrofit existing buildings and include micro energy generation.

Implementation

5.9 Further guidance and standards are set out in the Urban Design Guide SPD and Residential Extensions and Alterations SPD.

6 Policy DM5 - Housing Mix

Strategic Objective 2

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

Introduction

6.1 In accordance with policy CS2, the Council aims to deliver a range of homes in terms of tenure and size to ensure the borough's housing stock provides for a wide range of housing needs and offers choice. The Council aims to prioritise the need for larger family homes particularly in the affordable sector. Family-sized homes are defined in line with the London Plan (2011), as having three bedrooms or more (at least one of which is a double bedroom) being at least 74 sq.m.

Policy DM 5

Housing Mix

The Council will seek all housing developments to provide a range of dwelling sizes and tenures particularly focusing on the provision of larger family sized homes (three bed plus) in line with the Council's preferred housing mix table 6.1.

Justification

6.2 WalthamForest has a growing and increasingly diverse population which has a range of housing needs and which requires a variety of sizes and tenures of homes. It is important that the Council seeks to provide housing which meets the current and future needs of the borough's local residents. The draft Waltham Forest Strategic Housing Market Assessment (SHMNA)(2011) and the London Plan (2011) identify the need for larger family-sized accommodation, particularly in the affordable rented sector. Additionally, the SHMNA (2011) estimates that 11% of dwellings are overcrowded, with this figure being 17.6% in the private rented sector[(1)]. The dwelling stock of Waltham Forest appears to be being used very intensely, with rooms other than those designed as bedrooms being used for sleeping, particularly in the private rented sector.

6.3 In order to provide for this need and develop mixed and balanced communities the Council seeks new development to provide a dwelling mix as set out in table 6.1 below. This housing mix has been developed based on the findings of the draft

1 Based upon dwelling size the dwelling was originally intended for

Waltham Forest Strategic Housing Market Assessment (2011), Housing Strategy (2008 - 2028) and with reference to the Council's housing waiting list. The Council will seek to apply this housing mix to all housing applications in the borough.

No. Bed Rooms	1 bed (2 person)	2 bed (4 person)	3 bed (5/6 person)	4 bed + (7/8 person)
Market	20%	30%	40%	10%
Intermediate Affordable Housing	20%	40%	30%	10%
Social/Affordable Rented Housing	20%	30%	40%	10%

Table 6.1 - Preferred Housing Mix

6.4 The Council aims to ensure each development should contribute to the creation of mixed and balanced communities by containing a mix of large and small homes overall. While the Council recognise the demand for smaller units, the Council will resist development proposals containing only smaller homes. In order to prioritise larger family housing the Council aims to provide at least 50% of new private and social / affordable rented homes as three bed plus. It should be noted that the Council do not support 2 bed three person or 3 bed four person homes in the affordable sector.

6.5 Where a development involves re-use of an existing building, this may limit the potential to provide the dwelling mix proposed in table 6.1. Issues in meeting the proposed dwelling mix include; respect for the integrity of existing structural walls, providing appropriate levels of natural light, changes in floor levels and heritage designations such as listed building may restrict alterations. The Council will have regard to these issues when considering the dwelling mix in such proposals.

6.6 The housing mix of new development should be considered on a site by site basis. The Council take a flexible approach when applying the Council's proposed housing mix. The Council will consider:

- Housing need;
  The impact on the creation of mixed and balanced communities;
  Access to shops, public transport, public services, community facilities, parks and green spaces;
  The character and context of the site and surrounding area;
  The size of the site and constraints; and
  Financial viability.

Implementation

6.7 The Council's Housing Strategy (2008) sets out the strategic objectives and priorities for housing and housing-related services across all tenures. It sets out how the council and its key partners aim to respond to housing issues facing the borough.

6.8 Planning applications for housing should be supported by a planning statement justifying tenure mix broken down by bedroom sizes and unit and habitable room basis.

6.9 The Council will seek to work with partners such as the GLA and a range of Registered Providers to help/assist achieve these standards.

6.10 Further guidance and standards relating to the design, quality, safety, internal and external amenity space for new development are set out in the Urban Design Guide SPD.

7 Policy DM6 - Housing Conversions

Strategic Objective 2

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

Introduction

7.1 The Council aims to create a mixed and balanced community. In order to achieve this the Council seek to provide a range of homes in terms of size and tenure in new development and protect the existing housing stock. A key objective of Waltham Forest's Sustainable Community Strategy (2008),was a specific commitment to prevent the loss of larger family-sized homes into smaller-sized homes in order to maintain a distinct housing offer in the borough. The Council will seek to protect the existing housing stock in order to ensure there are opportunities for family living in the borough.

7.2 The Council will consider appropriate measures to protect the existing family housing stock including an Article 4 Direction which would remove 'permitted development rights' involving a change of use from a dwelling house (class C3) to a House in Multiple Occupation where between three and six unrelated people share a kitchen and/or a bathroom (class C4).

7.3 A building is defined as a House in Multiple Occupation (HMO) if the following apply:

Use Class C4: Houses in multiple occupation

7.4 HMOs comprise small shared dwelling houses or flats occupied as the main residence by between 3 and 6 unrelated individuals who share basic amenities.

7.5 Social housing is excluded from C4 as are care homes, children's homes and bail hostels. Properties occupied by students which are managed by the education establishment, those occupied for the purposes of a religious community whose main occupation is prayer, contemplation, education and the relief of the suffering are also excluded. Properties containing the owner and up to two lodgers do not constitute HMOs for these purposes.

Large houses in multiple occupation

7.6 Large houses in multiple occupation constitute HMOs with more than 6 people sharing dwelling houses or flats, occupied as their main residence. These are unclassified by the Use Classes Order. In planning terms they are described as being sui generis (of their own kind).

Policy DM 6

Housing Conversions and HMOs

A. The Council will protect larger homes from conversion to smaller self contained homes (C3), Houses in Multiple Occupation (C4) and Larger Houses in Multiple Occupation/Buildings in Multiple Residential Occupation (Sui Generis) through a range of means, including:

i. Resisting the conversion of homes with a gross original internal floorspace of less than 124 sqm;

ii. Resisting the conversion of homes located in a 'Restricted Conversions Wards';

iii. Resisting the conversions where it results in the over concentration of conversions in one street;

iv. Resisting the conversions where there is pressure on existing levels of on-street parking, open spaces and other services;

v. Resisting the conversions where appropriate parking spaces cannot be provided off street; and

vi. Resisting conversions to smaller homes (C3) does not create at least one larger family sized home of 74sqm (3 bed plus) on the ground floor with access to a dedicated rear garden of the converted home.

B. Conversions of homes that have a gross original internal floorspace of more than 124 sqm (which are outside 'Restricted Conversions Wards') to smaller self contained homes (C3), Houses in Multiple Occupation (C4) and Buildings in Multiple Residential Occupation (Sui Generis) will only be permitted where:

i. They meet the minimum space standards in tables 7.1 and 7.2 and tables 8.1, 8,2 and 8.3 in DM7 where applicable;

ii. The conversions to smaller homes (C3) provides at least one larger family sized home of 74sqm (3 bed plus) on the ground floor with access to a dedicated rear garden of the converted home;

iii. It is close to public transport, shops and services;

iv. It respects and reflects the original architecture;

v. It provides high quality doors and windows;

vi. It incorporates high quality landscaping;

vii. It is well insulated from noise;

viii. It provides good refuse and storage facilities;

ix. It provides appropriate levels or safe and secure cycle and car parking; and

x. Meets the requirements in terms of energy and water efficiency.

C. The Council will support housing (C3), Houses in Multiple Occupation (C4) and Buildings in Multiple Residential Occupation (Sui Generis) in town centres, particularly above shops, subject to such accommodation not having disproportionate impact on the Council's policies to provide a balanced housing stock and amenity considerations.

Justification

7.7 Evidence from the Council's Annual Monitoring Report (2011) reveals that house conversions and changes of use to HMOs have taken place at an increasing rate since 2003. One of the most important findings of the Private Sector Housing Stock Condition Survey (2011) is the change in housing tenure which has occurred in the borough. The privately rented sector accounts for 32% of all residential dwellings. This has increased from just under 18% at the time of the 2001 Census, representing a growth of around 6.5% per annum since 2001. The growth in the private rented sector is consistent with evidence from the English Housing Survey which has found a very strong growth in the private rented sector in London as a whole each year since 2001. The massive increase in the private rented sector is also associated with an increase in flat conversions with these now representing 17% of the private sector stock, compared to just 4% in England. HMOs in the borough's housing stock make up just over 5%, far more than the 2.5% found nationally. Under new Local Housing Allowance rules this household group, however, will receive only the bedsit allowance – this will enable a single person under the age of 35, in receipt of Housing Benefit, to receive only a share of a dwelling, rather than allowance for a fully self-contained dwelling. Therefore, a major impact of this change is likely to be a fall in demand for self-contained dwellings but a rise in the demand for shared accommodation within HMOs rather than for self-contained dwellings.

7.8 Household analysis shows the number of households with 4+ people has declined slightly between 2001 (21.9%) and 2011 (20.3%). However, demand from this group for larger family housing remains relatively high and is less likely to be met from market housing given affordability issues. Over the same period, housing supply suitable for larger households has declined, driven by a high level of

conversions into smaller units (to meet demand from smaller households in the private rented sector). Overall, there remains continued demand for larger family dwellings in Waltham Forest, especially for affordable housing.

7.9 The conversion of larger types of houses to flats can make a contribution to meeting certain housing needs and provides the opportunity to meet the need for small units. However, it must be recognised that only certain types of property are suitable for conversion and that there are some areas where conversions would be incompatible with the existing character of the area, or lead to unacceptable parking conditions.

7.10 The increase in housing conversions and HMOs have largely resulted in a loss of family-sized homes. This trend poses serious issues for maintaining a mixed housing offer in many neighbourhoods across the borough and ensuring the adequate provision of larger family homes which are in need in the borough. Evidence from the Waltham Forest Strategic Housing Market Assessment (2011) indicates that larger family-sized housing is becoming increasingly unaffordable. The continued depletion of larger family-sized housing through dwelling conversions to flats or HMOs is likely to exacerbate the affordability of family-sized housing further. The Council will therefore seek to resist the conversion of homes which are below 124 sq.m.

7.11 Additionally, a concentration of housing conversions and HMOs can have a detrimental effect on the character and amenity of an area. Areas where there are a high number of conversions and or HMOs cause a cumulative impact of added pressure on off street car parking and local services. Figure 7.1 identifies wards in the borough which suffer from an over concentration of conversions and HMOs. These wards include: Leyton, Leytonstone, Cathall, Cann Hall, Forest, Grove Green, High Street, Lea Bridge, Markhouse, Wood Street, William Morris, Chapel End, William Morris, Higham Hill and Hoe Street Wards. The Council will prioritise these areas for protection by seeking to resist all conversions and or changes of use to HMOs in these wards.

7.12 Another consequence of growth in the private rented sector is a transient population. As the Private Sector Housing Stock Condition Survey (2011) demonstrates, the proportion of non-Council households who have been resident for a year or less is nearly 20%, with this being 35% for those in the private rented sector. Areas with an over concentration of conversions and or HMOs suffer from 'population churn' which creates severe pressures on already disadvantaged communities. It also means that it is difficult to calculate how many people are living in these areas each year and to assess the support or services they might need. Consequently, it is harder to secure the right level of resources we need to provide these services.

7.13 In cases where the Council accepts that in principle a property may be suitable for conversion, the design of the conversion will be required to provide a satisfactory standard of accommodation and contribute positively to its surroundings. The Council will also seek to apply strict standards in order to ensure the conversions provide high quality homes. It is important that conversions provide satisfactory living conditions for both the benefit of occupiers and neighbours. Self contained flat

conversions should meet the internal space standards as set out in DM7 - Amenity and Internal Space. Conversions (which are self contained) should provide private amenity space, particularly where family sized homes are proposed in accordance with DM7 - Amenity and Internal Space. HMOs should seek to meet the minimum space standards set out in table 7.1 and 7.2 The gross original internal floor area relates to the property as originally built. It refers to the space enclosed by the internal faces of external and party walls including the area occupied by internal walls or partitions, chimney breasts and any other water closets that are not separate additions or detached structures, as well as hallways, stairways and landings. General storage areas such as lofts, cellars, fuel stores, garages or conservatory type structures, together with parts of rooms with ceiling heights less than 1.5 meters and lobbies open to the air, are excluded. Premises extended to an adequate minimum size before July 1st 1948 will be considered.

Number of Occupiers	Room for sleeping Kitchen facilities in a separate room	Room for sleeping Kitchen facilities within the room	Bedrooms in shared houses with communal living room
1	11 sq.m	16 sq.m	10 sq.m
2	18 sq.m	22 sq.m	16 sq.m

Table 7.1 - Minimum bedroom sizes in HMO

Number of Sharers	Kitchen/Diner	Combined living room/Kitchen/Diner	Living Room - Dining facilities in another room
Up to 4	12 sq.m	18.5 sq.m	15 sq.m
5	13 sq.m	20.5 sq.m	16 sq.m
6	14 sq.m	22.5 sq.m	17 sq.m
7 plus	15 sq.m + 1 for every additional occupier	22.5 sq.m + 2 sq.m for every additional occupier	18 sq.m + 1 sq.m for every additional occupier
Calculations exclude floorspace for bathrooms/shower rooms.			

Table 7.2 - Minimum kitchen/diner and living room sizes in HMOs

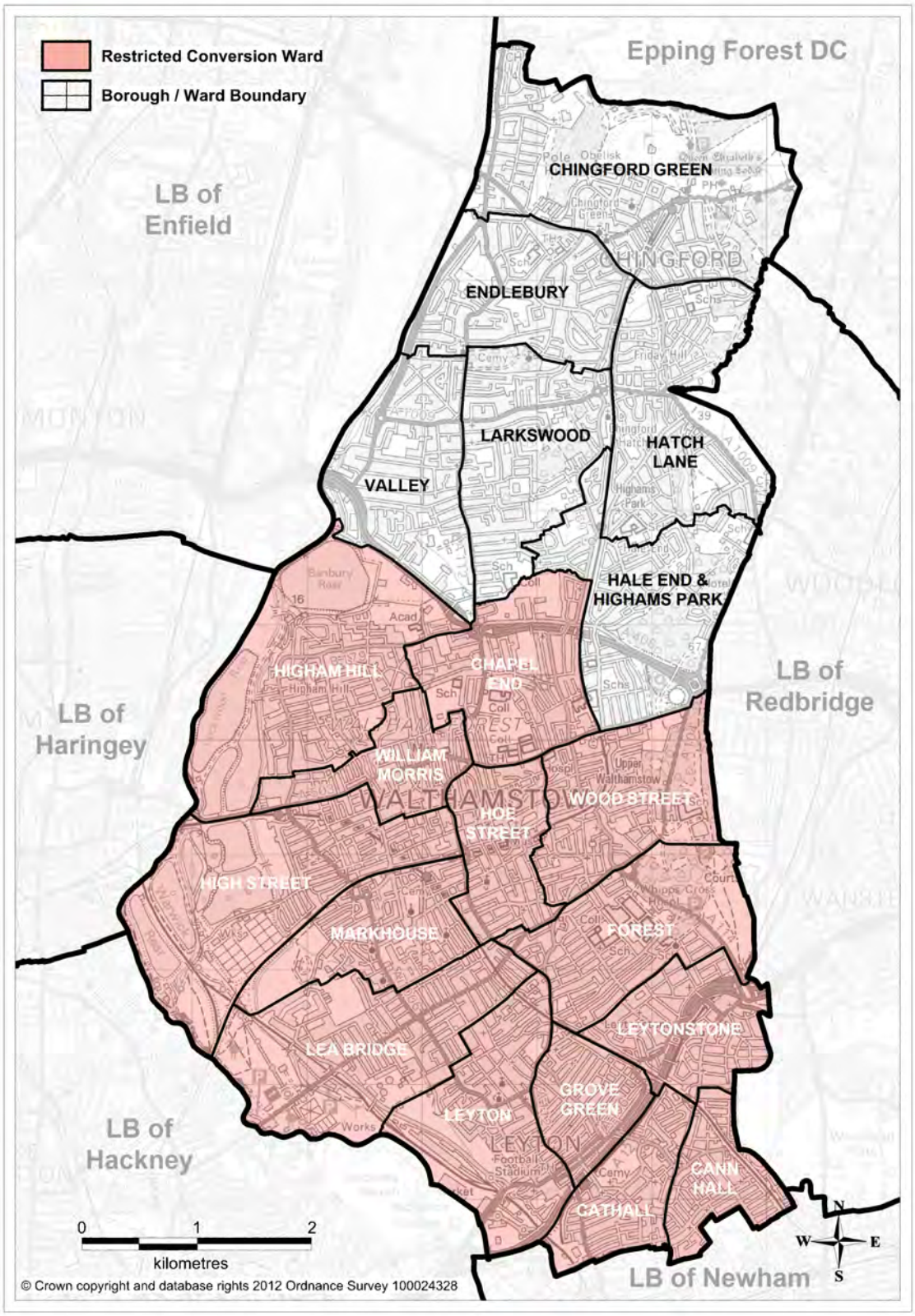
7.14 When measuring the size of the room and assessing usable space, the shape of the room should be taken into account as well as the total floor area. Space taken up by fitted units are counted in the floor area calculation, but chimney breasts,

lobbies and ensuite bathroom or shower rooms are not. HMOs should also provide bathrooms and wc's facilities. Bathrooms/shower rooms should be a minimum 3 s.qm. Where practicable, proposals for HMOs should include an element of outdoor or external amenity space. This can be in the form of a communal garden.

7.15 Particular attention should be paid to alterations that materially affect the external appearance of the building. It is important that individual elements of the proposed development do not adversely effect the important design features or have a negative impact on the character of the surrounding area. Proposals for conversions should also minimise the disturbance for neighbours and other occupants and should include adequate security, refuse storage, landscaping, cycle parking and car parking.

7.16 In order to ensure that there is no net loss of larger family housing, the Council will seek to ensure that a larger family home is included in the conversion. Proposals for conversions should aim to provide at least one larger family sized unit of a minimum size of 74 sq.m (3 bed plus).

7.17 The Council will support conversions and HMOs in town centres (even in 'restricted conversion wards'). Conversions and HMOs in town centres (particularly above shops) would increase town centre populations (contributing to increased activity, local spend and security) and steer such housing into accessible locations.


Restricted Conversion Ward
Borough / Ward Boundary
Epping Forest DC
LB of Enfield
CHINGFORD GREEN
CHINGFORD
ENDLEBURY
LARKSWOOD
HATCH LANE
VALLEY
HALE END & HIGHAMS PARK
HIGHAM HILL
CHAPEL END
LB of Redbridge
LB of Haringey
WILLIAM MORRIS
WALTHAMSTOW
HOE STREET
WOOD STREET
HIGH STREET
MARKHOUSE
FOREST
LEYTONSTONE
LEA BRIDGE
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Picture 7.1

Implementation

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

8 Policy DM7 - Amenity and Internal Space

Strategic Objective 2

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

Introduction

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

Policy DM 7

Internal Space Standards and External Amenity Space Standards

The Council will aim to ensure that all new residential development, including conversions and changes of use, is of the highest quality both internally and externally by:

Internal Spaces

A. Seeking proposals to meet the minimum internal space standards as set out in tables 8.1 and 8.2;

External Amenity Spaces

B. Seeking proposals to meet minimum external amenity space standards as set out in table 8.3; and

C. Seeking proposals to meet the minimum play space standards as set out in table 8.3.

Justification

8.2 There has been growing concern over the decline of space in new homes and the potential problems this creates for households. To ensure that good quality homes are built, to create a suitable and sustainable living environment for present and future generations and to mitigate against the adverse effects of overcrowding, the Council considers that internal space standards are necessary.

8.3 Homes which provide appropriate levels of internal floor space offer occupants a number of benefits. For example, 'spacious' homes have better circulation spaces and more storage space. Additionally, appropriate levels of internal floor space mean that homes have greater flexibility meaning they are easier to adapt to the changing needs and lifestyles of residents now and in the future. Larger floor areas are inherently more adaptable and offer greater potential for rearrangement. Internal spaces also need to be sufficiently flexible to cater for changing needs. Providing appropriate levels of internal space also contribute to a number of wider objectives such as reducing overcrowding, reducing anti-social behaviour and improving residents health and wellbeing.

8.4 The Council will seek to ensure that new homes in the borough are built to the highest quality and that new homes provide a spacious, good quality internal environment with adequate daylight, outlook and privacy. The table below sets out the Council's minimum internal spaces standards. These standards have been taken from the London Plan (2011) and London Housing Design Guide (2010). These are minimum space standards and should not be taken as maximum areas.

	Home type (bedroom/persons)	Essential GIA (sq.m)
Single Storey Home	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
Two Storey Home	2b4p	83
	3b4p	87
	3b5p	96

	Home type (bedroom/persons)	Essential GIA (sq.m)
	4b5p	100
	4b6p	107
Three Storey Home	3b5p	102
	4b5p	106
	4b6p	113

Table 8.1 - Minimum internal space standards

8.5 In relation to bedroom sizes, the minimum area of a single bedroom should be 8 sqm. The minimum area of a double or twin bedroom should be 12 sqm. The Council does not support the development of 'studio flats' and one bed one person homes. These internal space standards will be applied to housing conversions, changes of use and self contained specialised housing (see policy DM6 and DM10).

8.6 The following combined floor areas for living, kitchen and dining space should be met. The Council will continue to monitor its table 8.2 and 8.3 and update as required.

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

Table 8.2 - Minimum preferred combined floor area of living, dining and kitchen spaces

8.7 Another element to housing quality is the amount of outdoor space or external amenity space provided. The level of amenity space should be considered on a site by site basis. The provision of sufficient and usable space within the cartilage of development is important to meet the requirements of residents for functional and relaxation space. Outdoor space or external amenity space is important to health, well-being and social interaction of occupants. Such spaces also provide for biodiversity opportunities and contribute to reducing the effects of climate change. Table 8.3 below sets out the Council's minimum external amenity spaces standards.

Houses (terraced, semi detached and detached) - a minimum of 50 sq.m of private amenity space for one and two bed houses. For houses containing three or more bedrooms, an additional 10 sq.m per bedroom should be provided (e.g: 3 bed house - 60 sq.m and 4 bed house - 70 sq.m).
Flatted Development - a minimum of 10 sq.m amenity space to be provided per bedroom. (e.g: 2 bed flat - 20 sq.m and 3 bed flat - 30 sq.m). Each flat should provide an element of private amenity space, however the overall provision can be provided in the form of both private amenity space and communal amenity space. Balconies should be a minimum size of 8 sq.m.
Children's Play Space - Children's play areas should be provided in all developments containing 10 or more child bed spaces. A minimum of 10 sq.m of playspace should be provided as per child bedspace (as per Mayors Providing for Children and Young People's Play and Informal Recreation SPD).

Table 8.3 - Minimum preferred external space standards

8.8 External amenity space should be an essential part of any residential development and should be considered an integral part of the design. It is important that the role and function of each space is clear and that the boundaries between these different types of space are clearly defined. The emphasis for amenity space provision should be on its quality and usability, rather than simply the inclusion of featureless, uninviting areas of open space within developments that provide little interest or use for residents. External amenity space should be well-designed, appropriately located and usable. The character of the surrounding area and access to existing open space and parks should be taken into account when considering the level of external amenity space to be provided. The calculation of external amenity space should exclude footpaths, driveways, areas for vehicle circulation and parking. All homes, including flatted development, should have access to an element of private space. Locating amenity space at the rear of developments can provide residents with greater privacy and security. Rear gardens should have usable space and should not be steeply sloping, awkwardly shaped or very narrow. Balconies will count towards private amenity space and are often of greater value in terms of privacy and usability than communal areas. Communal external amenity space can be provided in the form of green roofs and roof gardens. Where external amenity space is provided, it should be easily accessible by all residents of that development. These spaces should be located appropriately to avoid problems of overlooking. Screens and suitable landscaping can be used to help overcome potential overlooking. The provision of external amenity space is particularly important in areas which are

deficient in access to open space and children's play space. Where external amenity space standards cannot be provided on-site, developers will need to justify this in their Design and Access Statement. In these circumstances, the Council may require financial contributions towards enhance or upgrade the provision of local open space(s) in the vicinity of the development in accordance with the Council's Planning Obligations SPD and CIL.

8.9 In addition to the above, in accordance with the London Plan (2011) children's play areas should be provided in all new housing developments containing 10 or more child bed spaces. Where an adequate amount of children's play areas cannot be provided on-site, developers will need to justify this in their Design and Access Statement. In these circumstances, the Council may require the developer to provide a financial contribution towards children's play space or open space improvements in the vicinity of the development. The provision of children's play space is particularly important in areas which are deficient in access to children's play space.

Implementation

8.10 Planning applications for housing should be supported by a Design and Access Statement. This should set out detailed design related matters concerning building design, both internal and external.

8.11 The Council will seek to work with partners such as the GLA and a range of Registered Providers to assist in achieving these standards.

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

9 Policy DM8 - Housing Quality and Accessibilty

Strategic Objective 2

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

Introduction

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

Policy DM 8

Housing Quality and Accessibility

New housing development should be of a high quality of design and construction. Proposals for new residential development should:

A. Positively respond to the physical context of the site and its surroundings, taking full account of local character, built form, scale and massing, heritage interest, materials and landscaping in accordance with the design principles and standards set out in policy DM30;

B. Optimise housing densities in accordance with London Plan density matrix table 3.2;

C. Be built to Lifetime Homes standards;

D. Build 10% of homes to be suitable or easily adaptable for wheelchair users;

E. Provide satisfactory levels of sunlight, daylight, privacy and outlook for occupiers and adjoining properties;

F. Not harm the local environment or harm the amenity of neighbouring properties;

G. Provide adequate and well-designed arrangements for the storage collection and disposal of refuse and recycling; and

H. Take an integrated, design-led approach to car and cycle parking which is appropriately sited and supports the street scene.

Justification

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

9.3 The Council will expect the density of housing development to be in accordance with the housing density matrix in the London Plan (Table 3.2). In order to make the most effective and efficient use of land in the borough, higher density development will be encouraged in areas which are highly accessible to public transport, shops and services such town centres. High density development will have to be built to the highest quality and will have to consider the character and context and the built form of the surrounding area and protect the amenity of occupiers and neighbours.

9.4 According to Waltham Forest Strategic Housing Market and Needs Assessment (2012),"the older person population of Waltham Forest has fallen in recent years, but is projected to rise in to the future. A high proportion of this population growth is expected to occur among people living on their own who have health problems and difficulties with self-care." It is anticipated that the need for such housing will grow over the Plan period. In line with London Plan (2011), it is the Council's aspiration that inclusive design and accessibility should be built into every stage of the development process to ensure the delivery of accessible and well designed schemes. The Council expects Lifetime homes standards to be applied to all new developments and that all Lifetime homes criteria should be met on each scheme. Lifetime homes are homes which are designed to a standard that allows easy adaptation to meet the needs of occupiers throughout their whole lives. Lifetime home supports the changing needs of a family lifecycle, from raising children though to mobility issues in old age with the aim of allowing people to live in their home for as much of their life as possible. New housing developments should be accompanied with an Design and Access statement demonstrating how each of the Lifetime homes standards will be met and where an element cannot be met, providing a full justification as to why.

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

9.6 The Council aims to provide homes which achieve a pleasant and healthy living environment. Building layouts should be designed to maximise daylight and sunlight as far as possible. Privacy is also important to enable residents to feel comfortable in their own homes. The development of building layouts should therefore aim to balance the need for internal privacy of the home from overlooking, loss of day and sunlight and the need to retain good natural surveillance of the public realm. Any proposals which are deemed to harm the amenity of neighbouring properties will not be accepted.

9.7 Residential developments should include adequate and appropriate means of storing and collecting refuse and recyclable materials. Appropriate provision for storing both refuse and recyclable materials is not only important to sustainable waste management but also to the visual amenity of the redevelopment. Refuse and recyclable storage should be well integrated into the development and should provide sufficient storage to allow for the total amount of waste produced over a 15 day period, to be contained on the premises.

9.8 National policy requires a design led approach to the provision of car parking space that is well integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly. The manner in which car parking is arranged has a fundamental effect on the quality of place. Vehicles should not be allowed to dominate the space, or to inconvenience pedestrians and cyclists. There are many ways of designing high quality residential parking, and minimising the impact of parking and car access for development. Developers should consider a range of approaches to car parking, and will need to satisfy the Council that they have proposed the most appropriate solution.

Implementation

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

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

10 Policy DM9 - Gypsy and Traveller Provision

Strategic Objective 2

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

Introduction

10.1 In accordance with Core Strategy policy CS2, the Council will continue to consider the future needs and requirements of Gypsies and Travellers. The Council will support different communities to be free to lead their lives in different ways. The London Plan (2011) considers that boroughs are best placed to assess the needs of and make provision for gypsies and travellers.

Policy DM 9

Gypsy and Travellers Provision

A) The Council will meet the needs of Gypsies and Travellers in the borough by protecting the existing sites at Folly Lane and Hale Banks North; and

B) Where further sites are proposed the Council will ensure that they:

i. Are required to meet additional borough need;

ii. Do not have any relevant policy designations that restrict the use of the site such as Site of Special Scientific Interest, Metropolitan Open Land, Green Belt, Park, Playing field,Principle Site of Nature Conservation Importance, Site of Local Nature Conservation Importance, Local Nature Reserve and Allotment;

iii. Are suitable for housing;

iv. Are able to provide basic amenities, water, sewerage;

v. Have suitable access for the type of vehicles that can reasonably be expected to use the site;

vi. Are accessible from the public highway and adequate provision for parking, turning and servicing on site to ensure road safety for occupants and visitors;

vii. Are laid out, designed and do not harm visual amenity and that adequate planting and landscaping is incorporated;

viii. Are well integrated with surrounding communities, particularly in relation to education and health care;

ix. Are appropriate to its local context and in relation to the local infrastructure and population size and density; and

x. Are not in an area at high risk of flooding.

There are currently two Gypsies and Traveller sites in the borough. The largest is located at Folly Lane, South Chingford and provides thirteen residential pitches with a capacity for twenty six caravans of which twenty two are social rented. The other site is located at Hale Brinks North, Highams Park and provides space for four residential pitches and two touring caravans. The Council will continue to protect these sites for use as Gypsies and Travellers sites.

In accordance with Government guidance, the Council should set out criteria by which additional Gypsies and Travellers sites should be assessed. In accordance with Government guidance, the Council will seek to ensure that additional traveller sites are sustainable economically, socially and environmentally. The Council considers that the criteria set out in the policy provides clear design principles for site context and layout, ensures an appropriate standard of living for occupants and ensures that the amenity of existing residents is preserved for those within or near to any future sites. When considering additional sites the Council will take into consideration the existing supply of pitches, the level of occupancy and the level of provision in the wider sub region.

Implementation

Government guidance places emphasis on collaborative working between local authorities to assess the need of travellers and identifying a supply of deliverable sites. The Council will work in close partnership with neighbouring local authorities in order to meet identified additional need. Any proposals for additional provision will involve extensive consultation.

11 Policy DM10 - Specialised Housing

Strategic Objective 2

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

Introduction

11.1 In accordance with policy CS2 of the Core Strategy (2012) the Council will continue to enable a variety of housing types to meet the identified local needs of older and vulnerable people. The Council will also support the development of higher education in the borough by supporting it with the required level of student housing. A strong and sustainable community is one that responds to the needs of all residents and including those who are most vulnerable. The Council recognise that vulnerability can be a temporary or a permanent state and as such the needs of older and vulnerable people can be met in a variety of ways. This policy applies to the following uses:

- Sheltered housing - commonly self-contained homes with limited on-site care and support (usually within Use Class C3);

  Residential care homes - non - self contained bedsit rooms with shared lounges and eating arrangements (within Use Class C2);

  Nursing homes - accommodating ill or frail elderly people in non - self contained bedsit rooms with on site care and support (Use Class C2);

  Dual registered care homes - non - self contained bedsit rooms where on site care and support is provided for the residents who require it (Use Class C2);

  Extra-care homes - non - self contained bedsit rooms providing independent living alongside on site care and support (usually within Use Class C2);

  Non - self contained shared homes occupied by no more than 6 people with an element of on site care and support (usually in Use Class C3);

  Residential colleges and training centres (student housing) (usually in Use Class C2); and

  Hostels for a number of households or individuals. The occupiers are usually linked in terms of circumstances or age group. There is usually a common management regime and some shared facilities and an element of care and support on site.

Policy DM 10

Specialised Housing

A. The Council will support development of specialised housing provided that the development:

i. Does not result in the 'unjustified' loss of a larger family home;

ii. Does not lead to an over concentration of related uses in an area;

iii. Meets an identified borough need;

iv. Meets the minimum spaces standards set out in table 11.1;

v. Is suitable for the intended occupiers in terms of the standard of facilities, the level of independence and the provision of support and/or care; and

vi. Contributes to creating mixed and inclusive communities.

B. The Council will resist development that involves the net loss of specialised housing unless:

i. It can be demonstrated that there is a surplus of that form of accommodation in the area and is no longer required;

ii. The existing accommodation will be adequately re-provided to an equivalent or greater standard elsewhere; and

iii. It can be demonstrated that the existing accommodation is incapable of meeting contemporary standards of care.

Justification

11.2 According to Waltham Forest Strategic Housing Market and Needs Assessment (2012),"the older person population of Waltham Forest has fallen in recent years, but is projected to rise in to the future. A high proportion of this population growth is expected to occur among people living on their own who have health problems and difficulties with self-care."

11.3 The Waltham Forest household survey indicates that almost 60% of 'All older' households (only containing members aged over 50 years) own their home outright and over a quarter are renting in the social sector. Older peoples housing aspirations can be complex – studies show that most older people wish to remain in their current

home, yet a significant minority can be expected to have a propensity to move should the right alternative housing product be available. According to Waltham Forest Strategic Housing Market and Needs Assessment (2012), "19,300 households in Waltham Forest contained at least one person with health problems. This represents around 20% of all households. It should be noted that some of the households contained more than one individual with health issues." Additionally, "around 5,600 households include members who need some form of care or support. Around 6,000 households reported that the health problem affected the housing requirements of their household. Of these households, over half (54%) rent from a social landlord while around 42% own their own home and therefore responsible for their own adaptations." Given that many of these household will have relatively low incomes the affordability of adaptations can be a problem. Therefore, "there are currently around 1,400 households in Waltham Forest who require adaptation in their current homes and 1,200 who need to move to another home, split approximately equally between the private and social sector."

11.4 Overall, the provision of supported housing reflects a movement away from institutional care and studio accommodation into the provision of larger, self-contained accommodation respecting individual choice and independence and offering integration into the community. This new way of providing support has resulted in demand for sheltered housing declining over the last decade. The Council would promote the replacement of poor quality and institutionalised care arrangements with high quality housing in more integrated settings and offering flexible support, based on individuals' needs. In line with this, the Council promotes extra care provision to offer opportunities for people to maintain their independence.

11.5 In line with Development Management Policy DM6 - Housing Conversions, the Council seek to resist the loss of larger family sized homes. To further protect larger homes in the borough, the Council will not support specialised housing where this would lead to the 'unjustified' loss of a larger family home. Applicants should primarily consider alternative accommodation for specialised housing.

11.6 The Council will resist proposals for specialised housing where it leads to an over-concentration of such housing leading to detrimental effects to the residential character or amenity of an area and does not contribute to a mixed and balanced community. In some parts of the borough there have been problems in the past where accommodation for older and vulnerable people has been too large or has been clustered together, becoming a focus of anti-social behaviour. A concentration of people who have a high support needs can unbalance the social mix in an area, create noise and disturbance and damage the amenity and quality of life for other local residents. An over-concentration of such housing can also lead to increased pressure on local services such as heath care.Related uses are those uses defined in paragraph 11.1.

11.7 Applicants for the development of specialised housing will be required to demonstrate that there is a local need for such housing. Local need can be identified on the basis of up to date evidential need and particularly related to the Council's Housing and Supporting People strategies, and any specific reviews concerning supported housing for specific client groups. If there is no evidential need arising

within the borough, other priorities should be addressed and the capacity for conventional housing should not be compromised. Limited land means that needs arising from outside the borough will not generally be supported.

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

11.9 The Council will seek to ensure that new specialised housing built in the borough provide a spacious, good quality internal environment. The tables below sets out the Council's minimum internal spaces standards for a range of non self contained specialised housing. The Council will require all new specialised housing to meet these standards. Theses are minimum space standards and should not be taken as maximum areas. Note that self-contained specialised housing should meet the minimum internal and external space standards in DM7 tables 8.1, 8.2 and 8.3.

Floor areas self-contained flats	Area Sq.m
Single bedrooms	8
Double bedrooms	12
Bathrooms/wc	3
Kitchen for between 2 - 5 people	7
Kitchen up to 5 people and over	10
Living room with separate dining up to 4 people	15
Living room with separate dining up to 6 people	17
Living room with separate dining up to 8 people	19
Living room with separate dining up to 9 people & over	20 + 1 sq.m for every additional occupier
Combined living/dining room up to 4 people	18.5
Combined living/dining room up to 6 people	22.5
Combined living/dining room of 7 plus people	22.5 + 2 sq.m for every additional occupier

Table 11.1 - minimum space standards for non self contained specialised housing

11.10 Additionally, specialised housing should provide a outdoor or external amenity space of a minimum of 50 sqm plus an additional 5 sqm per resident.

11.11 Where self-contained housing is proposed for older people to buy or lease the Council will seek an affordable housing in accordance with policy CS2. Affordability and the financial support available to older people will also be considerations where care homes are proposed. Providers should seek to provide a variety of tenures to suit older people from different backgrounds.

11.12 When considering applications for student housing, the Council will give significant consideration to meeting borough need and the creation of mixed and inclusive communities. In order to demonstrate borough need, proposals for student housing need to show that they are supporting a higher education institution located within the borough. Additionally, it should be located where it is easily accessible to the institutions serves. Student housing can also detract from the creation of mixed and balanced communities. Such housing is often associated with a concentration of relatively short-term residents which can be unwelcome in an established community. Additionally, such housing can also give rise to a number of other specific concerns which can include noise disturbance, over-crowding on public transport, or the loss of shops and services that meet the needs of longer term residents. The Council will assess proposals for student housing having regard to existing concentrations in the area and the wider housing mix in the community. The Council will also consider the impact of new occupiers on local services. Where appropriate mitigation cannot be secured, the Council will resist proposals that would harm the balance of the community or prevent the local community's requirements from being met.

11.13 In exceptional circumstances, where it can be demonstrated that there is a surplus accommodation, the Council will consider proposals for alternative uses. Applicants will need to demonstrate vacancy rates, low levels of interest and that units have been actively advertised for a period of at least 6 months. Additionally, where it can be demonstrated that existing accommodation is incapable of meeting contemporary standards of care the Council may consider proposals for alternative use. Where this can be demonstrated the Council will firstly seek a refurbishment or upgrade of the existing accommodation. Where it can be demonstrated that the existing specialised housing is no longer required or incapable of meeting contemporary standards the Council will seek that the new alternative use should be for a self contained home(s), preferably a family sized home(s) in accordance with policy DM7 and DM8.

Implementation

11.14 Applications for specialised housing should have regards to the Council's Homelessness strategy and Extra Care Strategy.

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

12 Policy DM11 - Resource Efficiency and High Environmental Standards

Strategic Objective 5

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

Introduction

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

12.2 The Council is committed to reduce carbon emissions by 60% by 2025 and 80% by 2050 in line with national and London Plan targets. In order to achieve this target, the Council will apply the energy hierarchy as set out in the London Plan and require new developments to firstly minimise the need to use energy, secondly use energy from the most efficient sources, and thirdly making use of energy from renewable resources.

12.3 While the latter two aspects are set out in Policy DM 12 – Decentralised and Renewable Energy, this section sets out the overall carbon reduction requirements and deals with reducing energy demand through high environmental design and construction standards. Other sustainability topics, such as water use reduction or sustainable drainage systems are covered in more detail in Policy DM35.

12.4 The Council's emerging Sustainability and Climate Change SPD will contain further detailed guidance on elements of energy efficiency, energy efficient supply, and renewable energy.

Policy DM11

Resource Efficiency and High Environmental Standards

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

A) Requiring development of one or more units or greater than 100sqm to be designed with regards to sustainable development principles and to achieve the Council's stepped targets towards zero carbon by 2016 for residential development and by 2019 for non-residential developments, as set out in the

table below in accordance with the London Plan; carbon reduction targets can be met through a combination of on-site and appropriate off-site measures through contributions into carbon fund and the emerging Community Infrastructure Levy (CIL)

B) Requiring applications for development of one or more units or greater than 100 sqm to be submitted with an Energy Assessment that demonstrates the energy demand of the development and the carbon emission savings from energy efficiency, efficient energy supply and renewable energy measures; the level of detail required in the assessment should correspond to the scale and complexity of the development;

D) Requiring residential development of one or more units to achieve Code for Sustainable Homes Level 4 or equivalent standards; encouraging developments to achieve higher standards where feasible;

E) Requiring non-residential development greater than 100 sqm to achieve BREEAM 'very good' or equivalent standards and major non-residential developments to achieve BREEAM ‘excellent’ or equivalent;

F) Expecting new development to minimise the use of new material, and reuse and recycle materials and other resources from all stages of development, design, demolition, construction and operation and requiring major development to address these aspects of sustainable development within a Sustainable Development Statement; and

G) Encouraging high environmental standards in existing development wherever possible through retrofitting; and requiring, where appropriate, simple and cost effective energy efficiency measures to be carried out on the existing buildings when applying for extensions or conversions of more than 100sqm.

12.5 Responding to climate change in a practical and effective way is a key element of the Council’s Core Strategy and a high priority for the Council. Sustainability of buildings is an important factor in mitigating climate change and requires new development to be designed to high feasible environmental standards, which go beyond considerations of carbon reduction and energy efficiency. In assessing the sustainability standards of development, the Council will therefore adapt a cross-cutting approach, considering the following sustainable development principles:

- Energy and carbon emissions – Reducing carbon emissions into the atmosphere that arise from the operation of a dwelling and its services, including consideration of building orientation and siting; future proofing energy efficiency of dwellings over their whole life by limiting heat losses across the building envelope; supplying energy efficiently and generating energy locally from renewable sources
  Water – Reducing the consumption of potable water in the home and recycling of rainwater
  Materials – Using material with lower environmental impact and responsibly sourced materials

- Surface water run-off – Designing development to avoid, reduce and delay the discharge of rainfall to public sewers and watercourses and minimise flood risk
  Waste – Providing adequate indoor and outdoor storage space for both non-recyclable and recyclable household waste; reduction and management of construction related waste
  Pollution – Minimising contribution of development to global warming by avoiding insulating material with a high global warming potential; minimising emissions of nitrogen oxides into the atmosphere
  Health and well-being – Encouraging active and healthy lifestyles to promote good health and well being; improving quality of life in homes through good daylight, improved sound insulation, provision of outdoor space, and lifetime homes standards
  Management – Managing construction sites in an environmentally and socially considerate manner; designing developments where people feel safe and secure
  Ecology – Protecting existing habitats and ecological features; creating new space for wildlife; enhancing ecological value of a site; and promoting efficient use of a building footprint

12.6 The Code for Sustainable Homes (CSH) levels, which applies to residential dwellings, and BREEAM (Building Research Establishment Environmental Assessment Method), which applies to non-residential developments, are national tools that will help the Council to assess the sustainability standards of new development.

12.7 These tools include measures across the above listed categories. Within these categories, they provide flexibility for developers to determine the most cost-effective mix of measures to achieve any particular level, subject to a limited number of mandatory targets.

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

12.9 Reduction of carbon emissions associated with development is a key consideration of the overall sustainability of development. The Council has adapted a stepped approach towards zero carbon, as set out in the table below. These targets are in accordance with the requirements of the emerging London Plan and will complement national Building Regulations.

Timescale	Carbon Reduction Targets
Residential Developments	
2010	25% reduction
2013	40% reduction
2016	Zero carbon

Timescale	Carbon Reduction Targets
Non-Residential Developments	
2010	25% reduction
2013	40% reduction
2016	40% reduction
2019	Zero carbon

Table 12.1 - Waltham Forest Carbon Reduction Targets

12.10 Applications for development of one or more units or greater than 100 sqm should be supported by an Energy Assessment which demonstrates how the above set targets will be achieved within the framework of the energy hierarchy. The Energy Assessment should include the following details:

- calculation of the energy demand and carbon dioxide emissions for both regulated and unregulated energy separately, at each stage of the energy hierarchy; proposals to reduce carbon dioxide emissions firstly through the energy efficient design of the site, buildings and services; secondly through the use of decentralised energy where feasible; and thirdly through the use of on-site renewable energy technologies.

12.11 The level of detail required as part of the assessment should be commensurate with the type and scale of development and should be agreed with the Council as part of the pre-application discussions.

12.12 With resources being finite, energy efficiency is an increasingly important design consideration, and WalthamForest's anticipated growth will further increase the borough's energy consumption and carbon emissions. Reducing the energy demand, using finite resources responsibly and maximising the use of natural resources will be the first priority for the Council. It is important to consider the use of natural resources from the outset and to integrate these considerations into the design and layout of a new development. These considerations can contribute towards avoiding overheating of buildings in summer and keeping rooms warm in winter without the need for additional heating.

12.13 Documentation by the Energy Saving Trust highlights that up to 10 % energy savings can be achieved if a development is designed to maximise the use of energy from the sun. [(2)] Half the energy savings would come from the layout of a development with the remainder coming from designing the house itself. This can be achieved at no additional cost, and a good layout results in well temperate houses and sunny gardens, which is attractive to house buyers, whilst offering savings in running costs during the life of the building.

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

12.14 A growing number of schemes in the UK have demonstrated the viability of highest standards of sustainable development. The Council has investigated the viability of requiring developments to achieve high environmental standards and carbon reduction targets within the borough in the 'Climate Change Policy Viability Assessment' (2011).

12.15 The assessment has concluded, that achieving targets of 40% and more carbon reduction over 2010 Building Regulations on-site will be challenging in WalthamForest. The Council will therefore adopt a two tier approach of on-site and off-site measures to help developments achieve the required carbon reduction without jeopardizing development viability and allowing developments flexibility in achieving the targets. Development can meet the required carbon reduction targets by contributing to off-site measures in addition to on-site measures, through the forthcoming CIL charging schedule or the carbon fund, or through a combination of both.

12.16 The Council will set appropriate levels of contributions for low carbon infrastructure (as for instance district heating systems) as part of the forthcoming CIL charging schedule. This will allow development to achieve part of their carbon reduction targets off-site and therefore reduce the requirement for on-site carbon reduction. The evidence base report has demonstrated that this will improve the overall viability of development in WalthamForest.

12.17 The Council will require a certain amount of the carbon reduction target to be met on-site (carbon compliance). In the context of an 80% reduction in carbon emissions by 2050, the Council will need to make sure that development make best use of all available low and zero carbon energy opportunities. On-site carbon reduction can be achieved through a combination of energy efficient design of development, decentralised energy and renewable energy generation. On-site carbon reduction will also benefit householders directly due to lower running costs and reduced exposure to energy price rises.

12.18 Appropriate on-site targets will be set in conjunction with the emerging CIL schedule, to ensure that the overall carbon reduction targets set out in the table above will be met. This approach is in line with recent national research [(3)] and the emerging GLA SPG on carbon funds.

12.19 The Council acknowledges that meeting the on-site carbon reduction targets will depend on issues of site constraints, and technical and economic viability. Given the site specific nature of these issues, the Council will expect developers to make a case on a site by site basis. Where a development can demonstrate that achieving the on-site targets will not be feasible, the Council will require the development to make contributions to a carbon fund. Further, until a CIL charging schedule is adopted, contributing to the carbon fund (section 106 agreements or alternative arrangements) will provide developers with the necessary flexibility where they can demonstrate that achieving the carbon reduction target on–site is not viable.

3 Zero Carbon Hub (2011): Carbon compliance. Setting an appropriate limit for zero carbon Homes

12.20 Carbon fund payments will be used for the purpose of achieving reductions in carbon emissions in the borough equivalent or greater than the excess emissions from the development to achieve the Council's overall carbon reduction targets.

12.21 The carbon fund is expected to support

- Building energy efficiency retrofit measures;
  Building integrated renewable energy installations; and
  Awareness raising or behaviour modification programmes.

12.22 Further guidance on on-site and off-site targets, measures and contributions and the carbon fund and CIL charging mechanism will be provided in the forthcoming Climate Change SPD.

12.23 When considering carbon reduction strategies, it is important to consider both new development and the existing building stock. Existing homes and non-residential buildings represent the most significant energy demand in the borough and are a key consideration in achieving the carbon reduction targets. Based on anticipated growth within the borough, it is expected that the existing housing stock will account for approximately 84% of total housing in 2026 while existing non-residential development will account for approximately 95% of total non-residential development in 2026. The Council encourages home and business owners to improve the existing building stock and seeks to minimise the carbon footprint of its own building stock. Where alterations to existing building stock involve or impact on heritage assets, the Council will ensure that the requirements of Policy DM29 will be met.

12.24 Where applications for extensions and conversions of more than 100sqm are made, which are an intensification of the use and/or are expected to have an increase in energy demand, the Council may require simple, cost effective energy efficiency measures to be carried out on the existing building where practical. This should be detailed in an energy assessment and the Council will take into account the overall scheme viability. These measures could include cavity and solid wall insulation, draught proofing, loft insulation, draught proofing, hot water tank insulation, boiler replacement and energy efficient lighting and appliances. The Council may, where reasonable include cost-effective measures as conditions of a planning permission (if it is granted) for an extension or conversion.

12.25 The emerging Climate Change and Sustainability SPD will provide further guidance as to how the existing building stock in WalthamForest can be improved.

Implementation

12.26 Planning applications should be supported by Code for Sustainable Homes pre-assessment estimator or equivalent assessment, showing how the required targets will be met. Applications for development of one or more units or greater than 100sqm should further be supported by an Energy Assessment. These documents will allow the Council to assess the implication of a development on the environment.

12.27 The forthcoming CIL charging schedule will incorporate contributions for low carbon infrastructure. Through CIL, developments can meet part of the carbon reduction target off-site. In addition, where a development demonstrates that the required on-site targets cannot be achieved, contributions will be required from developments and will be secured through the carbon fund (planning obligations or alternative arrangements).

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

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

13 Policy DM12 - Decentralised and Renewable Energy

Strategic Objective 5

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

Introduction

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

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

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

13.4 Policy DM12 contributes to implementing Core Strategy Policy CS 4 and should be read in junction with policy DM 11. The Council's emerging Sustainability and Climate Change SPD will contain further detailed guidance on elements of energy efficiency, efficient energy supply and renewable energy.

Policy DM12

Decentralised and Renewable Energy

The Council will seek to reduce carbon emissions by:

A. Requiring development of one or more units or greater than 100sqm located in the proximity of an existing or committed future Decentralised Energy Network to assess opportunities for, and to implement links into, existing or future committed decentralised energy networks, unless it can be demonstrated that an efficient connection is not feasible;

B. Requiring a reasonable financial contribution from developments connecting to an existing or committed future Decentralised Energy Network;

C. Requiring major developments that have demonstrated that the connection to an existing or committed decentralised energy network is not feasible,

- to be connection ready for future networks; and
- to implement a Combined Heat and Power Plant (CHP); and/or
- where possible, connect into an existing or implement a new small network linking neighbouring developments or buildings unless it can be demonstrated that an efficient connection is not feasible; and

D. Requiring development of one or more units or greater than 100sqm to reduce the site's carbon emissions through on-site renewable energy that is appropriate to the location and does not adversely affect the development or neighbourhoods.

13.5 Buildings account for around 80% of the energy use and with predicted growth in WalthamForest this will put additional pressure on energy consumption and carbon emissions. The Council has recognised that the current approach of using energy from the national grid generated in conventional power plants is highly inefficient, due to large amounts of energy being lost in both the power generation process and the transmission to the end consumer.

Decentralised Energy and Combined Heat and Power

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

13.7 A Decentralised Energy (DE) system produces heat as well as electricity at or near the point of consumption. Highly efficient CHP systems are normally the main source of low carbon heat for decentralised energy schemes. Because DE systems require expensive pipe-work, the distance over which energy can be distributed is normally limited.

13.8 The cost of connection is most closely related to the size of the heat load and the distance from the network to the site. A connection to a DE system is more viable, the larger and the closer a development is located to a DE network. Therefore, the Council will, in pursuit of policy A, require developments to assess opportunities for linking into existing or future committed decentralised energy networks in accordance with the following thresholds:

- development of one or more units or greater than 100sqm located within 200m of an existing or committed future Decentralised Energy Network,

- major development located within 500m of an existing or committed future Decentralised Energy Network, and
  development of more than 50 units located within 1000m of an existing or committed future Decentralised Energy Network.

13.9 A committed network means that firm plans exist to deliver a network within the next three years.

13.10 The above distances should be considered as a guide only for requiring feasibility assessments, since costs and viability of connecting to a decentralised energy network will depend on a number of site related considerations, such as the energy demand of development, terrain, type of dig needed and physical barriers.

13.11 Where a development will connect to an existing or committed decentralised energy network, the developer will be required to make a reasonable financial contribution, the so-called “connection charge”. The developer will benefit from avoidance of cost normally associated with provision of a centralised boiler system. Avoided costs typically include: reduced boiler house space, boilers; pumps; gas supply; operation and maintenance of the internal system. Charges like this are the standard approach used for regulated utility connections such as electricity, water, sewerage and gas supplies.

13.12 If a development is in a location where a heat network is planned, but not yet committed, then the development will be required to connect to the network when it is installed, subject to an assessment of the viability of connection at the time the network is installed and/or the development is completed.

13.13 Initial analysis undertaken as part of the heat mapping study indicates that the key growth areas of Blackhorse Lane , Northern Olympic Fringe, Walthamstow Town Centre and Wood Street are likely to support the creation of a viable decentralised energy network. Development in the proximity of the Olympic Park should investigate opportunities to connect to the Olympic Park Heat and Energy Network. Major developments should assess the opportunities for connecting to a potential future energy network in the UpperLeaValley that the Council is currently investigating in partnership with neighbouring boroughs, the NLSA, and the GLA/LDA. Other opportunities for decentralised energy networks in WalthamForest can be identified though the use of the London Heat Map, which is an interactive tool developed by the LDA/GLA.

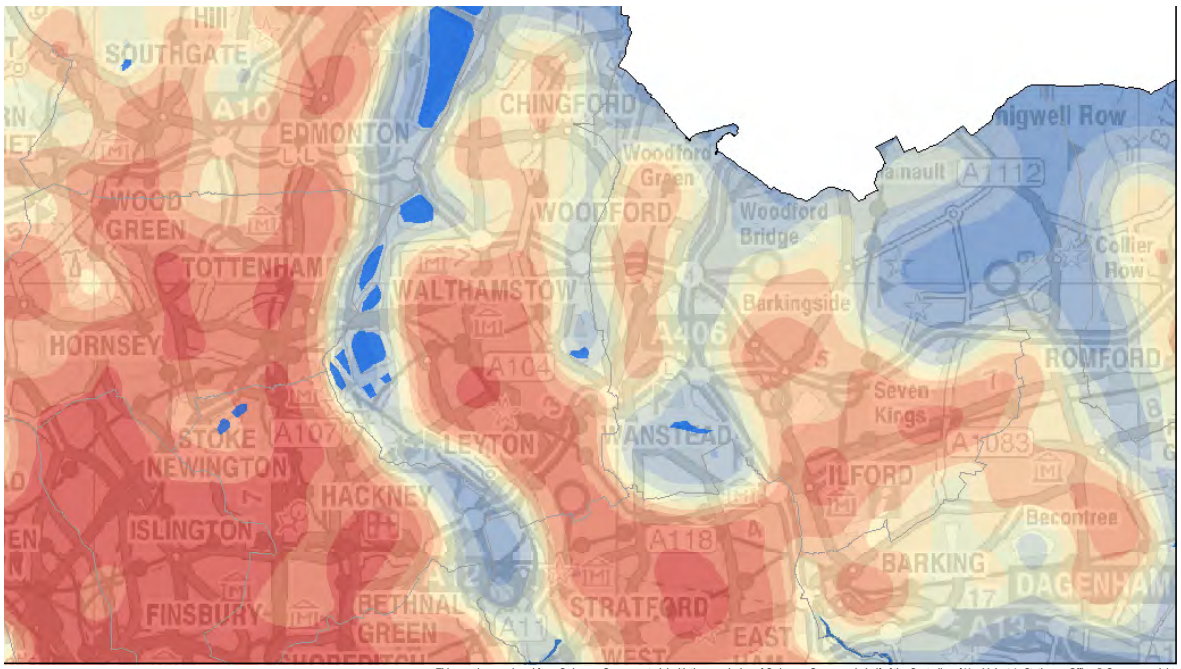

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Figure 13.1 London Heat Map

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

13.14 To maximise the potential for future connections to be feasible and viable, the development must be compatible with district heating to allow a future connection with a minimum retrofit. Future proofing developments to be connection ready includes:

- Requiring the incorporation of communal heating systems instead of in-unit boilers for developments where a future DH network connection would be viable. As a minimum 'wet' heating systems should be implemented and electrical heating systems will be prohibited;

  Safeguarding an identified route within the development site for DE network connection apparatus (pipes, heat exchangers etc) or requiring the installation of pipe connections up to the property boundary; and

  Building-in penetrations through building walls, allowing a pipe to be pushed through the wall without structural alterations.

13.15 Where a connection to an existing or committed decentralised energy network is not possible, major developments should investigate the opportunities for a stand-alone heating system, which will supply on-site heat demand through a CHP, or for implementing a small energy network linking neighbouring developments. Benefits for the developer include a reduction of carbon emissions to achieve targets as required in DM11 and secured provision of energy that is increasingly disconnected from fossil fuel price volatility over the coming years.

13.16 Where a development connects to an existing or future committed district heating system or implements a small local energy network or a CHP system, carbon reductions achieved by the development will contribute to the achievement of the development's minimum carbon reduction target as set out in policy DM11. Future proofing developments for potential future connection to planned networks, however, does not exempt developments from meeting carbon reduction targets as set out in DM 11 at the time of the planning application. Unless a connection to a decentralised energy network is committed and deliverable within the next 3 years and secured through a legal agreement, potential carbon savings as a result of a possible connection to a DE network in the future will not be accepted in the calculation of carbon reduction as part of the Energy Assessment as required in DM11.

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

Renewable Energy

13.18 While only limited opportunities have been identified within WalthamForest for large scale renewable energy generation in the Waltham Forest Climate Change Evidence Base, 2009, the Council expects that new developments will seek to reduce carbon dioxide emissions through the use of on-site renewable energy generation, where appropriate. Recommended solutions include:

- Ground source heat pumps;
  Solar water heating;
  Wind turbines – due to wind patterns in the borough, small building mounted wind turbines are more likely to be suitable than large scale turbines and the visual impact of these will need to be considered;
  Solar electricity (PV) photovoltaic and active solar heating systems - both could be incorporated into south facing roofs or units;
  Borehole cooling - where a suitable ground water source exists.

13.19 The impacts of some micro generation renewable systems on local amenity will need to be considered before approval. This is expected to include noise and vibration from mechanical components, visual amenity from public view points, impacts from reflected light and shadow flicker on adjoining uses, and any adverse impact on open spaces, conservation areas, character of the area and historic buildings.

13.20 The use of biomass for energy generation is the least favourable option of renewable energy sources, due to its negative impacts on air quality. Where biomass is the only feasible option, the Council will require an emissions assessment as outlined above. Technology advances may in the future minimise air quality impacts, in which case biomass could potentially become a more favourable option.

Implementation

13.21 Planning applications should be supported by an Energy Assessment (as set out in DM11), which must include information on carbon emission savings from efficient energy supply and renewable energy measures.

13.22 Where connection to a district heating network is feasible to an existing or committed DE network, developers are required to commit to connection via a legal agreement; this will include provision for a financial payment to the council to enable connection.

13.23 For energy-consuming developments, on-going obligations will be secured through S106 agreements to connect to a future DE network (subject to agreeing reasonable commercial terms).For energy-generating developments, a commitment to supply heat to future DE networks will be secured.

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

14 Policy DM13 - Open Space, Sports and Recreation

Open Space, Sports and Recreation

Strategic Objective 6

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

Introduction

14.1 The open environment generates a multitude of benefits which include improving health, supporting biodiversity, adapting to climate change, as well as reinforcing local culture and heritage. There are more than 223 open spaces across the Borough[4] and these collectively create a network of linked green infrastructure. Green infrastructure refers to the network of open space uses which are designed and managed to provide a variety of functions.

14.2 This policy builds upon CS5 and sets out more detailed guidance on the provision of open space, sports and recreational facilities. For housing developments, specific amenity space standards and design principles including landscaping requirements are set out in DM7, DM8 and DM30. Amenity space refers to private external space used by the occupiers of residential development. This policy covers all other open space and landscaping requirements.

Policy DM13

Open Space, Sport and Recreation

A) Proposals for inappropriate uses within the Green Belt or Metropolitan Open Land (MOL) would be contrary to planning policy; and, any exceptional case would be regarded as a departure from the plan and would be referred to the Secretary of State. Where development proposals are considered appropriate in accordance with national policy and the London Plan they must additionally:

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

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

4 Open Spaces Strategy, 2010

- the inherent character and heritage value of the space
- sensitive access to and within the open space
- biodiversity value.

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

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

Allotments

E) There should be no net loss of allotment sites (See Schedule 19 and the Policies Map) and the intensification of land currently used to grow food will be acceptable where management arrangements allow. In areas identified as having a shortage in allotment provision, the Council will expect development proposals to contribute to the supply, quality and accessibility of allotments and other spaces on which to grow food and flowers. This may be in the form of financial or on-site contributions. On-site contributions must be supported by a maintenance plan.

Burial Space

F) Increased provision of burial space should be delivered to address the specific needs of the local community, taking into account locational and social factors.

Parks and Gardens including those of Local Historic Interest

G) All parks within the Borough (See Schedules 17 to 18, and the Policies Map) will be retained and development proposals will only be acceptable where it is ancillary to the open space use and inherent character. The Council will expect development proposals affecting parks to improve the provision, quality and access. Development proposals should demonstrate that there will be no adverse impacts to the setting or visual appearance of historic parks and gardens.

The Lee Valley Regional Park and Epping Forest

H) Development proposals affecting the Lee Valley Regional Park or Epping Forest must not contribute to adverse impacts on amenity, ecological integrity or visitor enjoyment; and will be expected to deliver enhancements where possible. (See Policies DM40 and DM42).

Encouraging Active Lifestyles and Providing Recreational Facilities

I) Where appropriate, development proposals will be expected to contribute to the provision of high quality and accessible exercise, play and recreational facilities either on or off site.

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

K) Where appropriate, development proposals will be expected to provide or enhance the quality of outdoor sports facilities, playing pitches and/or their associated ancillary facilities and access. The provision of floodlighting should be assessed on a site-by-site basis taking into account the viability of the facility and impact on the surrounding area.

L) Maintenance and management plans must be submitted as a requirement of the planning permission for all new sports and recreation facilities provided.

Justification

Protecting and Enhancing Open Spaces:

14.3 The Borough is unique in that it is bordered to the east and west by Epping Forest and the Lee Valley Regional Park respectively and includes large swathes of Green Belt and Metropolitan Open Land (MOL). The Core Strategy objectives have implications for Green Belt and MOL particularly in relation to maintaining its openness and contribution to the natural environment. National policy on Green Belts applies equally to Metropolitan Open Land (MOL). National policy and the London Plan outline the appropriate uses within Green Belt and MOL.

14.4 It is crucial to recognise that the Borough's designated Green Belt and MOL provides some of London's most valued natural resources, including sites recognised at the national and European levels for nature conservation importance. These designations are also valuable for their contribution to the Borough and London-wide green infrastructure network and improvements to its quality and accessibility are encouraged. Although most development will not normally be acceptable in the Green Belt and MOL, there may be exceptions where development is necessary. This may be to enhance and safeguard the character of the site, or where the proposal is ancillary to the Green Belt or MOL. These ancillary facilities may include uses such as changing rooms or storage for ground maintenance. In interpreting the policy, high standard refers to the response to the natural environment and local context as well as the execution of quality design and construction. Landscaping can be one mechanism by which appropriate developments can be complementary and respond to local context. This will minimise the impact on the open character of the land.

14.5 Open spaces are often rich in heritage value and it is important to not adversely affect the inherent character or heritage value of an open space. Enhancement works can play a crucial role in protecting and maximising the benefits that the historic

environment provides. For instance, the Walthamstow Wetlands project has been established to restore and protect heritage assets which contribute to Waltham Forest's unique sense of place.

14.6 One of the aims of the policy is to enhance access to and within open spaces. This can be achieved by improving the routes for sustainable transport modes which run through open spaces as well as the protection, improvement and extension of footpaths, cycleways and bridleways (e.g. Greenways). This will support the Council's wider agendas for healthy living and sustainable development. The Borough is host to many sites of nature conservation importance. DM36 Biodiversity provides detailed policy guidance for such sites.

14.7 It is important that open space provision is of high quality and usable in order to provide space for relaxation and to generate a sense of community. This is especially critical in areas where there are identified deficiencies in access to open spaces as shown in the Core Strategy policy CS5. Research has shown that people with access to quality open space are healthier and that parks are valuable for social interaction. Just over 7% of the Borough has been identified in the Open Spaces Strategy as being deficient in access to local open space. As there are limitations in the amount of land available for new open spaces, the creation of smaller parks and open spaces are preferable to rectify this shortage. Deficiency in access to publicly accessible open space correlates with areas of deprivation; and, areas such as Grove Green and Cathall present these characteristics [(5)]. Due to this, it is particularly important to improve and increase the provision of effective open spaces, especially in areas that are shown to be deficient and/or experiencing deprivation. Where open space or landscaping cannot be provided on-site, developers will need to justify this in their Design and Access Statement. In these circumstances, the Council may require financial contributions in order to enhance or upgrade the provision of local open space(s) in the vicinity of the development in accordance with the Council's Planning Obligations SPD.

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

14.8 It is often necessary to incorporate usable open space and landscaping in order to minimise any negative visual impact from development or to better integrate with the surrounding area. Open spaces also offer economic benefits and emerging evidence demonstrates a strong link between green assets and the economy[6]. Difficulties in providing open space and landscaping on-site can be overcome by innovative solutions and alternatives such as landscaped pedestrian spaces and planting which creates breaks in the built environment.

14.9 Open spaces contribute to local distinctiveness and consideration of context is essential in the design of new hard and soft landscaping. Hard landscape elements and the materials from which they are made, play a significant role in defining the character and attractiveness of a site or area. New planting can contribute to the attractiveness of a development and enhance the biodiversity value of a site. Landscaping measures such as the planting of trees, shrubs, flowers or grassy areas can boost the biodiversity and the attractiveness of the Borough. Locally-sourced materials are preferable in order to reduce carbon emissions and reinforce local character. Effective maintenance is essential where open spaces and landscaping are provided to ensure that the scheme is successful and sustainable in the longer term.

6 The National Ecosystem Assessment (NEA), DEFRA, 2011

14.10 Allotments and other spaces to grow food and flowers support the wider healthy living agenda and to provide opportunities for recreation and exercise. Waltham Forest has a high level of demand for allotments and as a result, intensification may be a solution where management arrangements allow, through either formal or informal means. Intensification refers to the subdivision or reconfiguration of existing plots to provide a greater number of plots. The level of demand for allotments has been assessed to be 0.27ha/1000 population[7] which supports the policy requirement for no net loss. The use and quality of existing plots has been assessed to be good. Nonetheless, enhancement measures may be necessary in some areas in order to boost their visual appearance and access for those with disabilities; for instance, through the creation of raised beds and wider pathways. New developments offer the opportunity to create innovative spaces for growing food and flowers which are accessible for all sections of the community regardless of physical ability. This may involve the provision of living roofs,[8] Community Gardens and other spaces to grow food as part of landscaping schemes. Where such spaces are created, maintenance plans play a valuable role in ensuring long term success.

7 Waltham Forest Allotment Briefing Note, 2010

8 'Living roofs' is a broad term defined by the GLA to include green roofs, roof terraces and roof gardens. The term includes roofs and structures that may be accessible by workers or residents, and that may be intensively or extensively vegetated.

14.11 The Social Infrastructure Plan (2009) identifies the need to plan for burial space towards the latter part of the plan period which is reinforced in CS5 Green Infrastructure and Biodiversity. The Council will identify potential sites for burial space in forthcoming Area Action Plans and Site Specific Allocations which will take into account social and locational factors.

14.12 It is important that uses within parks and gardens improve the provision, quality and access so that the wider community can benefit. In Waltham Forest there are several parks and gardens of Local Historic Interest which warrant particular protection. There are also a number of parks which have been identified as being worthy of entry on a Local List and comprise: Highams Park, Mallinson Park (The White House), Fairmead Park (Queen Elizabeth Hunting Lodge), Coronation Gardens and Lloyd Park (See Schedule 18 and the Policies Map). A considered approach to the design of schemes in parks and gardens of historic importance is vital to prevent adverse impacts to the setting or visual appearance of historic parks and gardens and the need for positive management.

14.13 The Lee Valley Regional Park and Epping Forest are valuable resources for access to nature and recreation for residents in Waltham Forest and the wider region. At present, there are a wide range of uses which occupy land within the Regional Park and Epping Forest. These uses include informal and formal waterside spaces, walking and cycling routes, designated areas of ecological importance and leisure and sports facilities. Within the Regional Park, Olympic and Paralympic legacy facilities will serve to complement the existing offer. Enhancements may include strengthening the pedestrian and cyclist links to and through the Lee Valley Regional Park or Epping Forest. It is recognised however, that some development proposals do not need to provide enhancement measures. This may be for instance, where the proposal is already providing enhancements.

14.14 The Council supports the aims outlined in the Lee Valley Regional Park Authority's Park Development Framework and will be taken into account when assessing planning applications. The Lee Valley Regional Park south of Coppermill Lane comprises Walthamstow and Leyton Marshes. These large open spaces have high ecological value. Walthamstow Marsh is a Site of Special Scientific Interest (SSSI) and a nature reserve with ecological interest. The Lee Valley Regional Park Authority Ice Centre and Riding Centre and the Waterworks Centre based in the Waterworks Nature Reserve are a focus for public activity, attracting over half a million visitors a year. The waterways of the Lee Navigation and the River Lee enhance the leisure and wildlife spaces providing further opportunities for water sports, habitat creation and informal recreation. To the north of Coppermill Lane is the 178 ha Thames Water owned Walthamstow Reservoir site. The site is designated a SSSI and contains internationally and nationally recognised habitats. In addition the site has significant industrial heritage value with heritage features dating from the mid nineteenth century. At present Walthamstow Reservoirs are largely inaccessible to the public. A partnership made up of key stakeholders has been formed with the purpose of opening the reservoirs as a wetland centre and nature reserve (branded Walthamstow Wetlands) which will be fully accessible to local people and visitors.

Encouraging Active Lifestyles and Providing Recreational Facilities

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

14.16 The local standards for play and recreation space for children are in line with those set out by the Greater London Authority. This means that a minimum of 10 square metres of well designed playspace per child bedspace should be provided in all new flatted developments containing the potential for 10 or more child bed spaces[9]. There should also be appropriate and accessible facilities within 400m for 5-11 year olds and within 800m for 12 year olds or over. The Mayor's SPG on Providing for Children and Young People's Play and Informal Recreation and the Council's Urban Design SPD should be used when planning and designing play space. Play space which incorporates natural features, such as sand, logs or water is desirable in the Borough, especially where they provide a progression into and complement the Borough's open spaces. This can be achieved with low impact and provide a stimulating environment for children.

14.17 Deficiency in access to play space is apparent in various locations across the Borough. Development proposals, particularly housing developments, offer a key mechanism to alleviate these deficiencies [10] and improve the quality of existing play spaces either on-site or through financial contributions.

9 See the Council's Urban Design SPD, which also requires that play areas should be equipped where appropriate, and should be overlooked by nearby housing to increase passive surveillance and provide amenity space which is safe and secure for children and families to use.

10 Open Spaces Strategy, 2010

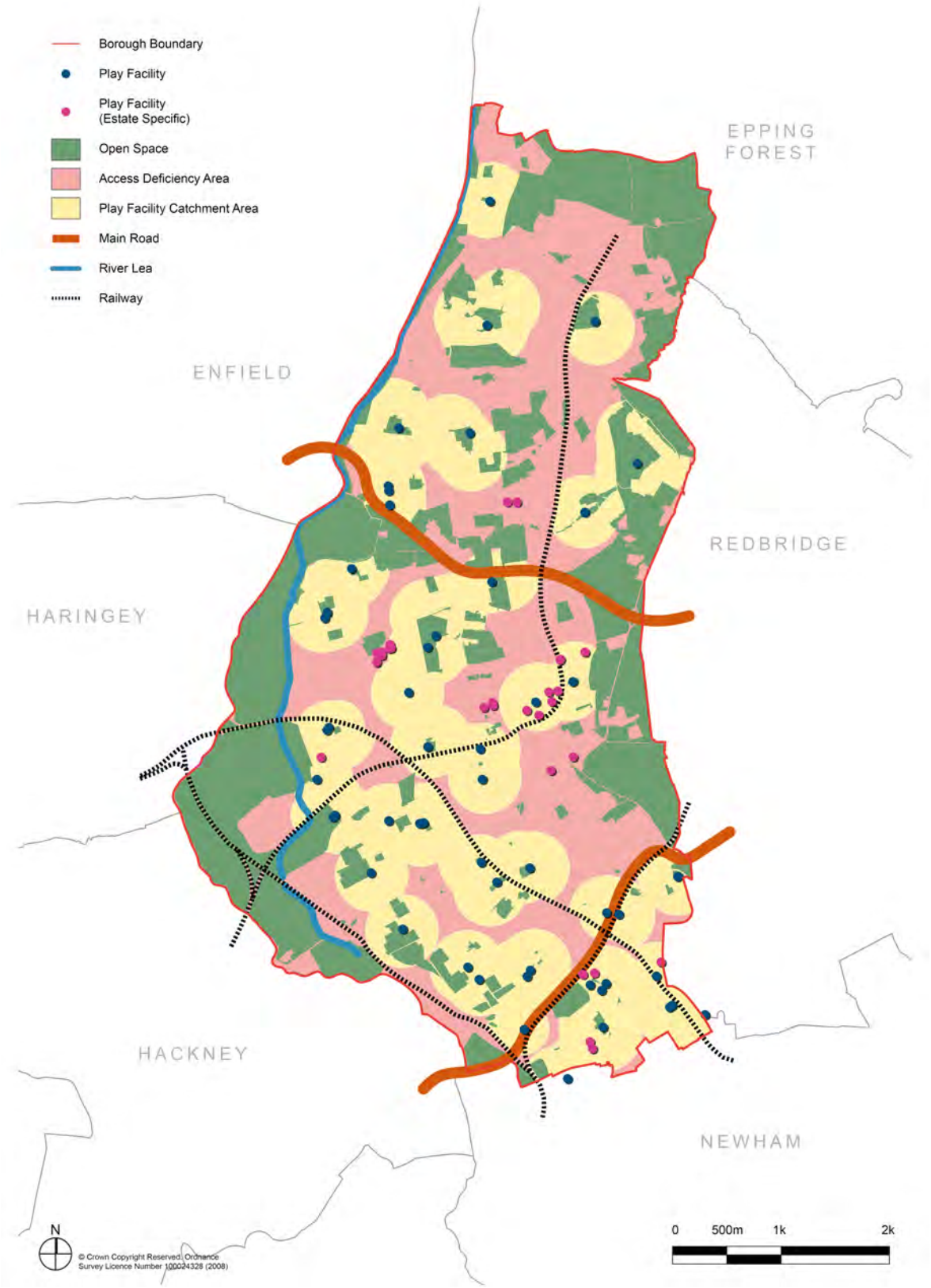


Figure 14.1 Access to Play Facilities

14.18 The provision of open spaces for exercise and enjoyment has also been linked to the reduction of cognitive decline in older people. It is therefore important that exercise and recreation facilities provide for all age groups, backgrounds and abilities. Looking to innovative solutions such as outdoor gyms, pensioners' playgrounds and cycle and skate parks can help to achieve this aim. Opportunities to provide new parks and open spaces which are safe and secure are inevitably limited in Waltham Forest, where the pattern of land use is well established. Due to this, the Council recognises that contributions towards spaces for exercise and recreation are most likely to be for smaller local parks, open spaces or play areas. The unprecedented scale of new sports facilities as a result of the Olympic and Paralympic Games will bring bring great benefits to the population of Waltham Forest. One of the key Olympic-related improvements for Waltham Forest will be the development of sports uses at Eton Manor. Recreational, play and exercise facilities should be accessible, principally by walking, cycling and public transport to support the wider healthy living and climate change agendas.

14.19 The Playing Pitch Strategy (2011) provides guidance on additional facilities and establishes a Borough-wide quantity standard of 0.5 hectares/1000 population for pitches. This standard includes a 10% allowance for rest and recovery as well as land for ancillary facilities. Accessibility standards for different sports is outlined in the Planning Policy Considerations of the Playing Pitch Strategy. See Schedules 20 and the Policies Map for the existing playing fields. New provision will be provided by maximising the use of existing playing field land (realignment/relocation of pitches), the re-designation of pitches from senior to junior where appropriate, increasing the capacity of existing playing field sites (e.g. through the provision of changing facilities) and bringing underused playing field areas into use through provision and remarking of pitches. The Playing Pitch Strategy outlines priorities for improvements to pitch quality and ancillary facilities. The creation of, or adaptation/conversion of existing provision to become, multi sports hubs are favourable but will be considered against factors such as residential amenity, accessibility and the natural environment. To meet the demand, the Council will look to increasing the capacity and intensifying the use of existing playing fields to accommodate a wider range of pitches (both grass and artificial) and associated facilities (including changing facilities, floodlighting and community space). This will be subject to impact on residential amenity, accessibility and the natural environment.

14.20 The Council has the aspiration to increase participation in sport but the Borough has a shortage of Artificial Grass Pitches (AGPs). The Council recognises that new AGPs are needed and are likely to require floodlighting in order to maximise the use and viability of the facilities. The impact on biodiversity and residential amenity can be mitigated through the use of sensitive lighting and design. Hours of use of AGPs should not be overly restrictive and should be discussed on a site-by-site basis at the planning application stage. Financial contributions should be used towards the provision of new or improvements to existing pitches as well as improving accessibility and ancillary facilities, especially in areas of residential growth. Maintenance and management plans are necessary to secure the long term quality and to clarify responsibilities from the outset.

Implementation

14.21 These policies should be read in conjunction with CS5 as well as supporting documents, such as the Open Spaces Strategy and Strategic Infrastructure Plan. Applications adjacent to or within the Lee Valley Regional Park should additionally have regard for the Park Plan and Development Framework. The Site Specific Allocations and Area Action Plan DPDs will be used to promote areas and development sites where the Council will expect elements of green infrastructure to be established or maintained. These documents will also provide more comprehensive guidance.

14.22 The Council will work through the Walthamstow Wetlands Partnership to deliver the Walthamstow Wetlands project, which will result in the opening up of Walthamstow Reservoirs to public access. The partnership includes Thames Water, Lee Valley Regional Park Authority, Environment Agency, Natural England, British Waterways, English Heritage and the adjoining London Boroughs of Hackney and Haringey, with the Council is acting as the lead partner for the project.

14.23 Further to this, the Council will support the work of community and amenity groups in improving and managing open spaces in the Borough. The Council will seek to maximise management opportunities with a range of partners such as the voluntary, community and commercial sectors to improve and invest in facilities.

14.24 Development proposals offer a means of improving access to open spaces; and, financial contributions will be critical. Financial contributions, either based on an adopted tariff and/or planning obligations, will be sought in conformity with DM37 Working with Partners and Infrastructure. The Council will also seek and promote funding from other sources, for example, the Heritage Lottery Fund or Sport England, for open spaces and parks within the Borough.

15 Policy DM14 - Co-ordinating Land use and Transport

Strategic Objective 8

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

Introduction

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

15.2 The close coordination of land use and transport planning supports the above aspirations and is consistent with the approaches taken by the Government in its recently published National Planning Policy Framework and by the Mayor in the revised London Plan 2011 and his Transport Strategy. The Council endorses this approach in the following policy.

Policy DM14

Co-ordinating Land Use and Transport

The Council will ensure that development is properly integrated with the transport network and is supported by appropriate walking, cycling and public transport links by;

A) Promoting development that minimises the need to travel through:

i. encouraging mixed-use development in appropriate locations, and:

ii. guiding high trip generating development to locations that are highly accessible by public transport and within easy walking distance of day-to-day services and facilities;

B) requiring development proposals to assess and address movements to, from and within the site by prioritising needs in accordance with our road user hierarchy and to integrate new developments with existing transport networks and creating good connections to neighbourhoods and town centres;

C) requiring development proposals to ensure that sufficient transport capacity exists off-site to meet the additional travel demand generated by the development; and requiring financial contributions from developments to improve public transport capacity and accessibility to address shortfalls in provision and planned strategic transport infrastructure

D) requiring development and change of use proposals with expected significant transport impacts to prepare a Transport Assessment or Transport Statement as appropriate, in order to assess the implications of new development on the transport network and demonstrate how any potential impacts will be mitigated;

E) requiring development proposals to submit a Travel Plan in accordance with Transport for London guidance and emerging local standards;

F) requiring development proposals to submit Construction Management Plans and Delivery and Servicing Plans where appropriate, to limit negative transport and environmental impacts associated with the construction stage and on-going delivery and servicing requirements of new developments;

G) requiring all Heavy Goods Vehicles (HGV) and Passenger Carrying Vehicles (PCV) drivers and contractors involved in the construction and servicing of new development within Waltham Forest to undertake on-road Safe Urban Driving cyclist awareness training and have appropriate safety devices fitted to their vehicles in accordance with the Council's adopted *Waltham Forest Cycling Action Plan 2012*;

H) where a Transport Assessment/Statement indicates an appreciable increase in car traffic within 200m of Epping Forest SAC (as indicated in Figure 19 in the Core Strategy and on the emerging proposals map), the Council will require the development to demonstrate that the expected impacts of a development on the air quality will not exceed 0.1 kg nitrogen per ha per year (this being equivalent to 1% of the critical load for the habitats on site); where this threshold is exceeded, the proposal will need to demonstrate to the Council's satisfaction that the effect will not be significant or appropriate mitigation measures will be put in place to minimise the adverse impact on the integrity of Epping Forest which may include the use of financial contributions;

Land Use Patterns and Layout of Development

15.3 Land use patterns, including the site's location, type, mix, intensity of use and its layout, strongly influences the travel behaviour of people living, working, or visiting a development site. Judicious land use planning is therefore critical in managing how many trips a development attracts and by what means of travel. The Core Strategy Policy CS 8 promotes development that supports compact growth and regeneration and conducive to sustainable travel patterns.

15.4 The Council recognises that the close integration of land use and transport planning is a key element of sustainable development and will seek to ensure that development is located in areas where the need to travel is minimised and there is good provision for travel by walking, cycling and public transport. Locating high density developments with significant trip generating potential near major public transport nodes is an effective way to reduce car travel. Designs for large sites should be permeable and ensure that linkages and publicly accessible through routes are created to successfully integrate the development into the wider street network. The Council will therefore seek to guide development to locations that minimises travel longer distances and promote mixed use development in areas that are highly accessible by walking and cycling, such as the borough's town centres and in our designated key growth areas outlined in CS1 'Location and Management of Growth'.

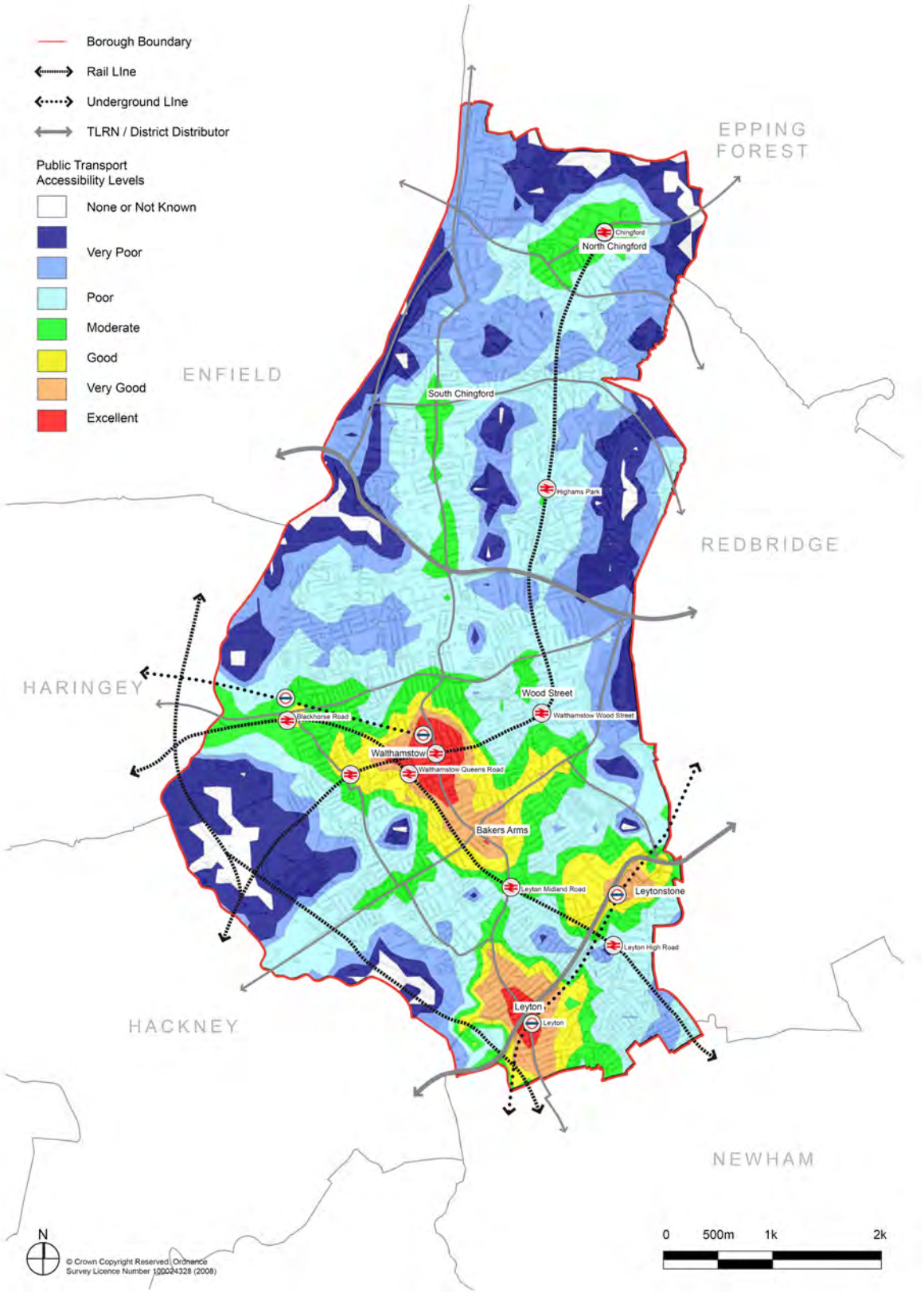


Figure 15.1 Public Transport Accessibility Levels

15.5 Where a proposed development is not within easy reach of public transport, applications will be required to propose and implement measures that prioritise sustainable travel modes and minimise car use. Examples of suitable measures may include but are not limited to; proposed improvements and contributions to the walking, cycling and public transport networks; the implementation of Travel Plans; and the introduction of car clubs and car sharing services.

Transport Capacity

15.6 Development, either on an individual or cumulative basis, tends to lead to increased pressure on Waltham Forest's existing transport network and infrastructure with consequential higher risk of negative impacts associated with increased volumes of traffic, including road danger, air pollution and noise. Transport Assessments/Statements accompanying development proposals will therefore be required to analyse the implications of the development on the transport networks and the environment both at local and at a strategic level. This will assist the Council in assessing whether a proposal is broadly acceptable and the level of which potentially negative impacts on the borough's transport network can be avoided or satisfactorily mitigated.

15.7 Where a development cannot demonstrate to the Council's satisfaction that the expected traffic impacts will be fully mitigated within the borough's transport network, financial contributions may be required to address shortfalls. The Council may also require contributions to mitigate against the cumulative impacts of several developments within a locality e.g. within Area Action Plan or Neighbourhood Plan areas.

15.8 The Council is also required to collect contributions towards the construction of Crossrail on behalf of the Mayor which will help to support growth by significantly improving rail capacity in London and reducing pressure on its existing public transport network.

Transport Assessments and Transport Statements

15.9 Transport Assessments and/or Transport Statements will be required in accordance with the thresholds, requirements, and guidance set out in the Department for Transport's '*Guidance on transport assessments*' (2007) and Transport for London's '*Transport Assessment Best Practice Guidance Document'* (2010) and emerging local standards. The Council may also require that a Transport Assessment accompany applications for smaller developments that fall under these thresholds where appreciable transport impacts are expected including change of use proposals or where the proposal has potential to contribute to congestion on a cumulative basis. Where the Council does not consider the preparation of a full Transport Assessment necessary, a less detailed assessment in the form of a Transport Statement will suffice.

15.10 Transport Assessments are required to assess the impact of proposals on the transport infrastructure, including the capacity of roads, public transport and walking and cycling infrastructure and to detail action to manage this impact. They

are required to present qualitative and quantitative information about the anticipated transport and related environmental impacts before, during and after implementation of the proposed development, including details of the accessibility of the site by all transport modes and all users, including disabled people, and the likely modal split of journeys to and from the site.

15.11 Specifically, the Transport Assessment/Statement will need to demonstrate that;

- the development will not, either on an individual or cumulative basis, place an unacceptable burden on the public transport and/or the highway network and that any significant impacts on the transport network and the local environment will be adequately mitigated;
  provision for safe and adequate access, servicing and circulation to/from and through the development site can be achieved;and
  the design and layout of the development will be in a manner consistent with the aims and objectives of policies DM14 - DM17.

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

Travel Plans and School Travel Plans

15.13 Where Travel Assessments/Statements are required, the Council will also seek the submission of a Travel Plan. A Travel Plan is a package of measures that seeks to reduce reliance on single occupancy vehicle use and increase the use of more sustainable modes. Travel Plans are the key management tool for implementing any transport solutions highlighted by the Transport Assessment / Statement, and are one of the primary tools for mitigating negative transport impacts of development proposals. Design and Access Statements are required to refer to the Travel Plan explaining what inclusive or specific transport options are available to meet the needs of all users, including disabled people. Where concerns about the cumulative impacts of a number of developments and/or particular air quality concerns may warrant it, the Council may require travel plans for smaller developments.

15.14 Travel Plans should be prepared in accordance with the latest Department for Transport and Transport for London guidance [(11)] and emerging local guidance. As a general guide, a Travel Plan should provide relevant, robust information, targets and objectives including but not limited to;

General information on the proposed development, e.g. proposed use(s), size, location and general timescales for development

11 Recommended guidance documents include DfT: Good Practice Guidelines: D*elivering Travel Plans through the Planning Process*, *2009*; TfL: *Travel planning for new development in London*

- A brief policy review with specific focus on Waltham Forest's walking and cycling policies and mode share targets as outlined in its adopted second Local Implementation Plan (LIP 2) and other relevant local and Mayoral targets
  Site Assessments- General overview as to what facilities are present and identifies shortfalls in sustainable transport infrastructure e.g. cycle parking, showers for cyclists, bus stop provision etc.
  Travel Survey / Trip Generation data which should contain information on current and predicted modal split based on trip generation software, census or other relevant prediction methods
  Objectives - Based on comparisons between policy and trip generation, development of objectives
  Targets- to be agreed with the Council. Targets should set out how the site's travel movements can contribute towards reducing car use and increasing use of more sustainable modes
  Measures- including specific measures to achieve targets such as required infrastructure, promotion of plan to users, residents and visitors of the site. and monitoring of targets
  Travel Plan Management- including contact details for the travel plan author and travel plan coordinator

15.15 Similarly, School Travel Plans will be required for proposals for new schools or planned expansions to existing schools. School travel plans will be expected to provide details of the projected growth in student numbers, how students are likely to travel, the expected impact on the transport system and propose measures to offset these problems. The Council will seek to charge for the monitoring of all Travel Plans through s106 agreements to ensure that agreed targets and proposed measures are being achieved and implemented.

Other Management Plans

15.16 Where appropriate, the Council will ensure that applicants provide Construction Management Plans to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. Construction Management Plans should correspond with the hours of site activity; pick-up and delivery times for materials and equipment; limits on construction vehicle size; trip numbers and routes; the safety of road users during construction; and any temporary use of the highway for siting of construction plant. They should also deal with any temporary disruption or severance of highway links needed during the development process, as well as any other relevant measures needed to manage the construction phase. Developers should seek to discuss the requirements for a Construction Management Plan with the Council as part of the per-application process.

15.17 In order to minimise the impacts of on-going servicing requirements of a development on the network and the environment, the Council will require Delivery and Servicing Plans (DSP) where it considers appropriate. DSPs can help to reduce operational costs, carbon emissions, congestion and collisions by coordinating and managing servicing and delivery movements. An effective DSP should set out a framework for;

- managing deliveries to reduce the number of trips, particularly during peak hours; identifying where safe and legal loading can take place;
  commissioning delivery companies with a commitment to best practice – such as TfL's Freight Operator Recognition Scheme (FORS); and
  reducing the risk of accidents with vulnerable road users including pedestrians and cyclists

15.18 Ensuring pedestrian and cyclist safety during the construction stages and ongoing servicing and delivery requirements of new development is of particular concern. Waltham Forest Council is committed towards reducing collisions involving Higher Goods Vehicles (HGV) and cyclists which account for more than half of cyclist fatalities in London (TfL, *Cycling Revolution London,* 2010). The Council has recently adopted the Waltham Forest Cycling Action Plan 2012 which outlines ten key action points to boost cycling levels and reduce road danger in the borough. A key commitment of the Plan is to ensure that all council-operated and council-contracted commercial vehicle drivers receive appropriate on-road cycle safety training to Freight Operator Recognition Scheme (FORS) and Safe Urban Driving (SUD) standards. The course is accredited and meets the requirements of driver CPC obligations under EU directive 2003/59 which requires HGV drivers to complete 35 hours of professional development every 5 years. The Council will also require that SUD-standard cyclist-awareness training for HGV/PCV drivers is incorporated into Section106 agreements for development proposals that necessitate the use of lorries and buses.

15.19 The Council is also leading the way in ensuring that all its internal HGV and Passenger Carrying Vehicles (PCV) commercial fleet and contractors are required to install appropriate safety devices to reduce blind spots and alert drivers to the presence of cyclists. At a minimum, HGV/PCV contracted vehicles will be required to have fresnal lenses, rear warning stickers for cyclists and side under run guards in accordance with the adopted Waltham Forest *Cycling Action Plan 2012*. The Council will similarly require that all private contractors install safety devices for construction and delivery vehicles that service new sites and major extensions to existing developments in the borough and will seek to secure this through s106 agreements. Further guidance will be provided in future iterations of the Cycling Action Plan and the Council's forthcoming Sustainable Transport SPD.

15.20 Delivery and Servicing Plan should be prepared in accordance with TfL guidance [(12)] *Making Freight Work for You* and should be coordinated with the travel plan for a development. Further guidance regarding the use of appropriate HGV cycle safety devices is available on TfL's *HGV Cycle Safety Technology- Procurement Guide*

Epping Forest and Transport Impacts

15.21 Poor air quality has a negative impact on human health, quality of life and the environment. The whole of Waltham Forest is a Air Quality Management Area and deterioration of air quality as a result of increasing traffic levels is a major issue

12 TfL: *Delivery and Servicing Plans*.

for the Council. In accordance with policy DM25 Environmental Protection and DM 26 Biodiversity, the Council seeks to protect the environment by minimising impacts of traffic associated with new development on nature and environment.

15.22 Epping Forest is a designated Special Area of Conservation (SAC) or a Natura 2000 site under the European Union's Habitats Directive. Its habitats have been found to be particularly sensitive to poor air quality with NOx gases from traffic emissions contributing significantly to this problem. The Council will therefore in accordance with the Conservation of Habitats & Species Regulations 2010, seek to minimise further deterioration of air quality of Epping Forest as a result of new development in areas close to the woodland.

15.23 According to the Habitat Regulation Assessment, research indicates that an increase of deposition above 1% of the critical load for the most sensitive habitat within Epping Forest can result in damage. 1% of the critical load is the standard threshold the Environment Agency and Natural England use in scoping out air quality as an impact on European sites. The critical load is the rate of deposition above which research has indicated that damage can occur to the habitats on a site. For Epping Forest, 0.1 kg nitrogen per ha per year equates to an increase of 1% of the critical load.

15.24 Where the assessment indicates that an increase in nitrogen deposition greater than 1% is expected, mitigation measures that encourage sustainable modes of travel and reduce dependencies on car travel will be required. An appropriate package of measures will need to be agreed with the Council as part of the planning application process.

Implementation

15.25 Planning applications and proposals will be supported by a Transport Assessment/Transport Statement, a Travel Plan and a Design and Access Statement where appropriate. These will allow the Council to assess the implications of a development on the transport network and to identify potential mitigation measures at the earliest possible stage.

15.26 In addition to mitigation issues, measures that promote sustainable travel over private motor vehicle use will be required to be identified. Adequate mitigation measures and improvements to the transport network will be required from developments and will be secured through planning conditions and planning obligations as set out in policy DM37. Phasing of development might be required where appropriate. Travel Plans and requirements for cyclist awareness safety equipment will be secured in legal agreements.

16 Policy DM15 - Sustainable Transport Network

Strategic Objective 8

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

Introduction

16.1 The Core Strategy promotes sustainable transport choices in order to facilitate growth whilst limiting the impacts of development on the environment, to address congestion and emissions and to promote healthier lifestyles. The Council will actively promote development where walking and cycling is prioritised for residents, followed by public transport in order to provide more equitable transport choices in the borough. The following section outlines how the Council will promote sustainable and active travel as an alternative to the private car.

Policy DM15

Sustainable Transport Network

The Council will actively encourage sustainable travel by:

A) prioritising the needs of sustainable transport modes in accordance with the following street user hierarchy:

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

Where appropriate, development will be required to provide for interchanging between the various modes of transport listed above. Inclusive design for all users, including the elderly and people with disabilities will be a key principle throughout this movement hierarchy.

B) requiring major development to develop and contribute to, a well-connected network of streets that optimises permeability and legibility;

C) ensuring that development does not have a harmful impact on the walking and cycling environment;

D) requiring new development to provide and contribute to high quality, safe and well-signalled footways and cycleways that are designed to appropriate widths and consider provision of complementary infrastructure including lighting and signage where appropriate;

E) requiring development to contribute towards creating activity and natural surveillance and thereby contributing to an attractive and safe environment for pedestrians, cyclists, and the wider community;

F) requiring development to provide features associated with pedestrian and cycle access such as seating, safe road crossings where appropriate, secure and convenient cycle parking, and workplace showers and lockers; and

G) requiring development contributions towards enhancing public transport provision and infrastructure; ensuring direct, secure, accessible and pleasant walking routes to stops; contributing to signage, timetable and waiting facilities; and implementing new stops in accordance with TfL's '*Accessible Bus Stop Design Guidance'* in convenient and safe locations.

16.2 The provision of sustainable travel options and infrastructure in Waltham Forest is a key element in facilitating the achievement of a range of spatial planning objectives including; reducing our environmental impact, tackling congestion and pollution on our roads, enhancing the vitality of our town centres and improving our residents health and fitness by increasing opportunities for incidental exercise. Furthermore, the promotion of sustainable transport options has important social cohesion benefits in terms of addressing transport inequalities in the borough. According to Transport for London's 'North London Sub-regional Plan' (2010), 45% of households in Waltham Forest do not have access to a car emphasising the importance of walking, cycling and public transport use in the borough. Approximately, half of all current trips that start in Waltham Forest also finish within the borough, indicating a substantial number of potentially walkable (less than 2km) and cycleable (less than 5km) journeys (ibid).

16.3 The Council will therefore consider the needs of sustainable transport modes in accordance with the road user hierarchy set out in Policy DM15 (above) and in national guidance documents. [13] Whilst the Council anticipates that the road user hierarchy will be applied for the borough as a whole, these priorities may vary locally in accordance with the different highway functions and requirements of the locality.

16.4 The quality of the public realm and street scene is a critical element in creating successful town centres, neighbourhoods and places that are attractive for people to live in, work and visit. [14] Improving the attractiveness, legibility and safety of routes and facilities for pedestrians and cyclists will ensure that more journeys are undertaken on foot or by bike thus easing the pressure on the borough's public transportation and road network. Consequently, the Council will expect that

13 Department for Transport: Manual for Streets (2007) and Manual for Streets 2 (2010)
14 DfT Manual for Streets, 2007

development proposals are planned and designed in such a way that prioritises movement by walking and cycling and contributes towards creating an environment that is easy to move around in, attractive and safe. Development proposals are expected to take account of the Council's movement hierarchy outlined above and current best practice guidance including the Department for Transport documents *Manual for Streets (1&2)* and *Inclusive Mobility.*

16.5 Providing a network of permeable and legible streets with direct routes, in particular for pedestrians and cyclists as part of a new development, can help to encourage walking and cycling by minimising distances and aiding wayfinding. In this way, higher footfall and levels of active travel movements are encouraged to promote natural surveillance and minimise opportunities for anti-social behaviour. The Council expects new development to be designed to be safe and accessible to all and will resist proposals for 'gated developments'.

16.6 Streets should be rich and fulfilling places that contribute to local distinctiveness and prosperity. To achieve this, this policy seeks that new development will achieve an appropriate balance between the needs for pedestrians and cyclists and other requirements in accordance with the road user hierarchy. The means by which this will be achieved and the level of priority afforded to different road users may vary depending on the street location, function and site specific requirements. Design solutions should take account considerations outlined in the Council's *Urban Design* SPD and the forthcoming Sustainable Transport SPD. Way-finding measures such as Transport for London's 'Legible London' signage may be required to aid legibility and shall be provided on site or through financial obligations.

16.7 Proposals for new and/or modified junctions, crossing facilities, streets and other transport infrastructure provided as part of new development are required to take full account of the requirements for walking and cycling and provide high quality, inclusive facilities for pedestrians and cyclists. Development proposals will need to take full account of inclusive design principles as set out in the Waltham Forest *Inclusive Design and Accessibility* SPD.

16.8 In accordance with DM 14, development may be required to contribute towards improvements to the borough's pedestrian and cycle infrastructure, including planned local and strategic route improvements. Transport Assessments/Statements and Travel Plans (as required in DM14) should inform proposals for sustainable transport provision.

16.9 As set out in Core Strategy Policy CS7, the Council is committed to working with partners, in particular Transport for London, to improve the overall attractiveness, reliability and accessibility of public transport. The quality of access routes to public transport stations and stops and of the bus stop facilities in itself is fundamental to the perceived attractiveness and safety of public transport. Where borough transport infrastructure studies and/or Transport Assessment/Statements (in accordance with DM 14) have identified shortfalls in existing provision, development contributions may be required to help address gaps and contribute to improvement measures.

Implementation

16.10 In accordance with DM 14, planning applications should be supported by a Transport Assessment or Transport Statement and a Travel Plan. These supporting documents, along with accompanying planning statements, provide developers with an opportunity to demonstrate adherence to the policies set out in this chapter that will encourage travel by sustainable modes. Developers should comply with design guidance contained in the Council's Urban Design SPD and forthcoming Sustainable Transport SPD.

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

17 Policy DM16 - Managing Private Motorised Transport

Strategic Objective 8

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

Introduction

17.1 In recent decades, increases in local population, car ownership and use coupled with a rise in through traffic from outside the borough have put severe pressure on the local transport system in Waltham Forest. Road traffic and associated issues with congestion on our main roads has contributed to adverse impacts on air quality, local amenity and quality of life for our residents while delays associated with congestion can impact on the economic viability of the borough.

17.2 Managing traffic in order to reduce congestion whilst seeking the most efficient use of the road network to cater for essential traffic movements is crucial for the quality of life in the borough. As the local highway authority, the Council is required to to provide for the safe and efficient movement of pedestrians, cyclists and vehicles on our road network and public realm. The Council proposes to do this by promoting walking, cycling and public transport use which will help limit the pressure on our highway capacity and maximise the best use of our existing road space. The Council will expect new developments to contribute towards achieving this objective as set out in CS8 'Developing a Sustainable Transport Network'.

Policy DM16

Connecting to the Highway Network

The Council will ensure the most efficient use of the borough's available highway network through the following;

A) requiring development proposals to make use of the most appropriate roads by each form of transport and purpose of journey, in accordance with Waltham Forest's road hierarchy;

B) discouraging direct vehicular access for individual developments to the Transport for London Road Network (TLRN), Strategic Road Network (SRN) and other important distributor roads; and

C) discouraging the use of local roads and residential areas by through traffic and freight vehicles.

Public Realm works and highway safety

The Council will ensure that works affecting the public highway are carried out safely by;

D) requiring development proposals to demonstrate that they will not cause any harm or hindrance to highway safety, in particular to vulnerable road users, and requiring development to contribute towards improving safety where appropriate;

E) requiring development to contribute towards a high quality public realm taking a holistic approach to public realm design

F) ensuring that any construction damage to the public realm and transport network links following development is repaired and sympathetically reinstated to the satisfaction of the Council.

Highway adoption

G) requiring that any new roads, footways, cycleways and other access routes are to be designed and constructed to a standard that is considered appropriate for adoption by the relevant highways authority;

Road Hierarchy

17.3 A functioning highway network is essential for all modes of transport. Waltham Forest's highway network has a hierarchy of roads, with different character and functions. The road hierarchy is an important element of any highway network in terms of managing movement and speed of vehicles. The Council will ensure that new development will contribute towards managing traffic flow and speed in accordance with this hierarchy and new developments and the corresponding access arrangements will need to take account of and be compliant with this hierarchy.

17.4 When considering development proposals, the Council will use the following hierarchy to discourage traffic from using unsuitable streets, minimise the negative impacts of traffic on local residents and local amenity and to foster road safety. A full list of all TLRN and SRN roads in Waltham Forest is included in Schedule 10 and 11 of this document.

- Transport for London Road Network (TLRN): Transport for London is the Highway Authority for these roads; creating new accesses from these key arterial routes and use of the roads for on-street servicing will not usually be acceptable.

  Strategic Road Network (SRN): Traffic flow, including for buses and emergency services, is very important along these roads. Proposals that would likely lead to delays to road traffic including on-street servicing and delivery will therefore be limited. Whilst Waltham Forest is the Highway Authority for roads on this network, Transport for London has powers of veto over any proposals that would lead to delays in the movement of traffic;

- District Distributor Roads: although locally important distributor roads, these roads should not be used by larger heavy goods vehicles except for essential deliveries. District roads may provide direct access to many properties, and on-street servicing may be acceptable subject to its impact on local safety and the environment. Waltham Forest is the responsible Highway Authority for these, and all other lower order roads.

  Local roads: providing direct access to properties, these roads are not generally appropriate for bus or emergency routes. On-street servicing may be acceptable subject to impact on safety and the environment. The Council will prioritise pedestrian amenity in treatment of local roads, and may use measures such as road closures and lorry bans to prevent use by vehicular through-traffic.

17.5 In applying this road hierarchy, the Council will manage traffic to give priority to longer distance and through traffic over requests for direct access requirements in the higher order hierarchy designation, i.e. considering firstly the Transport for London Road Network (TLRN), then Strategic Road Network (SRN), and followed by district, distributor and local roads. Conversely, there will be a presumption in favour of local amenity on minor roads, particularly for residents, pedestrians and cyclists. Where direct access is proposed and considered acceptable on the TLRN, SRN, district and local distributor roads, this must be achievable in forward gear.

17.6 Traffic management measures including the use of Home Zones and 'DIY Streets' techniques for local streets can help lower the speed of vehicle traffic, discourage 'rat-running' by vehicles, declutter residential streets and improve safety and amenity for people of all ages and abilities. The Council will seek to apply these techniques in site-specific locations in residential areas and expect financial contributions where it considers this appropriate.

Figure 17.1 Road Hierarchy

Public Realm works and Highway Safety

17.7 The Council considers road safety a priority for the borough and will take a proactive approach in reducing the number and severity of accidents within the borough through;

- managing traffic speeds through traffic management measures, including the reallocation of road space and traffic calming measures; and
  protecting vulnerable road users including pedestrians and cyclists through the provision and maintenance of safe and attractive routes and facilities.
  taking opportunities to improve accident hotspots and in particular, seeking to improve known dangerous junctions for cyclists

17.8 The Council will ensure that highway safety is a prime consideration for any proposed traffic management scheme or highway works. Formal safety audits will be used at the planning, design and implementation stages of highway works in order to review implications of proposed works and to ensure that access to the site is designed and constructed to a suitable standard and that traffic generated by the development does not impede road safety.

17.9 The formation of vehicular access will only be permitted where the development proposals can demonstrate consideration of issues raised in the national guidance such as the Department of Transport's '*Manual for Streets 1&2* ' which should include:

the local highway characteristics, traffic speeds and pedestrian activity, including aspects such as junction spacing and queueing, pedestrian and cycle facilities, and bus stops and general street layout;
appropriate sight lines and visibility splays in accordance with current standards to ensure the safety of pedestrians, cyclists and motor vehicles;
the proposal will not result in an unacceptable loss of on-street parking spaces particularly in areas of parking stress; and
consideration of the volume of traffic on the adjacent road network, including that generated by development itself.

17.10 New developments may be required to contribute towards addressing known accident hazard sites, where due to additional development traffic deterioration of road safety is expected or improvement of road safety has been identified as a mitigation measure to encourage sustainable travel. In particular, the Council is currently undertaking a review of the 20 most dangerous junctions for cyclists in the borough as part of its adopted *Waltham Forest Cycle Action Plan 2012* and will require contributions towards their improvement where considered to be appropriate.

17.11 Waltham Forest has an established network of streets, footpaths, and public spaces that need to cater for many diverse and competing requirements, such as movement by vehicles and people and providing outdoor space to socialise. Acknowledging that the public realm is a major asset, the Council is committed to improving its quality by ensuring that it is designed and maintained to a very high standard, minimises physical conflicts between pedestrians, cyclists and other motor

vehicles, and appropriately balances the requirements of the different users. The Council will seek contributions from new development where appropriate to contribute to achieving quality public realm objectives.

17.12 The public realm has to fulfil a complex variety of functions in order to meet people's needs as places for living and facilitating movement. Many of these functions and the needs of the different users compete for limited amount of space. The Council will seek to achieve multi-functional streets that balance potential conflicts between different objectives and development are required to contribute towards achieving this. Design solutions will need to give due consideration of the road user hierarchy as set out in Policy DM 15 and the requirements of the bus network.

17.13 Proposed works affecting the highway should seek integration into the network and improving the quality of the public realm. Design and construction should reflect the style and materials used in local public spaces and their surrounding buildings while other relevant considerations include planting and street trees, efforts to reduce street clutter and providing sympathetic paving materials and street furniture.

17.14 Highway Adoption

17.15 The Council will seek to ensure that the best use is made of new links to the highway network, including streets, footpaths, and cycle routes. Therefore, the Council will require developments to be built to an appropriate standard for the role that they fulfil in the network that will ensure that any potential future maintenance liability is kept within acceptable limits. All works affecting the public highway will need to be carried out in accordance with the Council's standards and to the Council's satisfaction.

17.16 In the event that streets and highways are not be adopted, the Council may choose to enter into a planning agreement to require the developer to maintain the quality and condition of the street at all times. The Council will advise on appropriate requirements on a site-specific basis with further guidance to be developed at a later stage.

Implementation

17.17 Planning applications will be required to be supported by a Transport Assessment/Statement and a Travel Plan. These supporting documents, along with accompanying Design and Access statements, provide developers with an opportunity to demonstrate adherence to the principles set out in this policy. Developers should comply with detailed design guidance contained in the Council's Urban Design SPD.

17.18 Measures that encourage sustainable travel and protect vulnerable road users should be identified in the Transport Assessment/Statement and travel plan. Where appropriate, contributions to improving road safety will be required from developments and will be secured through planning conditions and planning obligations (section 106 agreements or alternative arrangements).

18 Policy DM17 - Parking

Strategic Objective 8

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

Introduction

18.1 The effective management of parking spaces is a key determinant of mode choice and tackling congestion and pollution in the borough. The London Plan (2011) identifies the need for boroughs to work with the Mayor to avoid the over-provision of parking as a key measure to promote sustainable means of transport and minimise additional car travel. This policy aims to address the local parking requirements of Waltham Forest and to manage parking carefully and effectively throughout the borough.

Policy DM17

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

A) Encouraging car-free and car-capped development in appropriate locations that are highly accessible by public transport; are accessible to opportunities and services, and/or have high levels of parking stress;

B) Resisting proposals that are likely to;

- hinder pedestrian movement or prove injurious to highway safety;
- provide inadequate sight lines for vehicles leaving the site; and/or
- reduce on-street parking provision in areas where on-street parking spaces cannot meet existing demand;

Where the Council accepts the need for car parking provision the following will apply;

C) requiring development proposals to provide for well designed, high quality parking facilities in accordance with the Council's maximum car parking and minimum cycle parking standards as set out in Appendix 4;

D) requiring development proposals to consider the provision of parking spaces in accordance with the following parking needs hierarchy:

- disabled parking needs
- car clubs
- resident parking (low emission vehicles)
- operational and servicing requirements
- local business parking
- short-term visitor parking
- long-term visitor parking

E) requiring development to provide sufficient on-site facilities for operational or servicing needs and sufficient pick-up, drop-off and waiting areas for taxis, cars and coaches, where these activities are likely to be associated with the development;

F) requiring parking to be designed to be safe and secure, to achieve place-making objectives, to minimise land take and to minimise the urban heat island effect by providing adequate soft landscaping, permeable surfaces and other treatments to offset adverse impacts of surface water run-off;

G) requiring parking proposals to preserve a buildings setting and the character of the surrounding area by avoiding over-dominance of parking and hard-standing surface areas to ensure that front gardens make a positive contribution to street appearance;

H) requiring that the provision of vehicular crossovers and dropped kerbs, where permitted, is carried out to the satisfaction of the Council and at the applicants expense;

I) encouraging the redevelopment of under-utilised car parking spaces for alternative uses in our town centres, neighbourhood centres and local retail parades

J) requiring development to provide an electrical charging point for one in five parking spaces for both active and passive in accordance with the London Plan; and

K) requiring contributions towards sustainable transport measures including the introduction of car clubs, Controlled Parking Zones, Home Zones and 'DIY Streets', pool cars, cycle hire schemes and public electric vehicle charging points where appropriate;

Management of Parking

18.2 The London Plan requires boroughs to produce parking policies that encourage access by sustainable means of transport, assist in limiting the use of the car and contribute to minimising road traffic. Similarly, the recently-published National Planning Policy Framework advises that Local Authorities should consider an area's

accessibility, type, mix and use of development, availability of public transport, local car ownership levels and the need to reduce the use of high-emission vehicles when setting local parking standards.

18.3 Managing parking levels in Waltham Forest will therefore reflect local characteristics and be appropriate to variations across the borough. Waltham Forest has generally low household car ownership levels in comparison to other boroughs across north and east London with 45% of households not having access to a private car (North London Sub- regional Transport Plan, 2010). In addition, the levels of public transport accessibility and connectivity vary across the borough with relatively higher levels of public transport accessibility and connectivity in the middle and south of the borough where there are more Underground and Overground rail options and high frequency bus services generally available than in the north of the borough.

18.4 Proposals for parking provision will be expected to relate to the general accessibility of an area and the levels of on-street parking stress. Maximum parking standards are provided in Appendix 4, however as a general guide, the Council will encourage lower parking provision than the stated maximum standards. On-street parking spaces in particular, are a limited resource and demand exceeds supply in much of the borough. Development proposals therefore in areas of on-street parking stress should be 'car capped' (or car-free) to avoid exacerbating this problem. Reduced parking provision proposals should be supported by high public transport accessibility and planning obligation measures to promote sustainable travel including implementation of travel plans, provision of car clubs and car sharing services etc.

Car-free and Car-capped developments

18.5 Car-free and car-capped development will be encouraged in locations that are easily accessible by public transport and to essential services including our town centre locations and regeneration areas such as Walthamstow, Blackhorse Lane, Wood Street, Bakers Arms, Leyton, Leytonstone and Chingford and key redevelopment sites throughout the borough. On-site parking arrangements for these developments will generally be limited to spaces designed for disabled people and operational and service requirements. A legal agreement will be required to state that future occupants will not be issued with on-street parking permits. This policy does not affect the ability of disabled people to apply for on-street parking permits. Other motor vehicles such as vans and lorries are also covered by the term 'car-free' and 'car capped'.

18.6 Where car-free and car-capped development proposals are considered to be acceptable, the Council will introduce a controlled parking zones (CPZ) in the vicinity of the site (if a CPZ does not already apply), to ensure that parking bays are available to those with the greatest needs (as identified in the parking hierarchy above) and to avoid problems associated with uncontrolled parking and overspill parking in adjacent neighbourhoods. Contributions towards the introduction of car club schemes and the cost of implementing CPZ's is likely to be considered in areas where car free or car-capped development is proposed.

On-street Parking

18.7 On-street parking is a limited resource and demand exceeds supply in many parts of the borough. On-street parking spaces tends to cater for a wide range of users including residents, short stay (visitor) parking and to facilitate loading and servicing requirements at various times of the day. Balancing these needs therefore requires careful management and development proposals that compromise the availability of existing spaces are likely to be refused.

18.8 Where the Council accepts the need for on-street parking**,** consideration for spaces in the first instance should go to disabled people with the remainder prioritised as follows; car club bays, residents with low emission vehicles, local businesses, suppliers of goods and services, business customers and shoppers and residents' visitors. While these priorities are granted for the borough as a whole, these priorities may vary locally depending on development type, location and function of the specific street type.

18.9 The Council will seek to ensure that on-street parking arrangements do not dominate the street scene and that indiscriminate parking does not become a hindrance to pedestrians, cyclists and traffic in busy streets or result in safety or access problems. The Council will require appropriate design solutions that supports a high quality public realm, pedestrian footfall and prevents dominance of parked vehicles on the streetscape.

Off-Street Parking

18.10 Off-street parking can take a number of forms including front courts, rear courts, undercroft and underground parking. However, creating private off-street parking frequently involves the loss of on-street spaces and offers potential for increased pedestrian safety concerns, for example where kerbside parking is removed to enable vehicles to cross over the pavement to a garden or forecourt. The Council may therefore seek to resist proposals in areas of high on-street parking stress and on pedestrian and highway safety concerns outlined in DM16 'Connecting to the Highway Network'. In all cases, a Transport Assessment/Statement will be required to justify proposals for off-street parking.

18.11 Proposals for off-street parking will need to be balanced against the potential loss of biodiversity and aesthetic amenity. Where garages or ground floor structures are proposed, development needs to ensure that place-making principles including the promotion of active frontages and natural surveillance and minimising land take are adhered to. The Council is particularly concerned about the cumulative effect of removal of front gardens, trees, boundary walls and hedgerows which have traditionally formed property boundaries for the purpose of off-street parking. Consequently, the Council will resist proposals that are considered to have a detrimental impact on the visual and environmental amenity of an individual property or on the character of a wider area for example, in a conservation area.

18.12 Where off-street parking is considered acceptable, development sites should seek to minimise land take for parking and maximise opportunities for biodiversity. The Council will require that permeable surfaces, landscaping, and water attenuation measured are incorporated in the design and layout of parking areas in order to

soften its visual impact, reduce water surface run-off and minimise the urban heat island effect in line with policies CS5, DM11 and DM35. Design of parking areas should be considered carefully to ensure that the public realm is not dominated by vehicles and contributes to an attractive, accessible and safe pedestrian environment.

18.13 Crossovers and dropped kerbs

18.14 Consent for permanent crossovers and new vehicular access to property is needed under highway legislation and where acceptable, must be constructed by the Council.Dropped crossings or crossovers can only be created for the purpose of allowing vehicles to gain access to a private driveway or garage. Full planning permission will be required for crossover applications in Conservation Areas or on classified main roads.

Crossovers will generally not be allowed where they:

- compromise safety, for example due to vehicles reversing, or through reducedsight lines
  are likely to have negative impact on the existing character of the area and street scene as a result of the loss of a front garden to hardstanding or loss of front garden walls
  impact negatively on the footway, bus or cycle lanes
  reduce on-street parking availability particularly in CPZ areas.
  can result in excessive cost or disruption due to the complex relocation of utilities plant underthe footway
  create drainage problems

18.15 Irrespective of whether planning permission is required the applicant will need to complete a Vehicle Crossing Application form. The Council as the Highway Authority has provided detailed guidance notes for assessing applications for residential vehicle crossovers on its website which considers the issues outlined above in addition to others including;

ensuring that the crossover has the relevant planning permission
the crossover will not extend beyond the frontage of the property and will be of a minimum practicable width to serve the parking area
the ‘hard-standing’ or parking area within the property will be constructed correctly and usable before the crossover is installed and may be subject to an inspection by the Council
any vehicle parked within the property must not overhang any part of the highway/pavement
the parking space provided will be a minimum of the length of the vehicle plus a one-metre safety access to the front door of the property

18.16 Applicants must be able to satisfy the Council that these criteria can be met by providing the Council details of the vehicle that will park in the parking area. Should there be evidence of regular abuse of the above criteria the Council reserves the right to remove the dropped crossing at the resident’s expense. The full cost of

inspection and construction of a dropped kerb crossover, including moving any street furniture or public utilities' plant, will be met by the applicant while only the Council can carry out the works.

18.17 Underground Parking

18.18 Underground or basement parking, if well designed and managed, may be appropriate in certain circumstances as it can provide an unobtrusive solution allowing street frontages to be maintained, can minimise land-take and avoid over-dominance of parked cars on the streetscape. However, large expanses of underground parking should be avoided due to a lack of natural surveillance and a perception of a lack of personal safety. Where a development proposes underground parking, the Council will expect them to be designed in accordance with the principles set out in the Council's adopted *Urban Design SPD* and take opportunities to reduce potential for crime outlined in national guidance such as 'secured by design',[15] 'Design out Crime'[16], and 'Parkmark guidelines'[17] concepts. Development proposals will need to demonstrate a long-term commitment to managing underground parking facilities including access and usage of the parking spaces. The Council may refuse proposals for underground parking where a development cannot satisfactorily demonstrate that security concerns are addressed.

Low Emissions Vehicles, Car clubs, and Electric Vehicles

18.19 When considering proposals for parking provision, Council will favour more environmentally friendly vehicles such as electric vehicles and other cleaner fuel vehicles and will require new development to prioritise spaces for low emissions vehicles, car clubs, pool cars, city bike schemes, and electric vehicle charging equipment. In accordance with the Mayor of London's electric vehicle strategy, the Council will require development to provide an electrical charging point for one in five passive and one in five active parking spaces.

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

18.21 New car club bays should preferably be located on-street to provide a visible image of the presence of car clubs and maximise awareness among residents of the scheme. The provision of dedicated, accessible spaces is important and acts as an incentive for the uptake of community car clubs and car sharing schemes, in particular in dense urban areas.

Cycle Parking

15 http://www.securedbydesign.com
16 Design Out Crime: Creating Safe and Sustainable Communities, 2003
17 Parkmark, Safer Parking, Assessment Guidelines, 2010

18.22 To encourage cycling to and from a new development, it is important to provide for adequate cycle parking facilities - both in terms of quantity and quality. The availability of secure and accessible cycle parking is as important as cycle routes for encouraging more people to travel by bike. The Council will require new development to provide attractive, safe, and convenient cycle parking facilities in accordance with the standards set out in Appendix 4.

18.23 Cycle parking for residential development should be provided with particular focus on easy access to storage facilities. Conventional housing development should provide dedicated, secure cycle parking facilities within the curtilage that are convenient to use, such as cycle sheds on driveways or stands integrated into the carports. In apartment-type development, a centrally-located and secure cycle storage facility in a convenient location will be expected, where access should not involve walking long distances or carrying bicycles up stairs or in lifts.

18.24 As a general rule, cycle parking for visitors should be placed in a convenient, highly visible location, with good passive surveillance. Alternatively cycle parking can be provided in a lockable room or cage within an office building or car park. Care must be taken to ensure that the cycle parking is easy to access from the street. For workplace and other commercial development end-of-trip facilities such as lockers, changing rooms and showers also encourage more people to cycle, particularly from longer distances (over 5km).

Underutilised Parking Spaces

18.25 In order to promote more sustainable modes of travel, the Council will generally welcome proposals to consider underutilised off-street parking spaces or garages for other uses providing its removal does not have a detrimental impact on people with disabilities, operational needs of local businesses, shoppers or displace parking to controlled parking zones. Removal of underused spaces can have positive impacts in terms of facilitating public realm and biodiversity enhancement opportunities and reducing opportunities for anti-social behaviour through additional activity and surveillance.

18.26 The Council will particularly welcome proposals to convert spaces to provide designated spaces for people with disabilities, cycle parking, and any needs for off-street servicing, coach and taxis in accordance with the parking standards or designated spaces for more sustainable forms of transport, such as car-clubs, cycle hire schemes and low emission vehicles. Redevelopment of underused spaces in or around key regeneration areas for mixed use development to contribute towards the Council's housing target and provide additional activity and surveillance in previously run-down areas will be considered appropriate.

18.27 Where existing car parking spaces are well-used or are associated with a significant generator of travel demand, the Council will expect submission of a transport assessment to show that the removal of spaces can be accommodated without harmful impact. A travel plan may also be sought to help existing users switch to sustainable ways of travelling.

Implementation

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

19 Policy DM18 - Social and Physical Infrastructure

Strategic Objective 4

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

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

19.2 Core Strategy Policy CS3 " Providing Infrastructure" refers to all aspects of infrastructure in the Borough including the green, social and physical infrastructure. Details of transport infrastructure is covered in Policies DM14,15,16 and 17. The provision of green infrastructure is covered in Policy DM13. Policy DM18 refers to social and physical infrastructure. In accordance with the Core Strategy, the Council defines social infrastructure as a wide variety of services that are essential to the sustainability and wellbeing of a community. This includes the following:

- Educational facilities including early years education, primary education, secondary education, further education and adult learning;
  Health services including primary and secondary health care;
  Facilities for the emergency services - Police, fire and Ambulance
  Sports and leisure facilities including swimming pools, sports halls and outdoor sports spaces;
  Libraries;
  Job brokerage centres;
  Community space and faith facilities;
  Courts;
  Meeting rooms halls; and
  Public houses

19.3 Physical infrastructure refers to below:

General utilities (water, energy and telecommunication);
Foul and surface water drainage (sewerage and flood risk); and
Waste management facilities

19.4 The Infrastructure Delivery Plan in the Core Strategy shows how the Council will co-ordinate with its partners to provide the appropriate infrastructure including social, green and physical to meet the needs of the existing and future populations.

Policy DM18

Social and Physical Infrastructure

(A) Resisting the Loss of Social Infrastructure

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

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

(B) Meeting Increased Demand for Social Infrastructure

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

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

(C) New Social Infrastructure

New social infrastructure uses must be:

a. Close or accessible to the community they serve;
b. Accessible by a range of transport modes, including sustainable transport, in particular walking, cycling and public transport and be accompanied by a Travel Plan;
c. Appropriately located in relation to their scale and the needs of the catchment area that they serve;
d. Provided in buildings which are flexible and sited to maximise the shared use of premises; and
e. Considered in accordance with all other policies in this document.

(D) Educational facilities

New developments must be:

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

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

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

(E) Cultural and Leisure Facilities

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

a. There is no forthcoming demand on leisure and cultural centres in the area;

b. Adequate alternative facilities are already available in the area, and therefore no shortfall in provision will be created by the loss; and

c. The leisure and cultural facilities are no longer required and it can be demonstrated that there is no demand for an alternative leisure or cultural use of the site that would be suitable.

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

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

(F) Health Facilities and Services

Provision of health services will be improved by:

a. Improving the quality, usability and accessibility of existing health facilities, particularly through new and innovative modes of health provision;
b. Encouraging co-location and integration of health services in order to improve access to a wide range of health services for local communities;
c. Working with the NHS Waltham Forest and others to secure investment and funding, achieve good design and deliver excellence for health facilities and services in the Borough; and
d. Expecting new developments that result in any additional need for health infrastructure to contribute towards supporting existing facilities or providing for new facilities.

(G) Physical and Utility Infrastructure

The Council will seek appropriate physical and utility infrastructure:

a. New development or schemes creating individual demand for infrastructure to make an appropriate contribution towards that provision;
b. Energy service providers to facilitate new energy infrastructure within the borough such as energy efficient systems in accordance with other policies in this document; and
c. Details of the criteria for the location of telecommunications development are covered in Policy DM38.

(H) Contribution towards the provision of Social and Physical Infrastructure

The Council will seek appropriate contribution towards the provision of social and physical infrastructure:

a. With contributions being either on-site or off-site;
b. Through any applicable planning obligations and Community Infrastructure Levy; and
c. Details of planning obligations and Community Infrastructure Levy (CIL) are covered in Policy DM37.

19.5 Resisting the Loss of Social Infrastructure

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

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

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

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

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

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

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

19.12 Meeting Increased Demand for Social Infrastructure

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

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

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

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

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

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

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

Religious Meeting Places and Cemeteries

19.18 Waltham Forest is a multi-ethnic Borough, and there are demands from groups which do not yet have adequate facilities for religious worship. In view of this shortage of religious meeting places for black and other ethnic minority communities, the Council will normally resist the loss of existing religious buildings until their use by such local groups has been fully explored. Places of worship often result in

increased levels of traffic, parking and noise unsuitable for residential areas. As such new sites for places of worship are likely to be in local or town centres with good public transport links. Applications for new places of worship to be located in residential areas will be required to demonstrate that their proposal will not harm the residential nature of an area.

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

Educational Facilities

19.20 The Council encourages a criteria based approach to the provision of different types of educational facilities and the expansion of existing facilities, taking into account the need for new facilities; the potential for expansion of existing provision; and the proximity to homes and workplaces. The Council will work with our partners, such as the higher and further education colleges and universities, neighbouring authorities and the community and voluntary sector, to ensure that suitable services and facilities for education and training are provided. Provision of training facilities is covered in Policy DM22. Details of jobs, skills, economic development and employment issues are covered in Policies DM19 to 21.

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

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

Resisting the Loss of Existing Educational Facilities

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

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

Temporary Educational Facilities

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

Public Houses

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

Leisure Centres

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

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

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

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

Health Facilities

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

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

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

Physical and Utility Infrastructure

19.34 The Council will seek appropriate infrastructure provision regarding new development or schemes that create additional demand for infrastructure to make an appropriate contribution to the provision. The Council will work closely with utilities providers to ensure that they are aware of upcoming development and development targets, so that consideration can be made for future requirements. The Council will liaise with energy service providers to facilitate new energy infrastructure in appropriate locations. Details of energy efficient systems such as decentralised energy systems are at covered in Policy DM11.

19.35 Details of telecommunications are at Policy DM 38. Consideration for telecommunications should be given to the form of the structure, its siting, colour, materials, and associated landscaping.

Implementation

19.36 This policy will be implemented through the normal planning process and through the allocation of sites for development in the relevant Local Plan documents including Blackhorse Lane, Northern Olympic Fringe, Walthamstow Central and Wood Street Area Actions Plans and Site Specific Allocations.

19.37 The provision of social and physical infrastructure will be considered through the planning process with a collaborative approach between the Council and its partners to deliver the Infrastructure Delivery Plan and ensure the needs and requirements of the local community are met with appropriate provision.

20 Policy DM19 Strategic Industrial Locations

Strategic Objective 3

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

Introduction

20.1 The Waltham Forest Local Economic Assessment, [18] found that two thirds of the borough's residents either work in central London or other parts of outer London. The Greater London Authority (GLA) anticipates that in the future the London economy will become less focussed towards its centre. It is important that a sufficient supply of land for a range of employment uses is provided and protected in Waltham Forest to provide employment opportunities for a growing population. Policies DM19-21, along with Core Strategy Policy CS8, sets out the Council's approach to protecting employment land. This approach will help contribute towards good employment opportunities and apprenticeships for local residents, whilst also supporting the retention and growth of small businesses.

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

Policy DM19

Strategic Industrial Land

a) In principle the following uses will be supported within the Strategic Industrial Locations (SILs) identified on schedule 1 and the policies map:

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

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

b) Loss of SIL to any alternative uses will be resisted.

c) Proposals should comply with all other relevant aspects of the Local Plan.

18 Navigant Consulting, Dec 2010

Justification

20.3 The London Plan designates a number of locations within the Greater London Area as Strategic Industrial Locations (SILs). Within Waltham Forest, Blackhorse Lane, Lea Bridge Gateway, and part of Central Leeside Business Area form such designations, as shown on the policies map. These sites are recognised in the Borough's Employment Land Study [19] as well-functioning industrial estates with good strategic road access and sufficiently detached from existing neighbourhoods. Such characteristics make them the logical destination for heavier industrial developments falling within Use Class B2.

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

20.5 It is important that a bank of land exists within the London area for general industrial purposes (hence SIL designations in the London Plan). Waltham Forest's manufacturing sector is proving more resilient than other parts of London [20], and the 'green industries' sector is anticipated to grow. Nevertheless, as set out in the Council's Core Strategy, the broad approach of using land more efficiently is founded on the overall projected further decline in manufacturing. In this context, compatible employment uses in SILs such as logistics or ancillary catering facilities, should be supported.

20.6 The Council's Employment Land Study [21] noted that storage and warehousing (Use Class B8) are employment generating uses that require similar site characteristics to B2 uses; i.e. large sites in close proximity to the primary road network. Indeed specific parts of SIL designations (Rigg Approach at Lea Bridge Gateway and North Circular Road at Central Leeside Business Area) were noted as particularly lending themselves towards such use. Whilst B8 use can therefore be seen to be an appropriate use within SIL designations, it is important that development pressure for such use does not undermine the primary reason for their designation. Indeed due to their greater compatibility with sensitive uses such as residential, B8 uses may in many cases be better directed towards Borough Employment Areas (see DM20).

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

19 URS, 2009
20 Local Economic Assessment, Navigant Consulting, Dec 2010
21 URS, 2009

Implementation

20.8 Planning applications on SILs should be supported by a Design and Access Statement that sets out the rationale behind the proposal. This should justify why the proposal is compatible with the SIL designation. It should also set out detailed matters concerning building design, how this relates to surrounding uses, and what provision is made for access by a range of users.

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

21 Policy DM20 Borough Employment Areas

Strategic Objective 3

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

Introduction

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

Policy DM20

Borough Employment Areas

a) In principle the following uses will be supported within the Borough Employment Areas identified on schedule 2 and the policies map:

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

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

c) Other uses such as housing and social infrastructure will only be permitted in the borough's key growth areas[22], where they act as a facilitator to an improved and intensified employment offer on site, secure other regeneration benefits, and are considered acceptable in all other respects. In such cases, preference will be for schemes that incorporate social infrastructure.

d) New small scale office developments that would not undermine the role of Walthamstow town centre (i.e. schemes employing less than 50 full time staff), may be permitted in those Borough Employment Areas marked with an * in Table 21.1, or other centres or areas well served by public transport.

e) The Council will support the creation of suitable workspace for business start-up and expanding local businesses, especially studio space and craft workshops. The subdivision of large premises for such uses will be supported in principle.

f) Proposals should comply with all other relevant aspects of the Local Plan.

Justification

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

21.3 The Employment Land Study [23] found the sites listed in the table below to be of suitable quality to merit protection for new and expanding businesses, and they have subsequently been designated as Borough Employment Areas in our Core Strategy. As many of these are more closely integrated with sensitive neighbouring uses such as residential, they are expected to largely cater for lighter industrial uses than those to be directed towards SILs. They are expected to be the primary locations in the borough for future growth in B1 and B8 uses.

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

Site	Site
1) Howard Road	13) Highams Road

22 see paragraph 21.9
23 URS, 2009
24 Local Economic Assessment, Navigant Consulting, Dec 2010

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

Table 21.1 - Borough Employment Areas

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

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

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

25 Navigant Consulting, Dec 2010
26 URS, 2009

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

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

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

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

27 Local Economic Assessment, Dec 2010

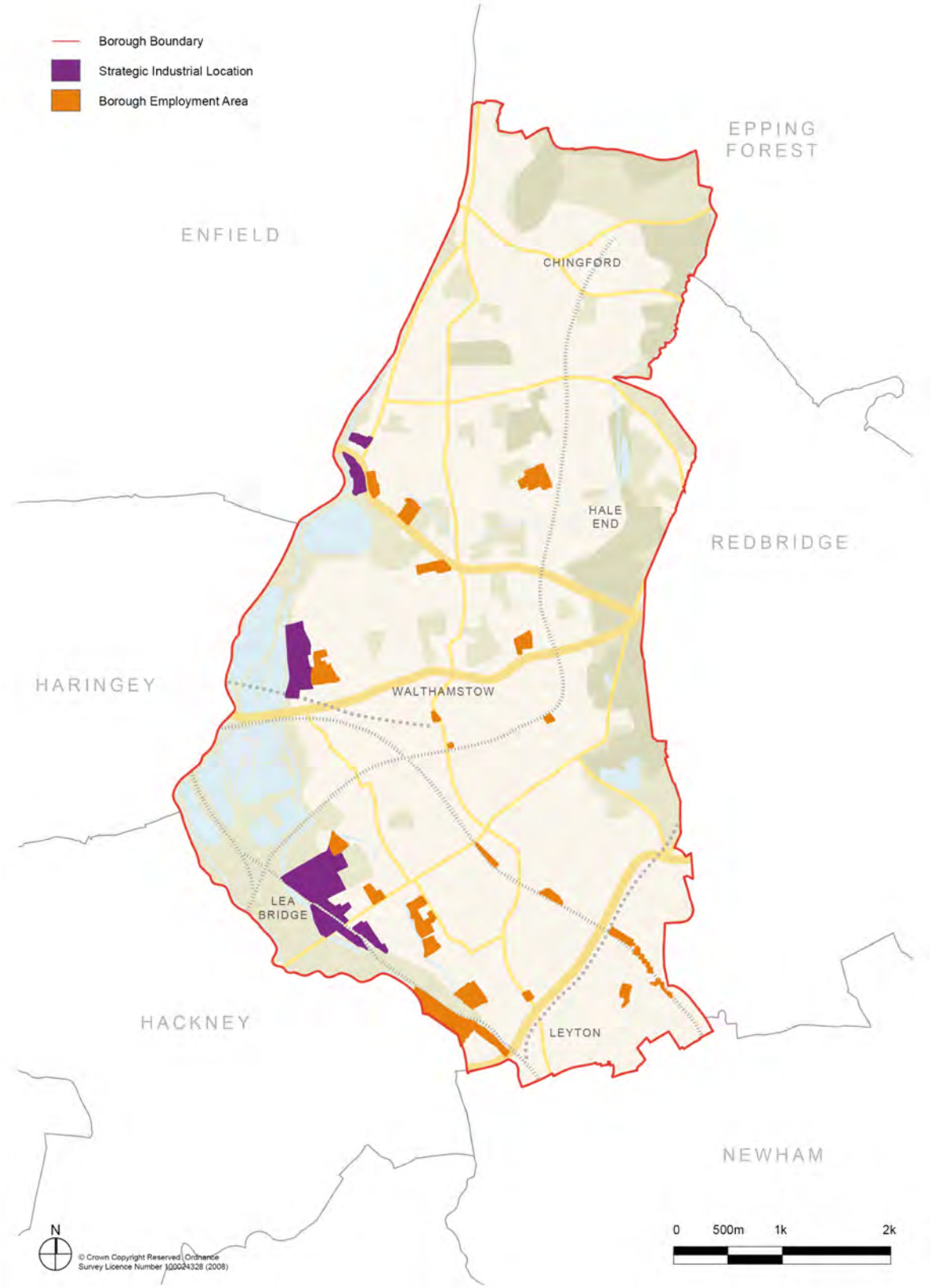


Figure 21.1 Employment sites

21.11 Demand for space for small business in the borough is clear as evidenced by their existing presence. Comparatively low land values means that if suitably sized workspaces are provided, small start up businesses can continue to be attracted to the borough. To ensure new light industrial business space is flexible enough to be suitable for a range of occupiers, provision should include flexible floor plates including minimal supporting columns, generous floor to ceiling heights, and suitable floor loading capacity. Whilst it will be for developers to demonstrate appropriate standards have been applied, as a general rule clear ceiling heights of 3.35m and loading capacity of 4.25kN per m2 are commonly accepted elsewhere in London to meet the operational requirements of most light industrial users.

Implementation

21.12 As with SIL land (see Policy DM19), proposals on Borough Employment Areas should be accompanied by a Design and Access Statement covering the principle of the use, its design, and how it will be accessed.

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

21.14 In terms of estimating the level of employment provided or to be provided on site, in the absence of any information to the contrary from the applicant, the following assumptions will be applied:

- For B1 developments, 1 full time employee per 12m2 of floorspace

  For B2 developments, 1 full time employee per 32m2 of floorspace

  For B8 developments, 1 full time employee per 65m2 of floorspace

21.15 These assumptions have been based on the findings of London Office Policy Review, Nov 2009 (GLA), and Employment Densities: A Full Guide, 2001 (English Partnerships).

22 Policy DM21 Non-Designated Employment Areas

Strategic Objective 3

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

Introduction

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

Policy DM21

Non Designated Employment Areas

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

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

b) Where land last used for employment is released to other uses, preference will be given to schemes that incorporate social infrastructure including compatible D1 uses such as education and training facilities, day centres, clinics and health centres. Any new social infrastructure will need to accord with the criteria set out in policy DM18. Schemes that incorporate fit for purpose new B1 business space as part of a mixed use development will also be supported in principle.

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

- a clear need for them has been demonstrated;

- the proposal includes adequate provision of useable workspace;

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

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

Justification

22.2 The National Planning Policy Framework advocates the efficient use of land, and discourages Councils from carrying forward old employment allocations that are no longer fit for purpose. The Council's Employment Land Study found those sites identified in Table 21.1 of the previous chapter as some of the most valuable that merit continued strong protection. Outside of these areas, the Council will take a pragmatic approach to the release of surplus land that was past used for employment purposes. However the onus will be on developers to demonstrate the benefits of appropriate alternative uses that respond to individual site characteristics.

22.3 In terms of demonstrating that land is no longer viable for employment, evidence to justify its loss could include a clear explanation of barriers to future employment use, or a lack of developer interest having been prominently marketed using a range of media at a price in line with local market values, with reasonable terms and conditions. Where this can be adequately demonstrated, financial contributions should be sought as mitigation to enable jobs to be provided elsewhere in the borough.

22.4 An increased need for social infrastructure will arise from projected population increases as set out in the Council's Social Infrastructure Needs Assessment. [28] Limited opportunities for new facilities such as schools, doctors surgeries etc will be forthcoming, due to pressure for more profitable uses such as housing. Whilst specific efforts will be made to find appropriate sites for such uses in future elements of the local plan that allocate sites, other schemes that incorporate social infrastructure as part of the redevelopment of redundant employment land will also be looked upon favourably. This is however subject to any such proposals being a good scheme in all other respects, and the vitality and viability of existing centres not being undermined. Where redevelopment cannot reasonably facilitate new social infrastructure, an element of fit for purpose B1 business space can help address worklessness and sit comfortably alongside residential.

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

28 URS, 2009

22.6 The importance of small businesses to the local economy is discussed in Policy DM20: Borough Employment Areas. The findings of the Employment Land Study, [29] were that in addition to Borough Employment Areas, railway arches offer some scope for such businesses. Where these fall within district or town centres, proposals that will not sit comfortably alongside retail and residential uses, will be resisted in the interests of protecting the vitality and viability of such centres.

Implementation

22.7 In non designated employment areas, it will be particularly important for any material accompanying the planning application (e.g. design and access statement, or planning statement), to justify not only the benefits of the proposed use, but also why the site cannot continue to function for employment purposes. Where loss of employment land is accepted, planning obligations will be sought as part of the planning applications process in order to mitigate for this loss in accordance with Policy DM37.

22.8 It is important that the release of non-designated employment land is countered by a growth in land efficient employment. As such, the Annual Monitoring Report will be used to monitor changes in B1, B2 and B8 land in the borough. This information will be an important consideration in terms of how flexible the Council can be in terms of accepting continued loss of sites previously used for employment, and if a more protective stance is required. As set out in the previous chapter, in the absence of any evidence to the contrary from the applicant, assumptions will be made over average numbers of employee per floorspace for different use classes.

22.9 Planning obligations are likely to be necessary to ensure that where proposed, new live/ work units are genuinely used as both living and working quarters, and are appropriately managed.

29 URS, 2009

23 Policy DM22 - Improving Job Access and Training

Strategic Objective 10

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

Introduction

23.1 Approximately 28% of the working age population in the borough are not in employment or actively seeking work, and over the course of 2009, the number of job seekers allowance claimants increased by 35%. [30]

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

Policy DM22

Improving Job Access and Training

Training Facilities

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

- it can be demonstrated that no suitable site exists within a town or district centre;
- provision is made for the site to be accessed by a range of means of transport, not just the private car;
- the proposal would not conflict with the employment function of the area;
- the proposal satisfies design criteria set out elsewhere in policies DM30-33.

Planning Obligations

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

30 Waltham Forest Local Economic Assessment, Dec 2010

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

Access to Jobs

c) Major employment proposals will be expected to provide a travel plan setting out how the development will be accessed by employees (including the construction workforce), through sustainable modes of transport.

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

Justification

Training Facilities

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

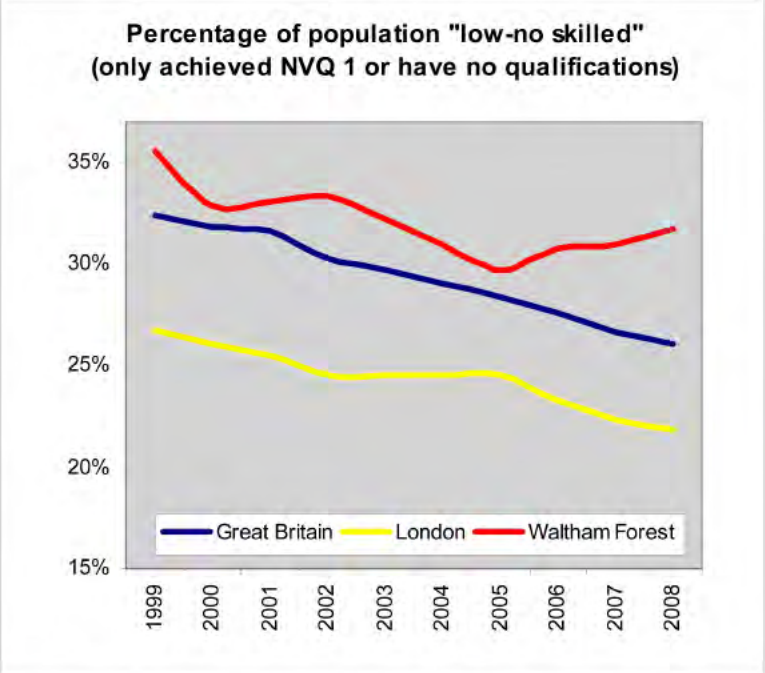


Figure 23.1 Percentage of low/ no skilled residents (Source: Waltham Forest Strategy for Enterprise, Employment and Skills, 2009)

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

Planning Obligations

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

23.6 Under the CIL Regulations (2010), it is important that any developer contributions sought relate directly to the development proposed, and do not undermine the viability of a scheme. Since new employment development creates a demand for new jobs, it is considered reasonable that the opportunity to upskill the local workforce is sought. To do otherwise may result in an increase in car journeys from neighbouring districts and place additional strain on the local transport network. Where financial contributions undermine viability developers will be expected to be transparent and demonstrate how; through the provision of an an open book assessment.

Access to jobs

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

31 Waltham Forest Local Economic Assessment, Dec 2010

Implementation

23.8 All planning applications should be supported by a design and access statement that sets out the rationale behind the proposal. This should include the thought process behind the broad principle of development on the site, detailed design matters including how it relates to surrounding uses, and how employees will access the development.

23.9 Planning obligations will be used until superceded by CIL to secure funding for training and skills development and local labour agreements as part of the planning application process. This will be pursued in accordance with the Council's Planning Obligations SPD.

24 Policy DM23 - Tourism Development and Visitor Attractions

Strategic Objective 11

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

Figure 24.1 Walthamstow Wetlands

Introduction

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

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

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

Policy DM 23

Tourist Development and Visitor Attractions

Tourist development

a) New hotels and guest houses should be directed to Walthamstow town centre and district centres including Leyton.

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

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

c) All proposals for tourist accommodation should contribute to pickup and set down points for taxis and coaches, and an appropriate level of secure cycle storage for staff, in accordance with Appendix 4.

Visitor attractions

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

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

f) Redevelopments within Walthamstow town centre should be used as an opportunity to enhance the use of Walthamstow Market by increasing pedestrian flows towards this area, and where appropriate contribute towards signage as part of the Legible London Wayfinding Scheme.

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

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

Justification

Tourist development

24.4 To build on its strong tourism sector, the London Plan sets a target of 40,000 net additional hotel bedrooms by 2031. Walthamstow town centre is the major centre in the borough. In accordance with the Core Strategy, the London Plan, and national planning policy, it will continue to be the focal point in the borough of town centre uses including shops, cafes, restaurants and leisure facilities. This concentration of diverse uses, and its strong public transport links (both to central London and other parts of the borough) makes it the logical destination for large scale tourist accommodation. By focussing such uses in Walthamstow town centre, accommodation can realistically be offered to non-car users, and visitor spend can also help maintain and enhance the vitality and viability of the local economy. In accordance with the London Plan, at least 10% of new hotel bedrooms should be wheelchair accessible.

24.5 To a lesser degree the district and neighbourhood centres within the borough also provide a sustainable location for visitor accommodation. They too offer a concentration of facilities likely to be used by visitors such as shops and cafes, and generally benefit from Public Transport Accessibility Levels (PTALs) of 3 or above. In particular, Leyton district centre offers scope for an interest in tourist accommodation, in order to capitalise on increased visitors to the area as part of the legacy of the 2012 Olympic and Paralympic Games.

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

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

Visitor attractions

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

This does however need to be balanced against aspirations for better use of open spaces, which is further discussed later. In addition, the hosting of the 2012 Olympic and Paralympic Games offers a major opportunity for the convergence of East London. As Leyton is a designated district centre on the fringe of the Olympic Park, and benefits from good accessibility (which has been enhanced through the Leyton Links project), it is recognised that there is particular scope for growth in visitor attractions in this area.

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

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

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

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

Implementation

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

32 Feb 2010
33 Walthamstow Reservoirs Feasibility Study, March 2010

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

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

24.16 The Council will work with partners, including Thames Water, neighbouring Councils, the Environment Agency and Natural England, to ensure improved access and use of the Lee Valley Regional Park and Walthamstow Wetlands is achieved in a manner that respects biodiversity value. The Walthamstow Reservoirs Feasibility Study, produced in partnership in March 2010, provides a business model for developing the reservoir site as a visitor destination.

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

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

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

25 Policy DM24 - Health and Well Being

Strategic Objective 13

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

Introduction

25.1 The Council's Sustainable Community Strategy (2008) seeks to 'ensure residents are fit and healthy for work'. The borough's Health Inequalities Strategy (2010 - 2015) sets out the strategic objectives and priorities for health and reducing heath inequalities in the borough. It sets out how Waltham Forest NHS and its key partners aim to respond to health issues facing the borough. Joint Strategic Needs Assessment (JSNA) identifies current and future health and wellbeing needs in light of existing services, and informs future service planning. A person's health and wellbeing is inextricably linked to socio-economic and environmental factors such as the quality, accessibility and sustainability of the physical environment. Therefore, the way an area is planned and managed can have a significant impact on an individual's quality of life, health and wellbeing.

Policy DM24

Health Impact Assessments

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

Promoting Everyday Exercise

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

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

Hot Food Takeaways (A5 Uses)

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

- it results in an over concentration of such uses which is detrimental to the vitality and viability of a town centre, neighbourhood centre or local parade. An appropriate concentration of A5 uses will be assessed based on the following:

Within Primary, Secondary an Retail Parades

- no more than 5% of the units shall consist of A5 uses[35]

Within Tertiary Zones[36] and outside designated centres

- no more that one A5 unit will be allowed within 400m[37] of an existing A5 unit.

ii. it forms a cluster of similar uses. In order to resist the clustering of A5 units:

- no more than two A5 units should located opposite or adjacent to an existing A5 use.
- there should be at least five non A5 units between an existing A5 uses.

iii. the proposal falls with 400m[38] of the boundary of an existing school, youth centre or park[39];

iv. a proposal is considered to have an unacceptable impact on highway safety;

v. a proposal has a significant impact on residential amenity in terms of noise, vibrations, odours, traffic disturbance, litter or hours of operation;

vi. A proposal operates within appropriate hours of operation;

35 5% of the frontage within which the A5 use is proposed e.g. if the A5 use is proposed within the primary frontage the calculation should be relate to all the primary frontage that exists within the relevant centre.

36 Areas outside of designated frontage (primary, secondary or neighbourhood retail parades) but still within the designated centre.

37 10 minute walking distance is equivalent to 800m as the crow flies. Taking into consideration the physical barriers encountered while walking (e.g. Buildings, traffic lights etc), the Council considers 400m a more practical equivalent to a 10 minute walk).

38 10 minute walking distance is equivalent to 800m as the crow flies. Taking into consideration the physical barriers encountered while walking (e.g. Buildings, traffic lights etc), the Council considers 400m a more practical equivalent to a 10 minute walk).

39 Parks listed in DM13.

vii. a proposal does not provide effective extraction of odours and cooking smells;

viii. a proposal does not provide adequate on site waste storage and disposal of waste products;

ix. a proposal poses an unacceptable risk in terms of safety crime and anti-social behaviour; and

x. a proposal is accessible for all groups of people.

Health Impact Assessments

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

Promoting Everyday Exercise

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

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

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

Hot Food Takeaways

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

25.7 When considering whether a proposed hot food takeaway would result in an over-concentration of such uses to the detriment of the vitality and viability of a town centre, neighbourhood centre or local retail parade, regard will be had to:

- The number of existing hot food takeaway establishment in the immediate area and their proximity to each other;

  The type and characteristics of other uses, such as housing, shops as public houses;

  The importance of the location for local shopping and the number, function and location of shops that would remain to serve the local community; and

  Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.

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

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

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

Implementation

25.11 The Council will seek to work with partners such as GLA, HUDU, NHS, Waltham Forest PCT to provide advice on the health impacts of new development.

25.12 Council's Public Realm and Transport Strategy section and partners such as TFL will be vital in improving the existing cycle and pedestrian routes to ensure they are safe and attractive.

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

25.14 The Council will also use Planning Obligations (CIL) to secure improvements to existing cycle and pedestrian routes.

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

26 Policy DM 25 Environmental Protection

Strategic Objective 13

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

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

Policy DM25

Environmental Protection

Development on Contaminated Land

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

Development involving Hazardous Products or Processes

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

Air Quality

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

Noise Pollution and Vibration

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

Light Pollution

e) The Council will resist developments where floodlighting or external lighting cause unacceptable levels of light pollution.

Water Quality

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

Justification

Development on Contaminated Land

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

26.3 The Council has a responsibility to identify contaminated land and ensure it is managed in an appropriate manner, as set out in the Environmental Protection Act 1990 and national planning policy. The Contaminated Land (England) Regulations 2000, also requires site investigations to be undertaken to confirm the presence of contaminants on-site and for remediation to be undertaken on land that is causing, or where there may be a significant possibility of causing, significant harm to receptors or pollution to controlled waters. Where a site has the potential to be contaminated, a Preliminary Risk Assessment will need to be submitted with a planning application. Site investigation procedures and sites of potential contamination in the borough, are outlined in the Council's Contaminated Land Strategy 2000.

26.4 Where a contaminated or potentially contaminated site is identified under the planning system, developers will be required to carry out detailed site investigations and after a risk assessment, a remediation strategy may need to be submitted to the Council. The strategy should include measures that are necessary to make the development safe and suitable for its proposed end-use. A Verification Report will be necessary to demonstrate that the remediation works have been successfully implemented. It remains the developer's responsibility to ensure that they have met the remediation objectives, made the site suitable for use and adequately protected all of the relevant receptors. The Council needs to be satisfied that these requirements have been met before discharge of a planning obligation. In some cases, certain uses may not be suitable within areas that are particularly sensitive to land contamination.

Development Involving Hazardous Products of Processes

26.5 The Planning (Hazardous Substances) Act 1990 aims to prevent major accidents and limit the consequences of such accidents. In considering any planning applications for development which may involve hazardous substances the Council will therefore need to be completely satisfied that the proposal will not constitute a hazard to existing communities or the local environment. Similarly, existing consents

will be an important consideration in the determination of sensitive uses such as housing. In appropriate cases the Council will therefore consult and liaise with the Health and Safety Executive to minimise potential risks.

Air Quality

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

26.7 The Environment Act 1995, Part IV requires local authorities to review and assess air quality in their area. Where it is apparent from this review and assessment that the air quality objectives are not being achieved, or are not likely to be achieved within the relevant time period, the local authority must designate an Air Quality Management Area (AQMA). The Council has completed a detailed stage 3 review and assessment and has subsequently identified and designated an Air Quality Management Area covering the whole borough. The detailed stage 3 review and assessment identified road traffic as the main source of pollutants of nitrous oxides NOx and particulates PM10. A more detailed stage 4 assessment has confirmed the earlier findings and details the measures proposed to improve air quality in the area.

26.8 Given the poor air quality in the borough, air quality assessments will be required to ensure major new developments do not cause harm to air quality or introduce new receptors to areas of poor air quality. It is recommended that these are prepared prior to a formal planning application to establish if the development is appropriate for that area and so that mitigation measures can be incorporated into the design of the scheme. As the whole of Waltham Forest is an Air Quality Management Area, mitigation measures should be considered as standard practice, and will be especially important for developments that are expected to significantly increase the number of car trips. In particular, any negative impact on Epping Forest Special Area of Conservation (SAC) will need to be minimised. Strict mitigation is also likely to be necessary in the following cases:

- Developments in areas where NO2 and PM10 levels are notably high (see Core Strategy Policy CS13: Promoting Health and Wellbeing)
  Developments that propose biomass or Combined Heat and Power as their form of renewable energy.

26.9 Where mitigation measures are proposed, they may take a number of forms. These could include:

Use of passive or active air conditioning
Use of acoustic ventilators
Altering layouts so habitable rooms, or even the footprint of buildings, are away from the source of poor air quality
Non residential uses of lower floors
Having non opening windows

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

26.11 The Council promotes the use of renewable energy technologies to help tackle climate change, as set out in policy DM12: Decentralised and Renewable Energy. The use of biomass and CHP (Combined Heat and Power) have been identified in the Mayors Energy Strategy, but it is important to note this needs to be balanced against their impact on air quality through emissions of particulate matter and nitrogen oxides. Given poor air quality in Waltham Forest, developers will be required to demonstrate that other forms of renewable energy have been considered. Where biomass or CHP is proposed, the Council will require an emissions assessment prior to submission of a planning application. The emissions assessment must demonstrate that the plant does not significantly contribute to the deterioration of local air quality and that it is adhering to the emission limits set by the GLA for both PM10 and NO2. These emission limits will be regularly reviewed as new evidence becomes available and abatement technology improves. The assessment must also demonstrate that other forms of renewable technology have been compared and assessed for their impact on local air quality. If planning permission is granted, operators will be required to provide evidence on a yearly basis to show continued compliance with emission limits and that the units are having annual maintenance checks.

Noise Pollution and Vibration

26.12 The impact of noise and vibration can be a material consideration in determining a planning application. Developments should aim to minimise the adverse impacts of noise through sensitive design, management and operation, in accordance with national planning policy. Noise sensitive development such as housing and hospitals should not be located close to major sources of noise or vibration unless the effects can be adequately mitigated. Conversely noisy new development should be located away from noise sensitive uses if its disturbance effect cannot be adequately reduced.

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

26.14 Wherever there is a concern over the potential for noise pollution the Council will require a noise impact survey outlining effects and possible attenuation measures to comply with national planning policy.

Light Pollution

26.15 Appropriate lighting can play a vital role in enhancing community safety at night by enhancing opportunities for natural surveillance. It can also be beneficial in terms of highlighting and enhancing landmark structures. However, such benefits need to be balanced against the detrimental effects on wildlife and excessive energy

consumption, and as such national planning policy seeks to minimise light pollution from new development. Care should be taken to ensure lighting only illuminates intended areas and does not affect or impact on its surroundings. In areas particularly sensitive to wildlife, it may be necessary for developers to employ an accredited lighting engineer.

Water Quality

26.16 The EU Water Framework Directive provides the opportunity for the Council to work with partner organisations to improve the water environment for the benefit of both people and wildlife. The Council will therefore support initiatives by the Environment Agency and other partners in the Thames River Basin River Management Plan, to prevent groundwater pollution and improve surface water quality. Without these initiatives future supply of adequate quality water will be inhibited. Low flows in rivers can cause water quality to deteriorate. Proposals that have a potential impact on river flows must ensure they do not aggravate existing low flows issues in rivers.

Implementation

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

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

26.18 Failure to provide and comply with the recommendations of such assessments will result in enforcement action being taken, in accordance with policy DM41: Planning Enforcement.

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

26.20 'Sensitive uses', as referred to in the policy, will normally be considered to be residential or education uses.

27 Policy DM26 - Managing Changes of Use in Town Centres

Strategic Objective 14

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

Introduction

27.1 As well as shopping, the Borough's designated centres and parades are host to a wide variety of activities and services. These include leisure activities such as restaurants, pubs, clubs and cinemas, businesses such as banks, estate agents and other office uses, housing, education, and other community facilities. Many of these activities assist in extending the use of town centres both throughout the day and during the evening. The diversity of uses in these areas makes an important contribution to vitality and viability. Combined with their accessibility, these areas are often the most appropriate locations for activities that attract many people. The Council is keen to encourage people to shop locally as much as possible.

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

Policy DM26

Primary Frontages

A) In the primary shopping frontages of Walthamstow and the District Centres (See Schedule 5 and the Policies Map), the Council will seek to ensure that retail uses (use class A1) predominate on ground floors. Other uses will be permitted where all of the following criteria are met:

(i) the proposal will not result or contribute to the proportion of non-retail uses in the relevant frontage exceeding 30% of its total length; and

(ii) the proposal will not result or contribute to the equivalent of a group of three or more adjoining standard size shop units in non-retail uses; and

(iii) the use proposed provides a service directly related to a shopping trip (such as banks, building societies, cafés) or meets other qualifying tests. [40]

Secondary Frontages

B) Within the secondary shopping frontages of Walthamstow and the District Centres (See Schedule 6 and the Policies Map), the Council will seek to maintain and encourage shops (use class A1) at ground floor level. Other uses will be considered as follows:

(i) unless exceptional circumstances can be demonstrated, development at ground floor level should not lead or contribute to the proliferation of non-retail uses comprising Class A2, A3, A4 or A5 uses such that more than 50% of the length of the relevant shopping frontage contains non-retail uses;

(ii) provided that the proportion of the frontage length does not exceed 50%, other uses appropriate to a shopping centre including créches, aid centres, doctors/dentists surgeries may be permitted subject to the contribution the proposal can make to the vitality and viability of the proposed frontage and the centre generally; and

iii) the proposal will not result or contribute to the equivalent of a group of three or more adjoining standard size shop units in non-retail uses.

Neighbourhood Retail Parades

C) Within Neighbourhood Centres (See Schedule 7 and the Policies Map), the Council will only grant permission for changes of use from shops (use class A1) outside the designated retail parades.

Local Retail Parades

D) Within Local Retail Parades (See Schedule 9 and the Policies Map), the Council will only permit changes of use at ground floor level from a shop (use class A1) where:

i) local residents would still have a reasonable range and choice of essential shops within the parade or within a reasonable walking distance; and

ii) the replacement use would be beneficial to the local community.

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

40 See paragraph 27.10

Non Designated Frontages or Parades

E) Within the designated boundaries of Walthamstow Town Centre and the District Centres but outside the primary and secondary frontages, changes of use from retail (class A1) to other town centre uses [41] will be permitted subject to other policies of this plan, in particular, Policy DM26 (H).

F) Outside Designated Centres and Local Retail Parades, the Council will generally permit changes of use at ground floor level from shops (use class A1) to other alternative uses. Proposals must however meet other policies in this plan, in particular, Policy DM26 (H).

Proliferation of particular uses

G) With regard to non retail service uses (those relating to Classes A2, A3, A4, A5 & Sui Generis)[42], where proposals comply with policies DM26 (A) to (F), the Council will in addition consider all of the following factors:

(i) the nature of the business operation and the number of such occupiers in the designated centre or parade and the local area generally;

(ii) the concentration or clustering of such business operators in particular locations or frontages and the impact on the retail image of the designated centre, parade or local area in which it is located;

(iii) the extent to which the proposal can be demonstrated to contribute to the Council's regeneration objectives or help to tackle social deprivation in the local area; and

(iv) the implications for crime and anti-social behaviour.

Townscape Character

H) Where proposals comply with the above policies, the Council will in addition consider the impact of the proposals on amenity, the character and function of the parade in which the proposal is to be located. Acceptable uses will be those that create activity and interest along a shopping or commercial street and can be well integrated in design terms. As a general approach, the Council will ensure that:

i) Along commercial frontages (at ground floor/street level), active uses (those that create activity and interest and are directly related to passing pedestrians) will be encouraged.

41 As defined by national planning policy - currently Annex 2 of NPPF

42 As defined by the Town and Country Planning Use Classes Order 1987, including amendments at 2005, 2006, 2010 and subsequent amendments.

ii) Ground floor housing conversions within commercial frontages will be supported in locations where commercial activity has significantly declined and the proposal is part of a scheme involving a group of properties in the street block or parade.

Shopfronts and Signs

I) Permission will be granted for new shop fronts and signs which comply with all of the following:

(i) the design is related to the scale, proportion and appearance of the building and respects the character of the area or parade where the proposal is located;

(ii) the design is in keeping with standards for the local area or parade as being promoted under existing shopfront improvement schemes;

(iii) the design retains, and where practicable provides a separate entrance to upper floor accommodation where this is separate from the ground floor use and;

(iv) principal entrances to upper floor accommodation avoid the rear of buildings where practicable as this can give rise to personal safety and security issues;

v) the design incorporates measures to improve or maintain access for all users;

(vi) an appropriately designed shutter is provided. Solid roller shutters on shopfronts of commercial properties, will not normally be permitted, other than in exceptional circumstances. This might include where:-

a) the shop is an open design without a shopfront (e.g. as with some fishmongers and greengrocers' shops);

b) the shop has special security needs (e.g. jewellers' shops);

c) there is an existing roller shutter installed with the benefit of previous planning consent - and there are no planning or other reasons to object to the installation of a replacement.

d) the shop entrance only is to be obscured and displays will remain visible.

Justification

Primary Frontages

27.3 This policy aims to ensure that Walthamstow Major Centre (see Policies Map and Schedule 3) and the District Centres (see Policies Map and Schedule 4) continue to fulfil their primary role of providing convenient and accessible shopping facilities within reasonably compact areas. In support of this policy, government advice as set out in Annex 2 of National Planning Policy Framework (NPPF) distinguishes between primary and secondary frontages. Primary frontages contain a high proportion of retail uses whilst secondary frontages provide greater opportunities for a diversity of uses.

27.4 Accordingly, the primary frontages will generally be restricted to retailing. In these frontages the Council will only accept Class A1 uses as defined in the Town and Country Planning (Use Classes) Order. However other non-retail uses meeting the criteria set out above may also be permitted.

27.5 For the purposes of Policy DM26, the designated centres and their protected frontages are defined on the Policies Map and Schedules 5. Paragraph 27.10 sets out the key policy considerations the Council will take into account in determining the acceptability of new quasi retail or other uses of a sui generis type not falling within Class A1 of the Use Classes Order.

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

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

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

27.9 With specific reference to banks and building societies, since the mid 1990's there have been a number of bank closures in Waltham Forest, a trend which has continued as a result of changes in the banking sector nationally. However banks and building societies encourage footfall and play an important role in supporting local businesses. This policy supports their development at appropriate locations within primary and secondary frontages generally. Other uses including some

professional and financial services such as estate agents and betting offices, provide a more specialised service and are not directly related to a shopping trip in that they are not frequently visited as part of a normal shopping trip.

27.10 In assessing non retail uses, particularly those of a quasi-retail or sui generis nature wishing to locate within the primary frontage, the Council will consider all of the factors listed below. Applicants for planning permission will be expected to justify their proposals on this basis.

- the extent to which the proposed use is related to a shopping trip and capable of attracting a significant number of shoppers/visitors to the centre;
  the extent to which the proposed use meets an important local need as may be identified through a local need survey;
  the extent to which the proposed use contributes to the Council's aspirations and priorities, in particular, the regeneration objectives for the local area;
  the contribution the proposed use will make to the vitality and viability of the proposed frontage and the centre generally and will contribute to shoppers experience; and
  the availability (as supported by evidence) of suitable alternative vacant premises outside the primary frontage

Secondary Frontages

27.11 In line with government policy, the Council considers that secondary frontages (see Policies Map and Schedule 6) offer greater opportunities for a diversity of uses. However, overall, the number, type and amount of floorspace in use for different functions should be such that there is a healthy diversity of uses with retail remaining the dominant activity in all centres. The Council will need to be satisfied that proposed uses provide a substantial element of services to visiting members of the public and are likely to contribute to the attractiveness of the centre.

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

Neighbourhood centres

27.13 Policy CS14 identifies the neighbourhood centres in the Borough (see Policies Map and Schedule 7). These represent local activity hubs for retail and other town centre activities within neighbourhood areas. Within each neighbourhood centre, the Council has defined a retail core area to which Policy DM26(C) would apply. Neighbourhood Retail Parades are defined on the Policies Map and Schedule 8. These are locations within which retail activity would be strongly encouraged. Such parades represent frontages where retail activity is more dominant. They often have a key footfall-generating feature or retail ‘anchor’ and contain the minimum number or range of shops, which the Council considers necessary to enable the centre to

perform its local shopping role. The need to protect these parades is important particularly to meet day to day shopping needs. This policy therefore seeks to generally resist proposals resulting in the loss of shops within the designated parades.

Local Retail Parades

27.14 Policy DM26(D) deals with Local Retail Parades (see Policies Map and Schedule 9). These often contain essential local shop uses such as a post office, chemist, greengrocer, baker, newsagent and other supporting retail services for people living or working within the local area. They have been designated because the Council considers that the loss of such facilities would significantly limit residents' accessibility to local shops. These parades can provide a similar service, albeit more limited, to that of Neighbourhood Centres and they are of great importance to many elderly and disabled people.

27.15 The Council wishes to protect these designated retail parades in order to provide accessible shopping facilities for all local residents. To minimise the need to travel, ideally all residential properties should be within a reasonable walking distance of a full range of essential shops. However the Council accepts that it may not be possible to retain all shops in the borough as in some situations the viability of retail uses depends on many other economic factors. Where there is sufficient population to support these, the policy seeks to safeguard such units, particularly those that are reasonably sized with adequate servicing facilities. Retention of such units will help to attract new retailers and therefore contribute to the provision of a good range of essential shops.

27.16 Essential shops include the sub post office, chemist, greengrocer, baker, newsagent, etc. Other types may be justified or supported by need as identified through local need surveys or other public consultation exercises. As a minimum level of provision, the Council will aim to ensure that at least 4 standard sized retail units are retained within the local parade. A period of six months with supporting evidence of attempts to let, lease, or sell the property will be a material consideration. Whether the parade contains sufficient essential shop uses will depend on its size and function within the shopping hierarchy and the extent to which alternative retail provision exist within a convenient walking distance of the parade to serve the surrounding residential area.

27.17 In assessing the extent to which the surrounding area is deficient in essential local shops, the Council will have regard to the number and range of uses within the nearby local area. The Council considers that residents' accessibility to local parades would be seriously compromised if they have to do more than a 10 minute walk, approximately 800m to the nearest facility. Where the retention of a shop may be impossible for economic reasons, other commercial uses may be accepted if there is no conflict with other policies of this plan. In this case, the proposed replacement use must be appropriate to a shopping area including those within Class A2, A3, A4, A5 and doctors/dental surgeries. Other appropriate uses will be those that create activity and interest to passing pedestrians.

Proliferation of particular uses

27.18 The mix of uses in a town centre is one of the most crucial factors in the success of a shopping centre or parade. It establishes the image of a place and determines how well it is used. A good mix would normally include the variety of compatible (or complementary) retail/service providers, and an efficient space allocation in terms of the representation of different occupiers. The ideal range of occupiers should be such that a good balance is maintained to reflect shoppers' needs, provide for convenience and excitement.

27.19 This policy generally applies to non retail service uses including those falling within Class A2, A3, A4, A5 and others within the sui generis class. The policy only applies where planning permission is required.

27.20 This policy sets out additional considerations to be applied where there are concerns about the proliferation of particular uses. Issues arising from the proliferation of hot food takeaway uses (Class A5) and evening economy type uses (in particular, Class A3, A4) are separately considered under policies DM24(C) and DM28.

27.21 Class A2 uses as currently classified in the Town and Country Planning Use Classes Order include banks, building societies, estate agents, employment agencies and betting shops. While some types of A2 uses are under represented in some designated centres, in others there has been a steady growth in representation above the national average. For example, Walthamstow currently has a higher proportion of A2 service uses (15.8%) than the national average (9.5%). Similarly, Leytonstone also has a significantly higher proportion of A2 service uses (21.5%) than the national average (9.5%). **(43)**

27.22 However, with regard to uses falling within the A2 Class, there is a lower than average proportion of banks and buildings societies in some centres. For example, of the total number of units in Walthamstow Major Centre, banks/financial services represented 8.2% compared to the UK average of 14.3% and there are no banks in Wood Street, Highams Park and Leyton centres. Accordingly, this policy welcomes the development of particular types of A2 uses such as banks and building societies where they are most needed and under represented.

27.23 Betting shops have been part of the Waltham Forest economy for a number of years. However in recent times, there have been concerns about their growth in the borough generally and their propensity to cluster together. Factors which have contributed to their clustering have been the migration of betting shops to areas of higher footfall in town centres and shopping areas and the opportunities provided for these operations to set up and operate from existing non-retail premises without the need for planning permission. However, such clustering (where dominant) could impact on the retail appeal and character of local areas and crucially affect the image of local shopping centres and their sustainability.

43 Waltham Forest Retail and Leisure Study, 2009.

27.24 Survey evidence [44] has found that the 'clustering' of high numbers of particular types of uses such betting shops, has a negative impact on the vibrancy of a local high street. Other public concerns about betting shops relate to the need to manage gambling activity and its effects on the wider determinants of health and well-being. Research in some local areas[45] indicates that gambling could adversely affect the determinants of health and influence criminal activity, for example to pay off debt or continue gambling. Therefore, while such uses may be appropriate in supporting retail diversity, it is necessary to control their proliferation in local areas.

Townscape character and amenity

27.25 Policy DM26(H) seeks to ensure that proposals involving changes of use contribute to the general appearance and character of the area. In determining planning applications, the nature of the proposed use and the implications on neighbouring amenity will be important considerations. In addition, the impact of the proposed use on the character and function of the parade or frontage in which it is located is equally important, that is, how well (in design and appearance) the proposed use can be integrated within the existing street block or frontage. In some situations responsive design solutions will be necessary to ensure satisfactory integration.

27.26 In a changing economic climate, it expected that some shops, pubs and ground floor offices in marginal trading locations will be converted to homes, entailing the removal of former shopfronts and the construction of new ground floor frontages. Where it is proposed to convert a ground floor shop or business unit into a residential unit, the Council will expect that good design considerations are applied. This will often require that windows closely match those of the upper storeys in terms of height, width and design. However an important consideration will be how the proposal integrates with the adjoining uses in both function and design.

27.27 In predominantly commercial frontages businesses who find themselves next to newly converted residential units may face complaints from residential neighbours regarding noise, traffic or other issues. With the loss of active ground floor uses, such conversions can also impact on the viability of existing business occupiers by creating dead frontages and therefore loss of pedestrian flow. Furthermore, such conversions can drastically change townscape character and the quality of the built environment. For this reason, it is necessary to ensure that conversions to residential uses are coordinated and well managed.

27.28 The general approach will be to ensure that such changes are coordinated and implemented as part of a comprehensive scheme affecting the particular street block or frontage. Locations where commercial activity has significantly declined will often be characterised by vacancies in retail or commercial outlets over a period of time. These will often be locations outside the designated centres and local retail parades, where there may be a case on economic grounds to permit their loss and conversion to residential use. To guide such conversions, the Council will prepare design guidance to be adopted as supplementary planning document.

44 A Local Government Association/ComRes Poll - February 2012
45 Where's well in Sandwell: Gambling and the Nations Health 2006

Shopfronts and Signs

27.29 Design and environmental quality issues are important to town centre vitality and viability. Shopfronts play a key part in establishing and defining the visual character of our high streets and shopping parades. There is however continuing commercial pressure for new designs and modifications in relation to shop fronts. In managing such changes, important considerations will be the effect of alterations and changes of use on the street scene and the potential for the residential use of upper floors. In accordance with Policy DM26(I), a shop style window display will be required. This is important to protect the townscape of commercial/shopping areas. Window displays help to maintain the attractiveness and continuity of the shopping frontage and can provide information for users and visitors. Policy DM30 (C) is generally applicable to advertisements including shopfront signs.

27.30 In support of this policy, the Council is preparing a Shopfront Design Guide as supplementary planning document. Shop Front Improvement Schemes often provide the opportunity to improve the appearance of local areas as a means of supporting the growth of local businesses and raising the image of the town centres. Where public money has been invested in such schemes, the Council will expect property owners and occupiers to give due regard to the design objectives being promoted in the scheme area. Accordingly to safeguard the protection of such shopfronts, the Council will take necessary enforcement action to ensure compliance with the design objectives for the scheme area.

27.31 As required by the Disability Discrimination Act 1995, access to shops must be given special consideration in shopfront design. The Council expects proposals to include design measures to ensure that access to and circulation within shops is possible for all members of the public. The Council recognises the need to balance the security needs of shop owners with the appearance of shopfront design.

Implementation

27.32 This policy will be implemented through the planning application process. Annual land use surveys will monitor changes of use taking place within the designated centres, frontages and parades.

27.33 Designated frontages and parades will be reviewed periodically. Where necessary, changes will be made through the preparation of Area Action Plans, Neighbourhood Development Plans and Town Centre Strategies to be adopted as Supplementary Planning Documents.

27.34 To support the implementation of the shopfront policy, detailed design guidance will be set out in a Supplementary Planning Document.

28 Policy DM27 - New Retail, Office and Leisure Developments

Strategic Objective 14

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

Introduction

28.1 Town centres play an important role in supporting local economic growth and encouraging investment. An attractive, diverse and accessible town centre will attract people to use its shops and services, supporting new investment and jobs. In accordance with the 'town centre first' approach as set out by government policy, the Council is seeking to encourage main town centre uses in the borough's designated centres. In this regard, policy CS14 of the Council's Core Strategy establishes the hierarchy of centres in the Borough.

Policy DM27

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

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

B) proposals located outside designated centres/local parades demonstrate compliance with the sequential test approach and are also supported by a retail impact assessment;

C) proposals for outdoor markets and car boot sales (undertaken on a permanent basis) are resisted outside the borough's designated centres. New proposals within existing centres will be encouraged if no adverse environmental and amenity problems are presented, particularly with regard to parking, servicing and delivery.

Justification

28.2 This policy relates to proposals for main town centre uses as defined by national policy and applies where new or additional floorspace is to be provided including a change of use. National planning policy aims to ensure the vitality of town centres. It advocates a sequential approach by requiring applications for main town centre uses [(46)] to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. The London Plan also similarly supports the sequential approach and its important relevance for London.

28.3 The Council is committed to maintaining a viable network of centres. This policy seeks to ensure that each centre has an adequate range and level of services and facilities to sustain its own vitality and viability without undermining other centres in the hierarchy.

28.4 The development of new town centre uses is vital to the regeneration of the borough's centres if they are to continue their role as focal points for the communities they serve. Accordingly, this policy seeks to direct all such uses into these centres. If shops, offices and leisure facilities etc can be conveniently located together, the need to make other additional journeys elsewhere will be reduced and the vitality and viability of these centres will be improved. The boundaries of the designated centres are defined on the Policies Map and the accompanying Schedules.

28.5 This plan does not seek to prescribe a preferred size or scale of development for each centre in the hierarchy. In considering the appropriateness of the development (in terms of scale), the Council will have regard to the following matters; a) the role and function of the centre within the wider hierarchy and the catchment served, b) the pattern of existing development within the centre and c) the scale of existing buildings.

28.6 As a guide however, large-scale development (over 5,000 sq m gross) which serves a significant part, if not all of the Borough will be encouraged within Walthamstow Town Centre. The regeneration of this centre is a strategic priority of the Council. Wherever feasible, it is expected that all new major town centre uses serving a borough wide function will be located in that centre due to its Major Centre designation and excellent public transport accessibility. However maintaining and strengthening the other designated centres in the borough is also important. Accordingly, opportunities for expanding town centre uses in other centres, particularly the District Centres (which are also well connected by public transport) will also be encouraged. This particularly relates to those centres where redevelopment opportunities exist and the scale of the proposed development is such that it could be well integrated within the particular setting of the centre.

28.7 District Centres including North and South Chingford, Highams Park, Wood Street, Bakers Arms, Leyton and Leytonstone are expected to complement Walthamstow by providing for main and bulk convenience food shopping and a

46 As defined in Annex 2 of the National Planning Policy Framework (NPPF)

reasonable range of comparison shopping facilities. Neighbourhood Centres tend to cater for top-up and basket convenience shopping and services, but provide a more limited range of comparison shopping. Accordingly, a smaller scale development than that normally expected in a District Centre will be appropriate in a Neighbourhood Centre. At the lowest level of the hierarchy, local retail parades will be expected to accommodate small shops (under 200 sq m gross).

28.8 Policy DM27(B) seeks to resist inappropriate out of centre developments in accordance with the London Plan. Outside the designated centres, it is unlikely that new proposals for retail, office and leisure development will be considered appropriate. This is consistent with the Council's planning objective to manage the proliferation of commercial activities in long lengths along road corridors and to consolidate retail activities in the designated centres so as to create a cohesive retail base.

28.9 In considering the sequential test assessments as required under this policy, supporting information and evidence must be submitted to demonstrate that:

- sites have been thoroughly assessed for their availability, suitability and viability, all in-centre options have been thoroughly assessed before less central sites are considered,
  where it has been demonstrated that there are no town centre sites to accommodate a proposed development, preference is given to edge of centre locations which are well connected to the centre by means of easy pedestrian access.

28.10 Applicants for planning permission will also be expected to demonstrate that due regard has been given to flexibility in terms of scale and format. In considering whether flexibility has been demonstrated, the Council will take into account any genuine difficulties which the applicant can demonstrate are likely to occur in operating the proposed business model from a sequentially preferable site.

28.11 An impact assessment will be required for proposals for retail, leisure and office developments outside the designated centres which are not in accordance with the Council's Local Plan. To support the implementation of Core Strategy Policy CS14, the Council will ensure that the impact of a proposal is carefully and thoroughly assessed so that any vulnerable centres/local parades do not experience further decline as a result of trade diversion through the development of edge/out of centre facilities. This plan sets a local floorspace threshold of 200 sqm. The Council considers that many small developments can cumulatively impact on the vitality and viability of centres. Crucially, the plan strategy to create a sustainable pattern and distribution of town centre uses by managing the proliferation of commercial activities is important.

28.12 In considering planning applications for main town uses that are not in the designated centres/parades and not in accordance with the Council's Local Plan, proposals will be assessed against the following the impacts:

the impact on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal;

- the impact on town centre vitality and viability, including local consumer choice and the range and quality of the comparison and convenience retail offer;
  the impact on allocated sites outside town centres as being developed in accordance with the development plan;
  in the context of a retail or leisure proposal, the impact of the proposal on in-centre trade/turnover and on trade in the wider area, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made;
  if located in or on the edge of a town centre, whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the size of the centre and its role in the hierarchy of centres;
  transport impacts - see policy DM14;
  any locally important impacts on nearby centres/parades.

28.13 As smaller schemes (both in terms of their size and estimated turnover) are likely to have a less significant impact on individual basis, the Council will apply these considerations flexibly. Accordingly such proposals may not be required to provide the same level of detail/information within their retail impact assessment as will be required for major retail development proposals.

28.14 Major retail development proposals (such as large supermarkets, retail parks and DIY stores) however are more likely to have a larger catchment area, a higher turnover, and may sell a wider range of goods compared to smaller retail schemes. As such schemes may have the potential to draw trade from and impact on a number of existing centres, the information provided in retail impact assessments should be more detailed to reflect this and to ensure that the Council can fully understand the retail impacts.

28.15 The Council's Retail and Leisure Study (as updated periodically) will provide a useful starting point with regard to assessing the impact of development proposals and the future need for additional retail, commercial leisure facilities and other town centre uses. With all development proposals, it will be important that the Council and the applicant agree the scope of work before the retail impact assessment work commences.

28.16 Generally, proposals for main town centre uses that are not in an existing centre and not in accordance with the Council's Local Plan will be refused planning permission. This is particularly where the applicant has also not demonstrated compliance with the requirements of the sequential assessment as above or there is clear evidence that the proposal is likely to lead to significant adverse impacts in terms of any one of the impacts set out above, taking account of the likely cumulative effect of recent permissions, developments under construction and completed developments.

28.17 Where no significant adverse impacts have been identified, account will also be taken of the positive and negative benefits of the proposal generally. Judgements about the extent and significance of any impacts will take into account recent local assessments of the health of town centres and other vitality and viability indicators.

28.18 Policy DM27(C) seeks to support the role of markets within the designated centres. The Town and Country Planning (General Permitted Development) Act 1995, permits the use of land for the purpose of holding markets for not more than 14 days in any calendar year. In considering new proposals for markets, it will be necessary to ensure that suitable arrangements for servicing, parking, cleaning, refuse collection and management can be provided to support their efficient operation. The market in Walthamstow plays a central role in the life of the community and is essential to the prosperity of the borough's largest centre. There are currently proposals to improve this market in order to enhance its role. While seeking to encourage the development of markets in other centres, the Council also wishes to ensure that such developments do not adversely affect the viability and vitality of the existing market in Walthamstow town centre.

Implementation

28.19 Detailed guidance on the scale, type and range of activities to be encouraged on particular sites will be included in the AAPs for Blackhorse Lane, Northern Olympic Fringe, Walthamstow Town Centre and Wood Street and in the Site Specific Allocations Document. Also through the preparation of town centre strategies, specific actions to improve other designated centres will be identified. This policy will be mainly delivered through the planning application process.

29 Policy DM28 - Night Time Economy Uses

Strategic Objective 14

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

Introduction

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

Policy DM28

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

(i) they are part of a strategy to create cultural quarters in a town centre or support the creation of a balanced provision of evening/night-time uses;

(ii) the design of the development particularly focuses on public safety, crime prevention and the reduction of anti-social behaviour;

(iii) there will be no significant individual or cumulative adverse effect on the surrounding residential amenity due to noise, traffic, parking, general disturbance or problems of disorder and nuisance;

(iv) arrangements for mitigating pollution including ventilation equipment, refuse disposal, grease traps and noise insulation is provided in a way that minimises visual and environmental impact;

(v) access requirements for people of all ages and abilities are provided;

(vi) access to public transport facilities will be available during the hours of operation;

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

Justification

29.2 This policy deals with Class A3 and A4 and D1 and D2 uses. Policy DM24 specifically deals with Hot Food Takeaway Uses (Class A5) in acknowledgement of the need for a holistic approach to healthier communities with regard to the location, distribution and concentration of such uses.

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

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

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

29.6 The Council recognises the need to plan positively for a range of complementary evening uses including Arts, Culture and Entertainment uses - cinemas, theatres, restaurants, bars and nightclubs - that appeal to a wide variety of age groups. It also recognises that these uses may need to be managed in appropriate locations. Accordingly, an integrated policy approach will take account of and complement the Borough's Statement of Licensing Policy.

29.7 In considering proposals, relevant considerations would include the cumulative impact on the character and function of the centre, crime and anti-social behaviour and the availability of night-time transport. Policy DM17 sets out the Council's requirements on parking.

29.8 It is expected that these uses will be concentrated in the town centres, away from the primary shopping frontages. However parts of the Borough's town centres consist of areas where residential and commercial uses exist in close proximity. Accordingly, in applying this policy, other considerations will be the effect of increased concentration of evening uses in an area, the proportions of food and drink uses and how any potential detrimental effects can be controlled through conditions attached to planning applications.

Implementation

29.9 This policy will be applied through the planning application process. The plan led approach for the establishment of cultural quarters will be delivered through the preparation of Area Action Plans, Neighbourhood Development Plans or Town Centre Strategies to be adopted as Supplementary Planning Documents.

30 Policy DM29 - Heritage Assets

Strategic Objective 12

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

Introduction

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

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

30.3 It is necessary to conserve, and wherever possible improve those buildings and areas which are of special value. This value might be for historic or architectural reasons, or because they have a particular character which is worth preserving. In previous plan documents, the Council has designated areas for conservation, protection and enhancement of our built heritage and this is being carried forward in this new plan.

Policy DM29

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

Conservation Areas

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

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

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

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

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

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

Statutorily Listed Buildings

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

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

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

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

Locally Listed Buildings

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

Buildings of importance to the character of town centre areas

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

Archaeological Heritage

H) The Council will ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough (See Schedule 23 and the Policies Map). Where proposals affect heritage assets of archaeological interest, preference will be given to preservation in situ. However, where loss of the asset is justified in accordance with national policy, the remains should be appropriately recorded, assessed, analysed, disseminated and the archive deposited.

Improvement Schemes

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

Justification

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

30.5 In accordance with government policy [47] this policy recognises the need to conserve heritage asset in a manner appropriate to their significance. Not all of Waltham Forest's heritage is designated. It is therefore important to recognise the value of our undesignated historic environment in planning for the future. Many buildings are of significance, particularly to the local environment, even though they may not be protected by law.

30.6 Heritage assets in Waltham Forest include:

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

47 National Planning Policy Framework 2012,

30.7 Historic parks and gardens are considered under Policy DM13. Normally, planning applications affecting a heritage asset or its setting will be granted where it:

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

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

Conservation Areas

30.9 The designation of Conservation Areas is shown on the Policies Map and Schedule 21. Complementary to its aim of improving the environment of the borough as a whole, the Council seeks to conserve, and, wherever possible, improve, those buildings and areas which are of special value. That value might be for historic or architectural reasons, or because they have a particular character which is worth preserving. This can be achieved by designating Conservation Areas, and by preserving buildings which are of special historic or architectural interest.

30.10 As set out in the policy, in order to preserve or enhance the character or appearance of the Conservation Areas, the Council will refuse permission for any development in those areas which does not preserve or enhance the character or appearance of the area. The Council will also refuse permission for the demolition of any building in a conservation area where it is clear that this would have an adverse

effect on the character or appearance of the area. In cases where demolition is to be followed by redevelopment, consent to demolish will be given only when acceptable plans for redevelopment have been agreed.

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

30.12 In considering planning applications, the Council will also refer to Conservation Area Appraisals and Management Plans prepared. In applying this policy, it will be a requirement for planning applications to contain sufficient detail to allow aesthetic and environmental aspects to be fully evaluated. For each Conservation Area, the Council has prepared guidance notes (conservation area leaflets) based on an analysis of the area's particular character and requirements. In preparing development proposals applicants will be expected to take full account of such guidelines. Planning applications will be required to contain sufficient detail to allow aesthetic and environmental aspects to be fully evaluated.

Area of Special Character

30.13 Policy DM29 (A) (i) is applicable to the Highams Estate designated as an Area of Special Character by the Council in 1988. This area is shown on the Policies Map and described in Schedule 22. The estate was largely developed as a whole by the Warner family, and has a low density suburban quality, with a recognisable and largely uniform architectural style and layout. Although this is not a statutory designation, the Council recognises that this area has special character that must be protected to avoid harmful changes. The Council has prepared design guidance [48] which provides a general guide to those elements which make up the special character of the area and what is required to preserve and enhance it. In considering development proposals, the Council will also refer to its design policies as provided under Policy DM30.

Statutorily Listed Buildings

30.14 Under section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 the Secretary of State compiles lists for all local authorities of buildings in their areas considered to merit statutory protection because of their special architectural/historic interest. The statutory list of such buildings in Waltham Forest is published on the Council's website.

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

48 Highams, Area of Special Character Leaflet

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

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

Locally Listed Buildings

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

30.19 The Locally Listed Buildings SPD contains the full list of buildings protected under this policy. This document will be reviewed and updated periodically. The Council considers that the loss of buildings on its local list would be detrimental to the appearance, character, townscape quality or heritage of the borough. It will therefore seek to encourage the retention, restoration and continued beneficial use of these buildings wherever possible. Any proposals to alter them should, for example, be architecturally compatible with the style of the original building.

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

30.21 In addition to the intrinsic qualities of the buildings included on the Council's local list, their setting may also contribute to their environmental value, hence the policy also seeks to protect their character and setting.

Buildings of importance to the character of town centre areas

30.22 In town centre areas in particular, the Council considers that it is important, as far as is practicable, to retain certain individual or groups of buildings or other assets of importance to local character. Schedule 31 identifies the buildings in this category as designated in Walthamstow Town Centre. This designation is carried over from previous plan documents. In other town centres, there will be other undesignated historic buildings or heritage assets which will justify such protection.

Where justified, these designations will be included and reviewed in other development plans. In particular, this relates to the town centre areas included in the emerging AAPs for Walthamstow, Northern Olympic Fringe and Wood Street. For other centres, such designations will be made and included as part of town centre strategies to be adopted as Supplementary Planning Document or neighbourhood plans.

30.23 In considering proposals, the Council's design policy as set out under Policy DM30 will also apply. As a starting point to any design proposals, developers will be expected to demonstrate that they have considered the merits of maintaining or preserving any particular buildings or elements of such buildings. As a general approach, the scope for changes and improvements to such buildings should avoid likely damaging impacts to the buildings themselves or on the character of the particular town centre.

Archaeological Heritage

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

30.25 The Greater London Archaeology Advisory Service (GLAAS) which is part of English Heritage has defined a number of Archaeological Priority Zones (APZs) which have been identified as having particular archaeological interest. These are shown on the Policies Map and Schedule 23.

30.26 As set out in the policy, the Council will seek to encourage the conservation, protection and enhancement of the archaeological heritage of the borough. When any development involving a site within the archaeological priority zones (as shown on the Policies Map and Schedule 23), or for any site identified by a recognised archaeological authority, the archaeological significance of the site will be considered. The Council may require a preliminary archaeological site evaluation or desk based assessment before development proposals are considered.

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

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

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

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

Implementation

30.31 This policy will be primarily delivered through planning applications and enforcement work. Where necessary, further detailed guidance will be included in Supplementary Planning Documents.

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

31 Policy DM30 - Design Principles, Standards and Local Distinctiveness

Strategic Objective 15

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

Introduction

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

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

Policy DM30

Good Design

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

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

x. where relevant, provide an appropriate level of well-designed, located and usable amenity space;
xi. incorporate high quality landscaping and tree planting where appropriate;
xii. maximise energy efficiency and usage of renewable resources, in accordance other policies on climate change;
xiii. for residential schemes, seek to address the CABE/HBF "Building for Life" criteria.
xiv. where appropriate, exploit the potential for mixed-use where this can add benefit to wider sustainability objectives.

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

Advertisements

C) The Council will not grant consent for advertisements which are:

(i) detrimental to the appearance of the building which it is on;

(ii) detrimental to the visual amenity of the surrounding area; and

(iii) a hazard to public safety.

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

Justification

Good Design

31.3 In assessing proposals, the Council will expect to see a clear and robust design rationale for all relevant applications for development. The Government circular, *Guidance on changes to the development control system (01/2006)*, advises that statements should explain the design principles and concepts that have informed the development and how access issues have been dealt with. This should cover issues such as the proposed land use, the amount and layout of development, the scale and massing of buildings, landscaping and visual appearance etc. A useful guide to preparing design and access statements has been prepared by CABE. [49]

31.4 The Council has produced a Supplementary Planning Document (SPD) on Urban Design, adopted in February 2010, which sets outs a number of design principles to guide developers and applicants in preparing development proposals. Applicants are strongly advised to consult this document in bringing forward schemes.

49 (Design and Access Statements: How to write, read and use them)

31.5 The need for good design is strongly recognised by national policy. The National Planning Policy Framework mentions that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

31.6 In considering proposals, key design elements will be;

- existing features that can help to make the site easier to understand, such as important views into and from the site or important buildings or landmarks;
  the accessibility of the site including existing footpaths and cycle routes, public transport, and roads;
  type and mix of surrounding land uses;
  natural features such as topography, existing trees or vegetation or rivers;
  solar orientation and microclimate;
  the history of the site and surrounding area including historic uses;
  any designations or protection orders; and
  the character and nature of the built environment.

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

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

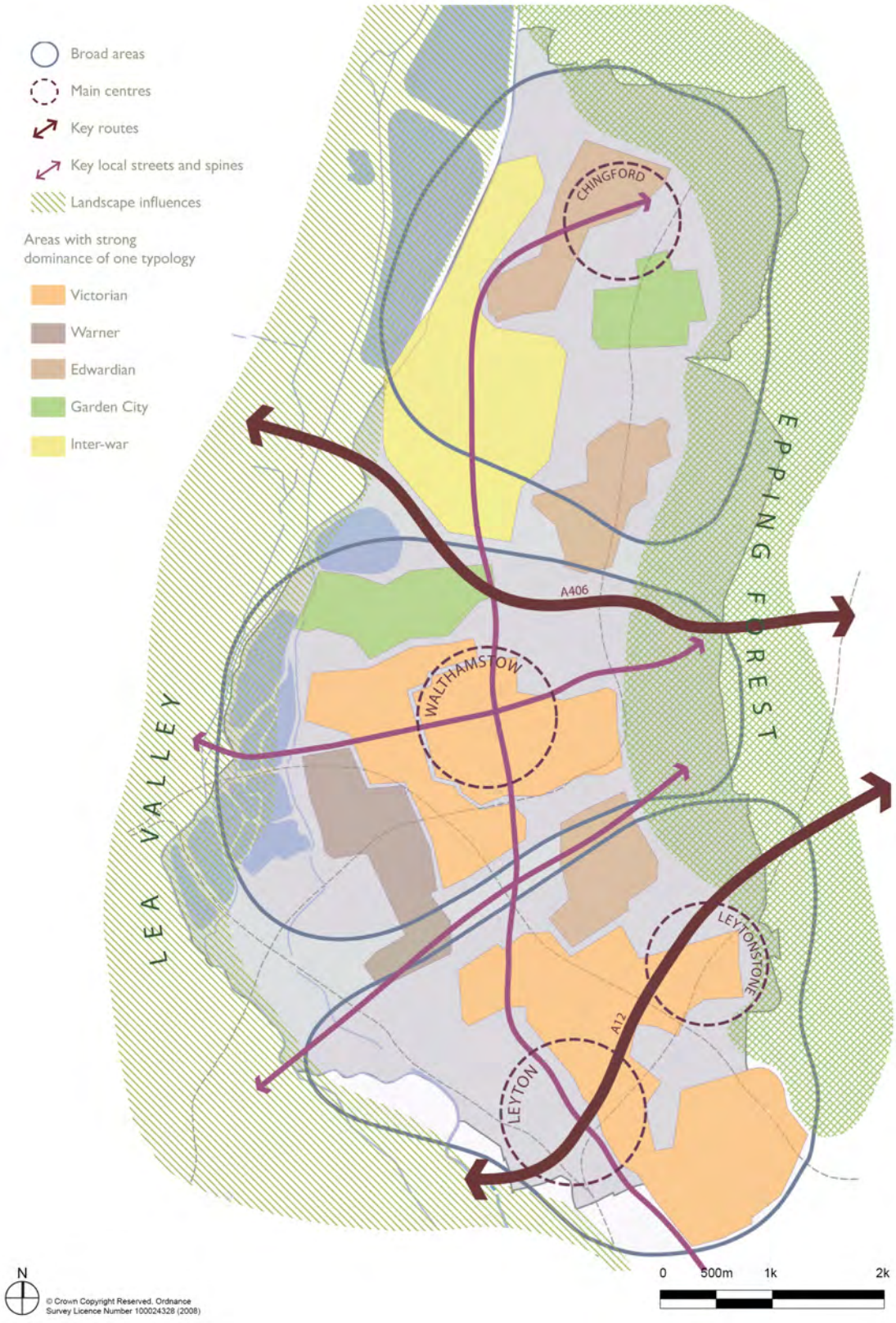


Figure 31.1 Typology Findings

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

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

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

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

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

31.14 Finally, developers making planning applications for residential development should note that the Council will assess proposals, both at pre-application and formal submission stage, using the CABE/House Builders Federation "Building for Life" criteria. Building for Life is seen as the national standard for well-designed homes and neighbourhoods and developers should therefore have regard to the criteria in bringing forward proposals for development.

Advertisements

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

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

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

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

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

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

Implementation

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

31.20 The Urban Design SPD and other relevant design guidance will be monitored and updated as required to take account of relevant new design guidance and standards and changes in legislation.

31.21 The Council will identify particular areas whose amenity could be seriously damaged by an intrusion of advertising. Such areas include Conservation Areas, Area of Special Character, and areas adjacent to the Green Belt. Further guidance on Advertisement control will be provided in a Supplementary Planning Document.

32 Policy DM31 - Inclusive Environment and Built Environment

Strategic Objective 15

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

Introduction

32.1 There is need to ensure that the built environment, public spaces; pedestrian and transport linkages are designed to be inclusive. This means everyone's needs are considered at the beginning of the design process and the principles of inclusive design are applied. Buildings designed to be inclusive will be safe, predictable, convenient, flexible, adaptable, sustainable, legible and should be usable by everyone.

32.2 Achieving inclusive design also benefit individuals with physical, sensory or cognitive impairments, people with mental ill health, older people, children, carers of young children, people with temporary impairments, or anyone with heavy luggage or shopping. This approach is clearly embedded in the existing London Plan (2011) and its proposed amendments.

Policy DM31

The Council will seek to ensure that inclusive design principles are applied at the very outset of any development. Applications for new development (including the alteration, extension or change of use of buildings and land) to which the public have access should where practical and reasonable, be designed so that everyone, including disabled people, can conveniently reach, enter and use any buildings or use any open air facilities. The Council will seek to secure best practice by commending inclusive design guidelines to developers.

Justification

32.3 Council seeks to ensure that all new non residential developments are designed in such a way that everyone (including disabled people) can have the opportunity to use all elements within the site, including the inside of buildings.

32.4 The Council will consider the access needs of everyone, including disabled people, in all developments by ensuring that the plans and associated design and access statement demonstrate that:

- the external environment including the approach, circulation routes, and associated parking and building entrances are safe and easy to use by everyone; and/or

- careful consideration is given to access arrangements and parking spaces; where other policies in the plan involve the provision of reduced parking it will be essential to ensure that there are adequate numbers of suitably designed parking spaces for disabled people; and/or
  attention is given to the proposal's design, layout, site conditions, finishing materials, and relationship with other land uses to ensure that everyone including disabled people can use all the features within the site and inside the buildings.

32.5 Proposals should enable everyone to easily access the site and approach the main entrance and then enter and use the building. This means that developments need to demonstrate that approach routes, parking entrance details and internal layouts satisfy the above guidelines and deliver a well designed inclusive environment.

32.6 For example the approach routes need to be level, clearly defined and well light. Accessible parking needs to be close to main entrances. Internal layouts will need to demonstrate that adequate space is being provided to enable everyone to use the building. Such matters should be the subject of early discussion and negotiation between the developer and the Council.

32.7 Notwithstanding this, developers are encouraged to look at accessibility issues through each stage of the development process to ensure that initial design proposals are translated into successful schemes which are usable by everyone and therefore usable by disabled people.

Implementation

32.8 The Council has prepared detailed guidance on inclusive design and accessibility (Inclusive Design and Accessibility SPD) and will expect developers to apply this to their developments.

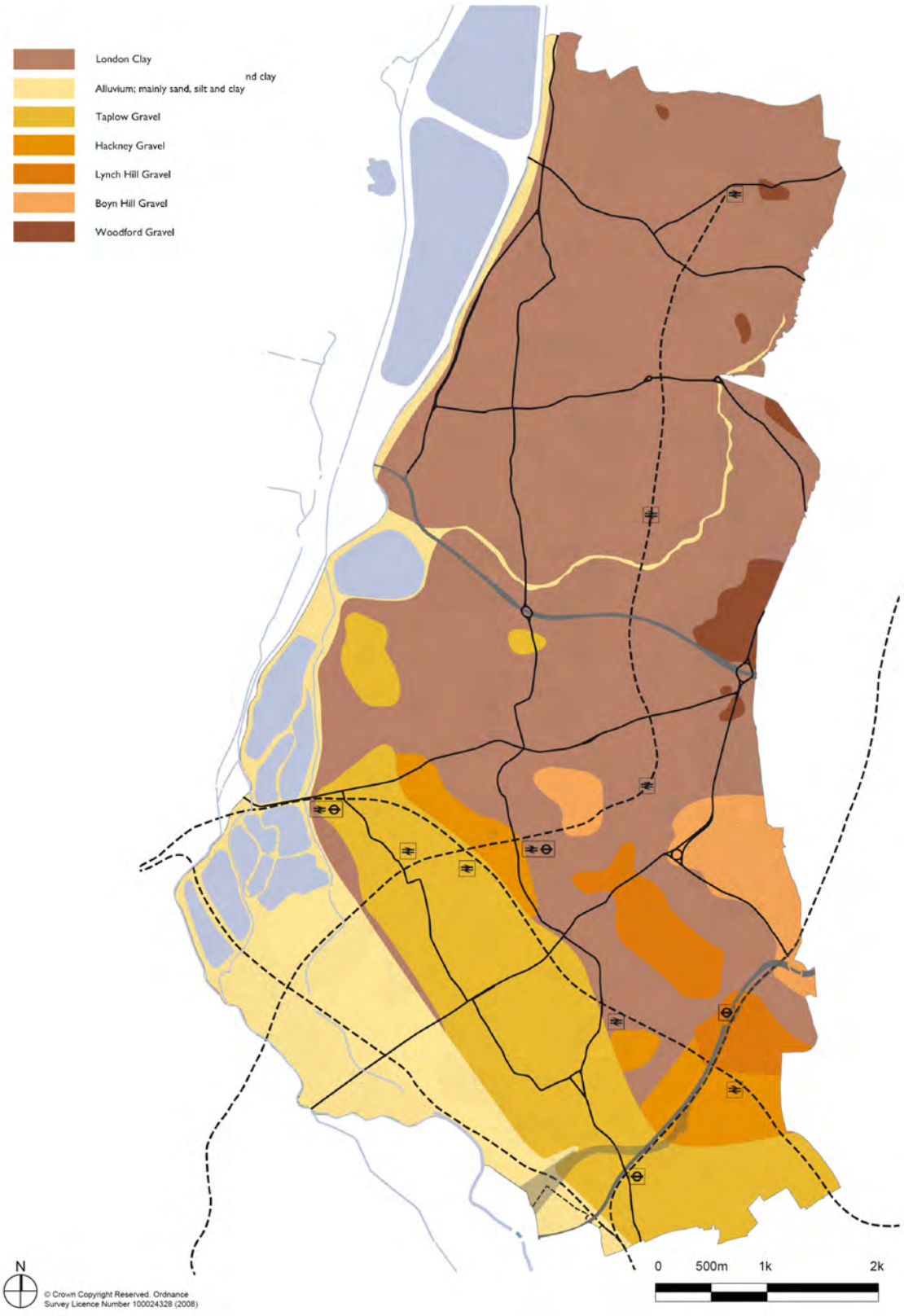


Figure 32.1 Geology

33 Policy DM32 - Tall Buildings

Strategic Objective 15

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

Introduction

33.1 Tall buildings can maximise the use of land and create sustainable buildings at locations well-served by public transport and local services. They can become beacons for regeneration to stimulate further investment. As key landmarks within the urban fabric they can be used to improve legibility. However they can also present a number of issues and challenges. By virtue of their size and prominence, tall buildings can sometimes harm the qualities that people value about a place. Particularly if in wrong locality or of poor design. Accordingly, such buildings will need to be carefully located and designed.

Policy DM32

A) Subject to compliance with Core Strategy Policy CS15 (C), the Council will consider all of the following factors when considering proposals for tall buildings:

i) the quality of design and architecture;

ii) the quality of construction and materials;

iii) detail and impact at ground floor level;

iv) impact on privacy and amenity with adjacent properties;

v) accessibility to transport interchanges and nearby facilities such as shops, community facilities and other services etc;

vi) impact on local and strategic views;

vii) impact on micro climate for example wind, sun and reflection;

viii) impact on the historic context;

ix) relationship to topography and surrounding land form; and

x) the management regime, particularly in relation to residential mix.

B) Developers will be expected to take into account relevant guidance on design/heritage matters as published by CABE/English Heritage particularly in relation to the impact of such buildings on their surroundings and local historic context. [50]

Justification

33.2 CABE and English Heritage guidance encourages local authorities to have a well considered plan led approach to locating their tall buildings. Core Strategy Policy CS15 (C) states that new development must address issues of height and scale sensitively and identifies the locations/specific sites where tall buildings may be considered appropriate. To support the implementation of this policy, this policy set out additional considerations the Council will apply in determining planning proposals. In assessing proposals for tall buildings, the Council will carefully consider both their impact on their immediate surroundings, and their impact at the wider urban scale.

33.3 Tall buildings could have a potential adverse impact upon the significance of heritage assets and the wider historic environment. Accordingly proposals for tall buildings would be carefully assessed to ensure that they do not cause harm to the significance of heritage assets, including their settings, both in the Borough and beyond.

33.4 As a general approach, proposals for tall buildings should be supported by a detailed urban design analysis. This should take into account the historic context of the location and urban form and identify elements of local character which will be the important features or constraints in the development of proposals. This will include the streetscape, important local views and panoramas, the borough's skyline and topography.

Implementation

33.5 Specific area-based guidance on tall buildings will be provided as part of the proposed Area Action Plans for Blackhorse Lane, Northern Olympic Fringe & Lea Bridge, Walthamstow Town Centre and Wood Street.

33.6 Site planning and design briefs for key sites will provide further guidance on tall buildings. Where necessary, further guidance on tall buildings will be prepared and adopted as Supplementary Planning Document.

50 See CABE/English Heritage Guidance on Tall Buildings (July 2007) - as may be replaced or revised.

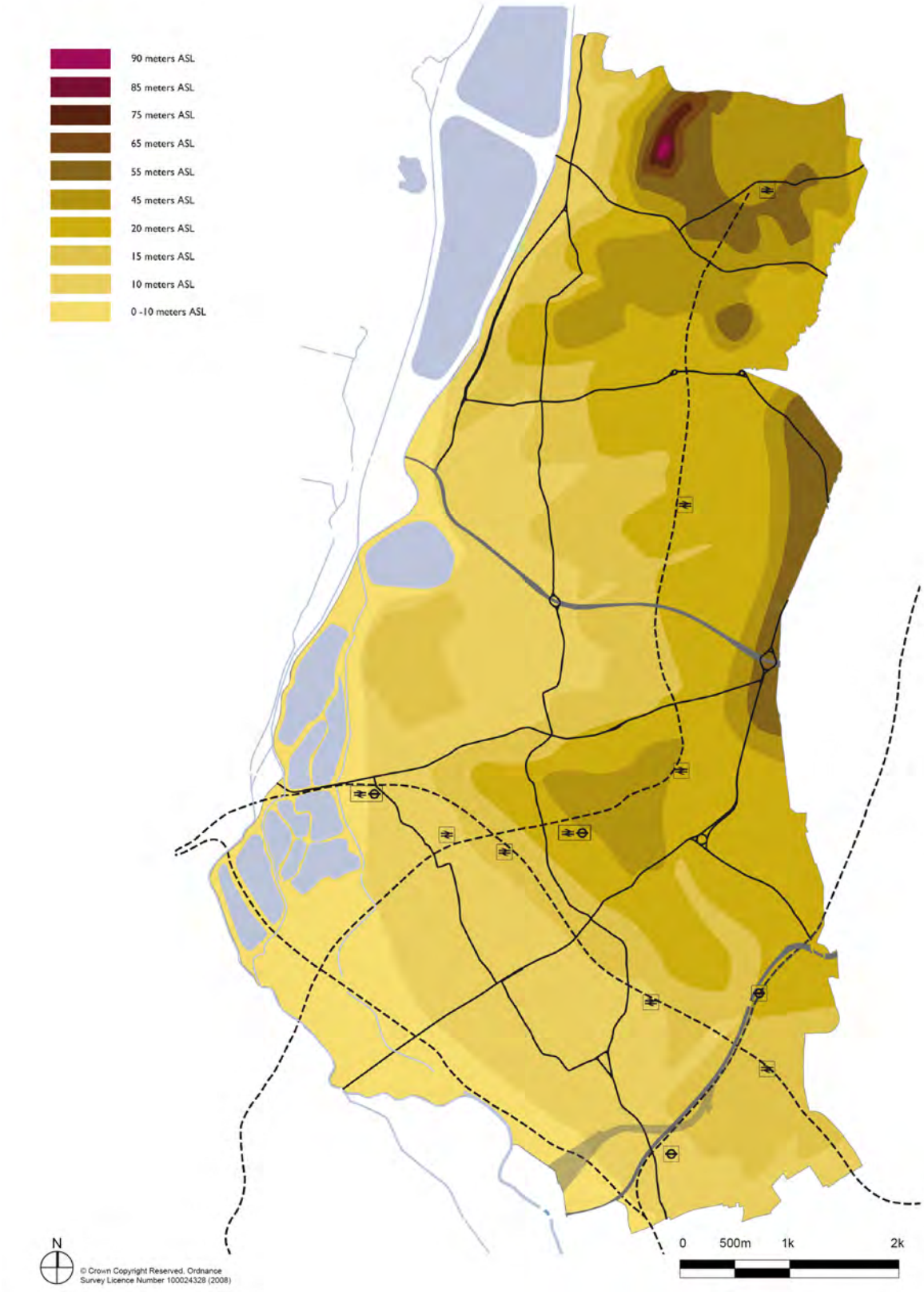


Figure 33.1 Topography

34 Policy DM 33 - Managing Impact of Development on Occupiers and Neighbours

Strategic Objective 15

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

Introduction

34.1 Alterations and extensions of buildings are often necessary to modernise, adapt, enlarge or extend the life of a building. Through changes of use, buildings are continuously being adapted. It is necessary to provide a policy mechanism for managing the impacts of proposals on neighbouring occupiers.

Policy DM33

When considering the impact of new development on neighbouring amenity, the Council will have regard to the following:

- privacy/overlooking;
- outlook;
- access to daylight and sunlight;
- noise and disturbance;
- the resulting physical relationship with other properties;
- light pollution and other forms of pollution;
- arrangements for the storage, collection and disposal of refuse; and
- safety and security;

Development will only be acceptable where it would not cause an unacceptable loss of amenity to adjoining or future occupiers of the development.

Justification

34.2 The planning system plays an important role in safeguarding the quality of life of the residents of Waltham Forest. New development of any type, if located and designed without having regard to both existing residents and future occupants, could cause serious harm to the amenities they currently, or in the case of future occupiers would be expected to enjoy.

34.3 When assessing proposals the Council will take account the considerations set out in policy DM30. Development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties.

34.4 The Council seeks to ensure that new developments do not result in the degree of privacy enjoyed by adjoining properties being reduced or new problems of overlooking created. Outlook is the visual amenity afforded by a dwelling's immediate surroundings. This can be adversely affected by the close siting of another structure or the incompatible treatment of adjoining land. Applicants for planning permission will be expected to give careful consideration to the layout and design of new development. Daylight is the volume of natural light which is required to illuminate internal accommodation from dawn to dusk. Daylight will be impaired by the siting of a structure which obstructs daylight directly in relation to its size and distance away. In considering matters on daylighting, the Council will refer to established standards e.g as provided by the Building Research Establishment (BRE).

34.5 Noise or vibration can be generated through development in many different ways, for example by users of pubs, hot food takeaways and recreation facilities and through the operation of industrial and commercial premises. Problems can arise where development which generates noise is proposed near a development which is sensitive to noise, such as housing, hospitals or schools. Where the levels of noise would be unacceptable, developers will need to demonstrate that adequate measures can be incorporated into proposals to reduce noise and disturbance.

34.6 Lighting creates a sense of safety and can enable activities in the evenings and at night. It can be used to highlight landmark buildings and add vitality to our streets. Lighting can increase the potential for natural surveillance and, where used correctly, can reduce the opportunity for criminal activity and increase the likelihood of it being challenged and/or reported. However, poorly designed internal and external lighting or lighting that operates for an excessive period of time is a form of pollution that can harm the quality of life for those living nearby, affect wildlife and waste energy. Lighting of advertisements can also affect people living nearby. Glare and light spillage from poorly designed lighting can make it less easy to see things at night and effect wildlife as well as people.

Litter

34.7 Litter is a particular environmental nuisance in Waltham Forest. The Council wishes to ensure that proper arrangements are made in all new developments (including changes of use) for the storage, collection, and disposal of refuse. This policy is cross referenced to Policy DM8 on the specific requirements relating to housing developments. All new developments will require the provision of suitable waste and recycling storage facilities. Further policy guidance on waste is provided under Policy DM11 of this plan. In both residential and commercial developments, the Council will expect the developer to make adequate provision for these facilities. In determining planning applications the Council will consider the extent to which satisfactory arrangements for the storage, collection and disposal of refuse has been made. In appropriate cases, use will be made of planning agreements to ensure that this is achieved.

Implementation

34.8 This policy will be implemented through the development control process. Where necessary further guidance in the form of Supplementary Planning Document (SPDs) will be prepared. The Council's has produced two SPDs on Urban Design and Residential Extensions and Alterations. Further guidance is provided by the Mayor of London's Housing Design SPD. These set out the detailed standards the Council will apply.

35 Policy DM34 - Improving Community Safety

Strategic Objective 16

Ensure that Waltham Forest is a safer, more accessible and inclusive place where people want to live, work and visit, and where anti-social behaviour, crime and the fear of crime no longer reduces the quality of people's lives.

Introduction

35.1 Community safety is a major concern for residents of Waltham Forest. The 2009 Environmental Crime and Antisocial Behaviour Survey found that 76% of residents are concerned about street robbery, 73% about home burglary and 63% about vehicles being broken into or vandalised. Such concerns are not unfounded; for example, High Street ward has the 17th highest number of recorded crimes of all 624 Metropolitan Police service wards. **(51)**

35.2 As set out in Core Strategy chapter 19, planning has the potential to influence community safety in a positive manner through matters such as the design of new developments, and the co-ordination of land uses. Policy DM34 below sets out how. This complements, and should be read alongside, Core Strategy policy CS16.

51 www.met.police.uk/crimefigures

Policy DM34

Improving Community Safety

The Council will aim to improve community safety and cohesion in the following ways:

Design

a) New development proposals should:

- be sited and designed to maximise opportunities for natural surveillance;
- demonstrate a clear distinction between areas of public and private space;
- create an attractive and welcoming physical environment;
- provide for management and maintenance of communal areas;
- incorporate legible routes and spaces.

In addition, harder security measures such as CCTV will be supported where a clear need for them is identified.

b) Development proposals likely to result in crowded places will also need to demonstrate that counter terrorism design measures have been explored and where necessary incorporated.

Use

c) Commercial centres should provide a mix of uses that cater for all sections of the community, and avoid the clustering of uses likely to result in an increase in crime or anti-social behaviour.

d) The provision of diversionary activities for young people, such as sporting, recreational, cultural and community based activities will be supported in accessible locations.

Public Realm

e) Enabling development of a network of safe walking and cycling routes, particularly in the key growth areas of Blackhorse Lane, the Northern Olympic Fringe, Walthamstow town centre and Wood Street, to link homes with town centres, employment areas, recreation/ leisure facilities and open space.

Justification

Design

35.3 Appropriate levels of active frontages and natural surveillance will increase 'eyes of the street' and allow public places to be sufficiently overlooked. Such opportunities can also be enhanced through the use of appropriate lighting. Natural surveillance can significantly discourage criminal activity and can have a positive knock-on effect by encouraging greater use of the public realm which, in turn, can improve feelings of safety.

35.4 In addition to crime itself, fear of crime can be linked to poorly designed developments. Intimidating retrospective security features such as steel shutters, graffiti, and litter can all contribute to an unpleasant atmosphere where law abiding citizens feel unwelcome. Appropriate design at the outset and management of new developments is essential. In terms of design, the incorporation of Secured by Design and Parkmark standards will be sought.

35.5 Policy 7.13 of the London Plan refers to the need to minimise physical risks to new developments, including terrorism. The Borough includes major transport hubs such as Walthamstow Central Bus, Rail and Underground Stations, population is projected to increase, and a rise in visitor numbers is expected during the Olympics. All of these factors point to an increase in the number of crowded places, and subsequently a need to ensure development proposals minimise the risk of terrorist attack. This could mean, for example, ensuring the regeneration of the town centre avoids street furniture clutter and incorporates blast resistant glazing. Where counter-terrorism design solutions conflict with other requirements such as public realm or accessibility improvements, the level of risk of attack in the area should be a key consideration.

Use

35.6 Commercial centres should provide a range of shops and services that cater to all sections of the community. There is growing concern locally that core uses within retail parades are increasingly being replaced with alternative uses such as hot food take-aways and betting shops. As set out in the Core Strategy, the proliferation of such uses, along with drinking establishments, can give rise to community safety and anti-social behaviour issues. This link is based on regular bulletins received by the Council from the Police, of crime and disorder at licensed premises including public houses, bars, and betting shops. In consultation with the Police, the Council will therefore seek to avoid clustering of nuisance uses; thereby also protecting the convenience retail function of commercial centres.

35.7 Of those in the Borough accused of crimes, a significant proportion are young people. 13% were aged 17 or less, and 34% between 18 and 23. [52] Such activity by young people can be attributed to not only opportunism, but also boredom. By providing new facilities for activities such as sport and recreation in accessible locations, it is intended that this cause will be lessened. Additional social infrastructure such as community centres can also play a positive role in fostering a sense of

52 Safe and Sustainable Partnership Plan Equalities Impact Assessment, June 2010

community and on this basis are in principle welcomed. Due to such benefits, the Council may use planning contributions to support the development of such facilities under policy DM37.

Public Realm

35.8 Legible routes and spaces which provide a clear distinction between the public and private realm allow people to understand their surroundings better and feel safe and secure. The design of streets, public areas and the spaces between buildings is important to make sure that they are accessible, safe and uncluttered. Development which restricts movement into or through a scheme, such as 'gated' developments, creates a social divide that is not consistent with the concept of sustainable communities, and are discouraged.

Implementation

35.9 Planning applications should be accompanied by design and access statements which set out the rationale behind the design of any proposal. Such documentation, along with accompanying planning statements, provide developers with an opportunity to demonstrate adherence to 'designing out crime' principles, and if likely to result in crowded places, 'counter terrorism design.' Detailed guidance on these concepts is contained in the following documents:

- Safer Places - The Planning System and Crime Prevention, ODPM, 2004
  Secured by Design - ACPO, 2009
  Crowded Places: The Planning System and Counter Terrorism, CLG, March 2010

35.10 Local guidance in the Council's Urban Design SPD will also be an important consideration, and in appropriate cases, the Police Crime Prevention Design Advisor will be consulted on planning applications for advice.

35.11 Where appropriate the Council will seek contributions from large developments to provide appropriate community safety measures and public realm improvements. Maintenance of the public realm also has an impact on the perceptions of an area and levels of personal safety. Local management agreements (e.g. secured through section 106 agreements, CIL, or attached as a condition when the Council grants development approval) will be used to encourage owners/occupiers to take responsibility for potential impacts of their premises on their surroundings and implement effective and long lasting maintenance strategies. Any such contributions will need to be clearly linked to a need arising from the development proposed. They could include requirements such as the employment of a concierge as part of an apartment development, the provision of new bins by a take-away premises, or contributions towards CCTV in association with late night uses in areas suffering from high crime rates. Pooling of financial contributions may be necessary in the future and could be sought through a tariff based approach if the Council adopts an appropriate mechanism for this.

35.12 Area Action Plans will be produced for the Borough's key growth areas. These will provide the context for comprehensive developments that enable safe and secure walking and cycle routes; through designating such routes and design standards to follow, and where relevant securing developer contributions towards their provision.

36 Policy DM35 - Water

Strategic Objective 4

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

Introduction

36.1 The water system is dynamic and greatly influenced by wider pressures, such as residential and commercial growth. Managing water resources in the Borough is essential in order to manage flood risk, protect the Borough's waterways and secure the supply of water in the South East. There is also a need to assign adequate protection to, and support the delivery of, wastewater and sewerage infrastructure. The expected levels, location and phasing of growth in the Borough increase the risk of flooding, which is further exacerbated by the effects of climate change. Whilst flooding is a natural process, it is vital that planning activity addresses the need to reduce and mitigate against its impacts.

36.2 This policy should be read in conjunction with Core Strategy policy CS4 Minimising and Adapting to Climate Change and CS5 Green Infrastructure and Biodiversity. Water pollution is dealt with in DM25 Environmental Protection and other climate change related policies are contained within DM11 Resource Efficiency and High Environmental Standards; and DM12 Decentralised and Renewable Energy.

Policy DM35

Water

Water Supply and Waste Water Infrastructure

A) Development proposals should protect existing water and sewerage infrastructure. Where development increases the demand for off-site service infrastructure, it must be demonstrated that sufficient capacity already exists, or that extra capacity will be provided.

B) The development or expansion of water supply or waste water facilities will normally be permitted. Such development or expansion works will be expected to demonstrate that the need for the facilities significantly outweighs any adverse land use or environmental impact and that any such adverse impact is minimised.

Water Efficiency

C) Development proposals should:

- implement water efficiency measures to achieve usage of less than or equal to 105 litres/person/day for residential developments.
- incorporate water saving measures and equipment for any new development of greater than 100sqm.

These requirements can be met through the capture and re-use of surface, grey water and rainwater. Where this is not practicable or feasible, justification must be provided. Where an Energy Assessment is required under DM11, water conservation measures which have a high operational energy demand must be included. Where retrofitting is undertaken, it should be done with due consideration of the impact on the historic environment.

Managing Flood Risk

D) Flood risk should be managed by:

- meeting the requirements in NPPF and national policy for the Sequential and Exception Tests to be applied where required and directing development away from areas of greatest risk for flooding;
- submitting a site specific Flood Risk Assessment or drainage strategy at the planning application stage where required by national policy or for sites with a known risk of groundwater or surface water flooding;
- ensuring that development does not cause a reduction in the volume of floodplain storage or increase flood risk elsewhere;
- achieving greenfield run-off rates through the maximisation of Sustainable Urban Drainage Systems (SuDS) where possible; and, where SuDS cannot be implemented, justification must be provided outlining the reasons and demonstrating alternative sustainable approaches to the management of surface water;
- submitting a maintenance and management plan for all drainage systems, including SuDS;
- undertaking land swaps in suitable locations to relocate more vulnerable uses and enable the floodplain to be used as storage;
- using and retaining permeable materials in areas of hardstanding (including domestic gardens), unless strong justification suggests otherwise and mitigation measures are provided;
- providing mitigation measures where there are residual impacts; and
- where necessary, providing new or upgraded infrastructure and/or financial contributions towards measures to reduce and mitigate against flood risk, which may include protecting existing flood defences.

Waterways

E) Development affecting waterways should demonstrate that:

- there will be no adverse impacts on the water environment, species or habitats and that enhancement measures have been incorporated wherever possible;

- Flood Defence Consent is obtained from the Environment Agency for works in, under, over and adjacent to watercourses;
- the use by freight transport is not inhibited and where possible increased;
- buffer zones are established and left free of any permanent structures. Where it is not possible to do so, strong justification should be provided;
- designs are of high quality and integrate successfully in terms of use, appearance, scale and physical impact; and
- where large scale or taller buildings are proposed, they respond to context in relation to public or private open spaces, the waterspace, ecology and townscape elements.

Justification

Water Supply, Waste Water Infrastructure and Water Efficiency

36.3 The Council will work to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. It is important that developers show that there is adequate capacity both on and off-site to serve the development and that the development will not lead to problems for existing users. Sewerage infrastructure is essential for flood defence; and, currently sewerage infrastructure is close to capacity in the Borough. Consequently, there is a significant risk of surface water flooding, particularly in the centre and south east of the Borough [(53)]. New or improvements to existing water infrastructure facilities play a key role in alleviating problems such as poor water quality and flood risk. The upgrading of the Deephams Sewage Treatment Works is a Nationally Significant Infrastructure Project (NSIP) which will be supported by the Council to overcome such challenges.

36.4 There is a strong link between climate change and water. Greenhouse gases are released as a result of energy use in the supply of both drinking water and the disposal of wastewater. Water use accounts for 27 per cent of carbon emissions from the home [(54)]. There is already a high demand for water in the south east and climate change is additionally expected to lead to increased water stress. Further to this, the demand for water will increase in the London Catchment Abstraction Management Strategy area due to the level of new housing developments. Clean water is mainly abstracted from the River Thames and River Lea and major storage reservoirs are located within the Lee Valley and in West London at Richmond. Additionally, water supplies are supplemented by groundwater abstractions and a new desalination plant at Beckton.

53 Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Infrastructure Needs Assessment, 2009

54 The Mayor's Draft Water Strategy

36.5 Evidence shows that there will be a deficit in drinking water in Waltham Forest by 2025 due to increasing demand[55]. All of Waltham Forest falls within Thames Water's London resource zone, where average consumption was 160 litres/household/day (l/h/d) in 2008/9 which is above the national average of 148 l/h/d [56]. The demand for drinking water will be tackled by solution-demand management (e.g. the installation of meters in new development and retrofitting of existing housing stock) as well as new resource schemes (e.g. the construction of new reservoirs). Retrofitting can serve to enhance heritage assets but it is vital to ensure that negative impacts are avoided.

36.6 Water efficiency can be achieved through a combination of internal and external measures including the installation of efficient appliances, fixtures and fittings. Examples include low-flow showerheads, dual flush toilets, rain water collectors, irrigation and water butts. DM11 requires developments to achieve at least Code Level 4 and BREEAM 'Very Good' or equivalent standards. Meeting Code Level 4 equates to achieving water usage of 105 l/h/d [57]. This is supported by the London Plan which requires residential development to meet the water consumption target of 105 l/h/d.

36.7 In the Thames Water supply area, non-households account for 21% of water consumption [58] and therefore this presents opportunities for water and carbon savings. As such, all new developments over 100 sqm can work towards a reduction in water use [59].

36.8 In order to achieve water efficiency and to reduce flood risk new developments can incorporate measures to capture and re-use surface, grey water and rainwater. This is particularly important for major developments or those with high or intense use of water, such as hotels. Grey water can be collected from sinks, showers and washing machines for its re-use in dual water systems. Certain types of sustainable urban drainage measures also enable the capture and re-use of water and are known as rainwater harvesting systems. This can occur when water falling on a site, for instance on roofs and impervious paved areas, is then used for irrigation, toilet flushing and sometimes for washing clothes. DM11 specifies where Energy Assessments are required. As outlined in this policy, certain water conservation measures have a high net operational energy demand, such as pumping systems for rainwater harvesting, and therefore the Council will expect these to be included in Energy Assessments.

55 Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Infrastructure Needs Assessment, 2009
56 Per capita consumption PCC (water use per person) figures for Local Authorities in London 2008/9 data, Author D. Gorzelany, Environment Agency
57 Climate Change Policy Viability Assessment, 2011
58 Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Infrastructure Needs Assessment, 2009
59 Climate Change Policy Viability Assessment, 2011

	Sources	End Use
Rainwater	Roof guttering	Toilet flushing, car washing, plant watering, clothes washing
Greywater	Wash basins, baths, showers	Toilet flushing, car washing

Table 36.1 - Rainwater and Grey Water Sources and End Use, Draft Water Matters, Mayor of London, 2007

Flooding

36.9 Climate change will be the major cause of increased flood risk in the future [60] and therefore it is important that development is directed away from areas at greater risk of flooding (Flood Zones 2 and 3), particularly for vulnerable uses such as basement dwellings. National policy and technical guidance outlines where the Sequential and Exceptions Test must be applied.

60 Thames Catchment Flood Management Plan, 2009

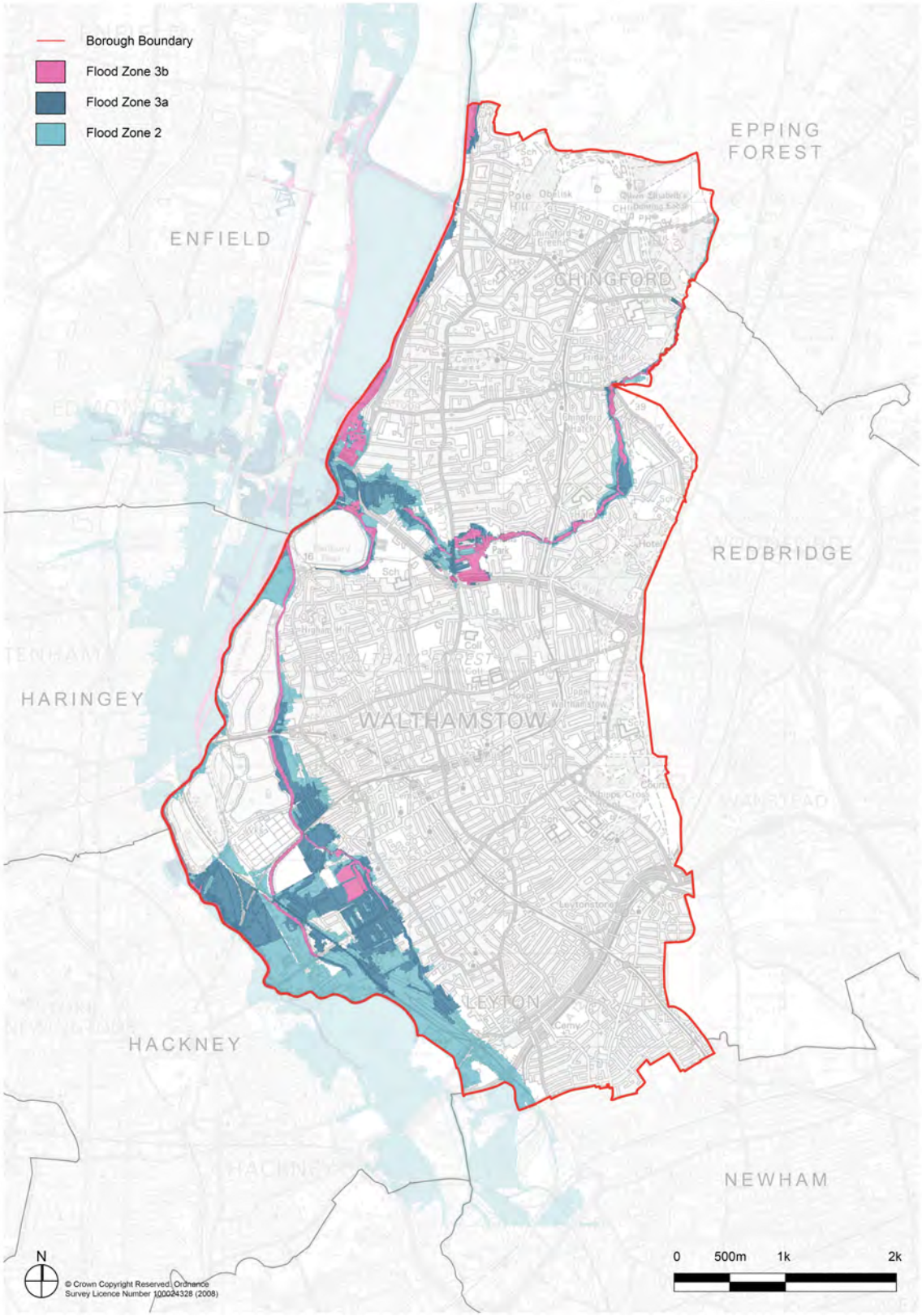


Figure 36.1 Flood Risk Zones

36.10 The purpose of Site specific Flood Risk Assessments and surface water drainage strategies are to ensure that the proposed development can cope with flooding and will not place pressure on adjoining sites or the sewerage network. The Council's approach to requiring a site specific Flood Risk Assessment (FRA) is compliant with national policy and technical guidance. Underground development can cause flooding as a result of the impediment of groundwater flow. It is therefore necessary for site specific FRAs to consider the additional risk of flooding due to changes in groundwater flow and/or level. Areas at risk of groundwater and surface water flooding may also be identified in the Strategic Flood Risk Assessment (SFRA) Levels 1 and 2 or in the Surface Water Management Plan (SWMP) and this information should be additionally used to determine whether a site specific FRA is required. The SFRA Level 2 provides valuable guidance on matters for consideration in the site specific FRA such as building design, water storage and emergency procedures. In undertaking the site specific FRA proposals for reduction and for mitigation of any residual impacts should be included. A net loss of floodplain storage can be a negative impact of development as it can lead to increased flooding elsewhere. Due to this, the impact of development on floodplain storage should be included in Flood Risk Assessments.

36.11 As well as locating development where possible in areas of lower flood risk, consideration should be given to the design and layout of development. This is critical in order to deal with any residual risks and to reduce the dependency on existing flood defences in the future. Design features may involve flood resistant and resilient features [(61)] which are provided directly or via financial contributions. Current best practice guidance and the Council's forthcoming Climate Change and Sustainability SPD will be useful when developing design strategies.

36.12 Development through a river catchment can have a major impact on flooding due to changes in surface water run-off and groundwater. The North London SFRA Level 1 includes a policy recommendation for development proposals to restrict run-off from the site to the undeveloped greenfield run-off rate for developments on both greenfield and brownfield sites. Greenfield run-off rates will be best achieved through the maximisation of Sustainable Urban Drainage Systems (SuDS). This is a direct consequence of the requirements set out in national policy and the Flood and Water Management Act 2010. SuDS offer multiple benefits, from controlling surface water run-off to improving the quality of surface water. SuDS methods can include swales, permeable paving, living roofs and landscaping measures. The London Plan drainage hierarchy (or such guidance as supersedes it) provides guidance on the implementation of SuDS in both new development and redevelopment schemes. Infiltration SuDS should only be used where there are suitable ground conditions and not in land with contamination issues. Where SuDS cannot be implemented, justification must be provided outlining the reasons and demonstrating alternative sustainable approaches to the management of surface water. Poorly maintained SuDS can potentially increase the amount of runoff that is received by surface water sewers and can therefore increase the risk of sewer flooding. It is also vital to consider the impact on ecology so that any negative effects can be identified

61 Thames Catchment Flood Management Plan, 2009

and mitigation measures put in place. Due to this, all surface water management schemes should submit a management and maintenance plan at the planning application stage.

36.13 The floodplain is the most important asset in managing flood risk[62] and should be protected from development deemed inappropriate in national policy. Land swaps may be necessary so that more vulnerable uses can be removed from the floodplain to enable it to be used for storage. With regard to flood defences, the Environment Agency outlines its approach for the Borough in the Thames Catchment Flood Management Plan.

36.14 Flooding can be exacerbated if development increases the area of impervious material, such as the through the excessive use of hardstanding. Due to this, the Council is placing emphasis on the need to provide permeable surfacing, unless strong justification is provided. Justification against the use of permeable surfacing will primarily involve the practicability of the proposed materials and it is vital that mitigation measures are provided in such circumstances.

36.15 Financial contributions will be used for measures to reduce and protect against flood risk both on and off site as necessary. In areas of higher flood risk, financial contributions could be used to retrofit existing housing and open spaces under Council ownership.

Waterways

36.16 Waterways in Waltham Forest support a range of ecological resources, many of which are covered under European and national legislation. River corridors provide migration routes for species such as birds and bats and also support aquatic habitats. In line with the Water Framework Directive[63], it is vital that the status of aquatic ecosystems and associated wetlands are enhanced and further deterioration is prevented. Due to this, development proposals should not create adverse impacts on the water environment, species or habitats in accordance with DM36 Biodiversity. The Blue Ribbon Network is formed from the Thames, the canal network, other tributaries, rivers and streams within London and London's open water spaces such as docks, reservoirs and lakes. The Blue Ribbon Network provides corridors for both wildlife and recreation and more detailed policies are included in the London Plan. The London Rivers Action Plan (LRAP)[64] aims to promote river restoration across London through the enhancement of riverside parks and green spaces. Enhancement measures such as naturalisation and deculverting are valuable for the management of nature conservation and flood risk of waterways. Wider regeneration objectives can be met through the enhancement of the quality and amenity value of the water environment. To ensure this is achieved, the Council will consult the Environment Agency so that adequate evaluation can be undertaken and statutory consents can be granted. It is preferable that Flood Defence Consent is attained after planning permission has been granted.

62 Thames Catchment Flood Management Plan, 2009
63 The EU Water Framework Directive: Integrated River Basin Management for Europe, 2000
64 London Rivers Action Plan: A Tool to Help Restore Rivers for People and Nature, 2009

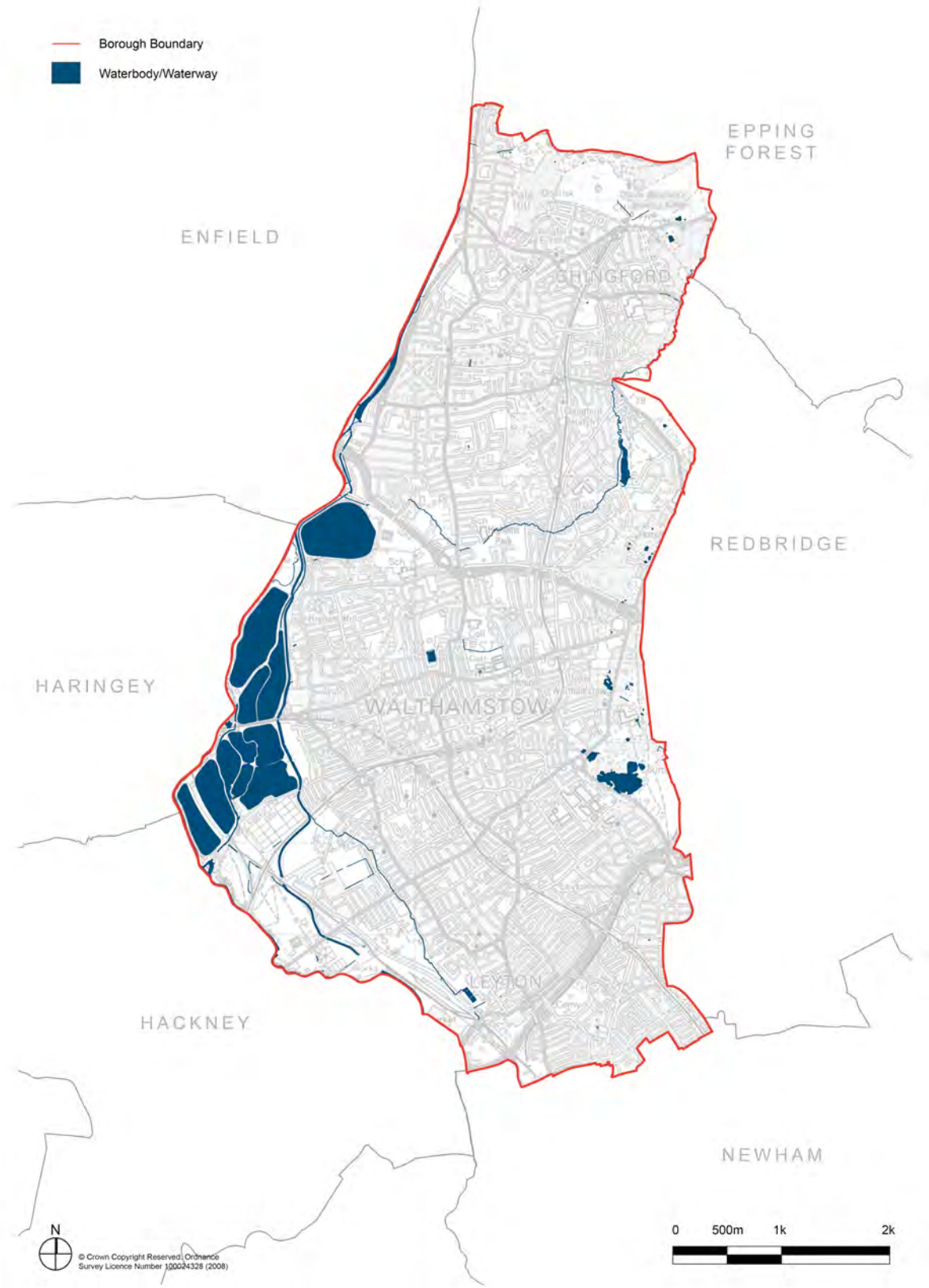


Figure 36.2 Waterways in Waltham Forest

36.17 One of the key defining characteristics of the Borough is the presence of the River Lee and the Lee Valley Regional Park. Water quality and water resource management have direct impacts on the public's ability to enjoy the Park's leisure, sporting and nature conservation facilities and sites. Water is intrinsic to many of the Park's nationally and internationally recognised sites, such as Lee Valley Special Protection Area (SPA) and RAMSAR site [(65)]. The Park is also host to the Walthamstow Reservoirs and Marshes, the Waterworks attraction on Lea Bridge Road, along with boating activities on the River Lee and its Navigation.

36.18 The land adjacent to waterways contributes to the green infrastructure network and is valuable for sport and recreation as well as acting as a flood defence. In order to prevent disturbance on species and habitats, development should be set back from the waters edge to allow sunlight to penetrate and to provide space for riparian habitats to thrive. These buffer zones also serve to alleviate flood risk and provide areas for recreation, maintenance and flood defence works. Buffer zones should be of at least 8m for main rivers and 5m for ordinary watercourses.

36.19 Waterways also provide a unique setting for buildings and the uses which occupy them. As such, design solutions should derive inspiration from the water environment and complement the physical context in relation to visual appearance and scale. Buildings and the space around them should be of high design quality,

65 Following the Convention on Wetlands of International Importance held in Ramsar in 1971

taking into account the requirements set out in the Urban Design SPD. Tall and large scale buildings proximate to watercourses can cause harm to species and habitats due to an increase in shading and artificial light. Due to this, development proposals should respect the character and ecological integrity of the natural environment; and, where negative effects cannot be avoided, they should be dealt with in accordance with DM36 Biodiversity.

36.20 Rivers have been degraded in certain locations by previous development, such as at Dagenham Brook. There may be future redevelopment opportunities adjacent to waterways that do not compromise wildlife, flood relief or amenity use and these will be encouraged where they act as a catalyst for attractive regeneration or deliver enhancement works. Waterways are also valuable for freight transport, providing key routes through London. It is therefore important that such use is not inhibited and increased. The Council is keen to increase public access to waterways for recreation but this should be balanced with the need to prevent undue disturbance on sensitive species and habitats. This is particularly relevant with the Walthamstow Wetlands project where the aspiration is to establish better access to nature, enhance heritage assets and foster connectivity with other open spaces including the Olympic Park.

Implementation

36.21 Additional guidance will be provided in the Area Action Plans and the emerging Sustainability and Climate Change SPD. The Council will work in conjunction with a range of organisations to ensure that water resources are managed in an efficient and sustainable way. The key partners involved will be the Council, the Environment Agency, Thames Water and the Emergency Services. Thames Water manages the water and sewerage network for Waltham Forest and the Environment Agency is responsible for main rivers.

36.22 In relation to flood risk, development proposals should be assessed with due consideration of:

- National Planning Policy Framework (2012) and technical guidance
  The London Plan
  The North London Strategic Flood Risk Assessment (SFRA) Level 1
  London Borough of Waltham Forest Strategic Flood Risk Assessment Level 2

36.23 The recent Flood and Water Management Act (2010) creates new responsibilities for local authorities. As a result, the Council will work in unison with internal and external departments to minimise flood risk and provide defence and mitigation measures as necessary. The recent legislation establishes a SuDS Approving Body (SAB) which will have responsibility for the approval of drainage systems in new developments and redevelopments, subject to exemptions and thresholds. Eventually, the SAB will also be responsible for adopting and maintaining SuDS serving more than one property and Highway Authorities will maintain SuDS in public roads. Planning applications and SuDS applications should be submitted to the Council together, with the latter then forwarded onto the SAB. Drain London

are responsible for the production of the Surface Water Management Plan (SWMP) and the Preliminary Flood Risk Assessment on behalf of all London Boroughs, and the Council will support its work.

36.24 Joint working will be necessary between the Council and Thames Water to ensure that development proposals discharge into the sewer network in a manner deemed suitable by Thames Water and that proposed development is accounted for as part of any planned infrastructure improvement works. Developers are responsible for referring to the Surface Water Management Plan once available; and in the meantime, should consult Thames Water on surface water disposal issues.

36.25 It is important to recognise that development and regeneration can be beneficial in providing the opportunity to manage flood risk[(66)]. Financial contributions will be vital and will be sought in line with DM37 Working with Partners and Infrastructure. These contributions will be sought in order to supply adequate clean water, sewerage infrastructure and providing and maintaining necessary flood defences, particularly for developments on areas of floodplain. As well as providing flood defence measures in new developments where necessary, financial contributions will additionally be sought for retrofitting measures in areas of identified as at risk from flooding.

66 Thames Catchment Flood Management Plan, 2009

37 Policy DM36 - Biodiversity and Geodiversity

Strategic Objective 6

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

Introduction

37.1 Biodiversity refers to the diversity of life on Earth and includes plants, animals, micro-organisms and bacteria. Spaces recognised for their importance to biodiversity are recognised at the international, national, regional and local levels. An important distinction to make is between the value of open spaces generally and open spaces of biodiversity importance. This policy will focus on the latter whereas DM13 refers to open spaces more broadly.

37.2 Waltham Forest contains one of the highest percentages of priority species and habitats in London. The Borough supports one of the only two RAMSAR sites [(67)] in London as well as a Special Protection Area (SPA) and a Special Area for Conservation (SAC) (See Schedules 24 to 26 and the Policies Map). Climate change is threatening established habitats which in turn heightens the risk of extinction of many species. At the same time, the natural environment serves a valuable purpose in mitigating against the negative effects by minimising flood risk, reducing the heat island effect and absorbing carbon dioxide. Consequently, the biodiversity of open spaces and watercourses is major concern for the Borough as reinforced in the Waltham Forest and London Biodiversity Action Plans (BAPs).

Policy DM36

Biodiversity

A) Development proposals will not normally be granted planning permission where they pose adverse direct or indirect effects on a Site of Importance for Nature Conservation (SINC) (See Schedules 14 to16 and the Policies Map) or to protected or priority species. However, in an exceptional situation whereby a development creates an adverse impact on a Site of Importance for Nature Conservation or important species is permitted, financial or on-site contributions will be necessary to compensate for such impacts.

67 Following the Convention on Wetlands of International Importance held in Ramsar in 1971

B) Where there are existing biodiversity resources on-site or in the vicinity of a development site, the developer must submit an assessment with the planning application to outline the value of this resource, along with measures to retain, restore and enhance where appropriate.

C) Where appropriate, development proposals must provide measures to support species and habitats through the use of landscaping on or adjacent to buildings. This may involve the inclusion of living roofs and walls or other measures which provide space for species to nest, roost or hibernate.

D) Where vacant or derelict land is awaiting redevelopment and has some value for nature conservation, the Council will expect it to be protected on a temporary basis.

E) Development proposals will be expected to improve sensitive public access to areas of nature conservation, especially in areas of deficiency.

F) Development proposals should protect, enhance and extend the network of Green Corridors where possible.

G) An arboricultural report must be submitted at the planning application stage where a development proposal will impact on trees. The loss or damage of trees should be avoided where possible; and where this cannot be achieved, mitigation and compensation measures should be outlined and implemented.

Geodiversity

(H) Development proposals which would cause harm to a designated site with geodiversity value will not be permitted unless any damaging impacts can be prevented by appropriate mitigation measures.

(I) Development proposals which would affect a designated site with geodiversity value should seek to retain, restore and enhance the geological interest where possible.

Justification

37.3 National policy outlines the approach for dealing with negative effects on areas recognised as important for biodiversity. Protecting habitats alone cannot ensure that species will not be threatened. Protected species are defined as plants and animals which have been assigned legal protection and priority species are defined in the Waltham Forest, London and UK BAPs. Many sites of importance for their biodiversity value are present in Epping Forest and the Lea Valley. Important biodiversity and green infrastructure assets as is found in these areas act as the foundation for any future enhancements to the green infrastructure of the Borough. The Council awards stringent protection to the RAMSAR site [(68)], Special Protection Area, Special Area for Conservation and SSSIs in the Borough (see Schedules 13

68 Following the Convention on Wetlands of International Importance held in Ramsar in 1971

and 24 to 26, and the Policies Map) for which there is a statutory requirement to consult Natural England. Sites of Metropolitan, Borough or Local Importance for Nature Conservation and Green Corridors are also priorities for protection, enhancement and management.

37.4 Where a development proposal provides benefits which significantly outweighs the importance of nature conservation the Council may require conditions and/or financial contributions for mitigation or compensation. This may be required in order to provide a means of replacement, improved access or for securing the future and management of a site. Nonetheless, the recovery or relocation of habitats should only occur as a last resort with a preference for the protection, enhancement of existing habitats wherever possible. Where damage is likely to occur to protected species, conditions and/or financial contributions may relate to reducing disturbance and improving habitats. The Council acknowledges that certain essential maintenance works are necessary. For example, many areas alongside railway lines in the Borough are recognised for nature conservation value but need to be accessed for maintenance works by the transport provider. In such cases, the Council will expect the requirements for mitigation and compensation to be met in accordance with this policy.

37.5 Waltham Forest is host to many spaces of biodiversity significance that require a high level of protection, enhancement and management. When assessing planning applications, it is important to consider the effect on species and their significance, abundance, rate of decline or degree of threat in order to ensure that the merits of the scheme outweigh the negative effects. Where there may be effects to existing biodiversity resources on-site or in the vicinity an adequate assessment will be critical to determine the impact on protected or priority species. This assessment must be submitted with a planning application and show the value of the resource and ways in which this will be retained, restored and enhanced where appropriate. This is particularly relevant in order to establish and enhance links between areas of nature conservation importance, for instance, between Epping Forest and other wooded areas (e.g. Larks Wood) in the Borough.

37.6 It is very important to protect, enhance and manage species, sites and habitats in the Borough, especially in areas undergoing significant change or where there are deficiencies in access. This is so that negative effects can be minimised and access can be sensitively managed. The Biodiversity Action Plans (BAPs) for the Borough, London and the UK identify habitats of importance and development proposals should take these into account and contribute towards achieving the associated targets. Development proposals can achieve this by supporting species and habitats through the use of landscaping on or adjacent to buildings. This may include the incorporation of living roofs and walls or spaces for species to nest, roost or hibernate. This is especially important in order to protect species or mitigate against any unavoidable loss, such as at brownfield sites. As well as providing a valuable habitat, landscaping serves to reduce the urban heat island effect created by climate change. In accordance with the Climate Change Strategy, climate change tolerant species and/or native species are preferable in landscaping schemes.

37.7 Vacant and derelict land can often develop into valuable areas for nature conservation, and if managed appropriately can provide significant amenity value such as the 'Orphan Sites' projects run by the Council to return neglected land to active uses (e.g. community gardens and play areas) with biodiversity enhancement where possible. It is therefore important that such land is protected on a permanent basis. Spaces rich in biodiversity are also valued for their recreational qualities and the opportunities they create in allowing the community to experience nature. Evidence shows that green spaces with high biodiversity value encourage people to take more exercise[(69)]. Due to this, development proposals should not reduce people's enjoyment of or access to natural areas. However, in Waltham Forest there are disparities in access to areas of nature conservation with central and southern areas having more limited access.

37.8 Whilst improving access to areas of nature conservation has wider health benefits, it is important to manage the detrimental effects from increased access. For instance, there is tourism potential at a number of locations, such as the Walthamstow Reservoirs, but this requires sensitive management and cross-boundary working with a range of partners to ensure that mitigation measures are in place.

69 London Plan Implementation Report, Improving Londoners' Access to Nature, 2008

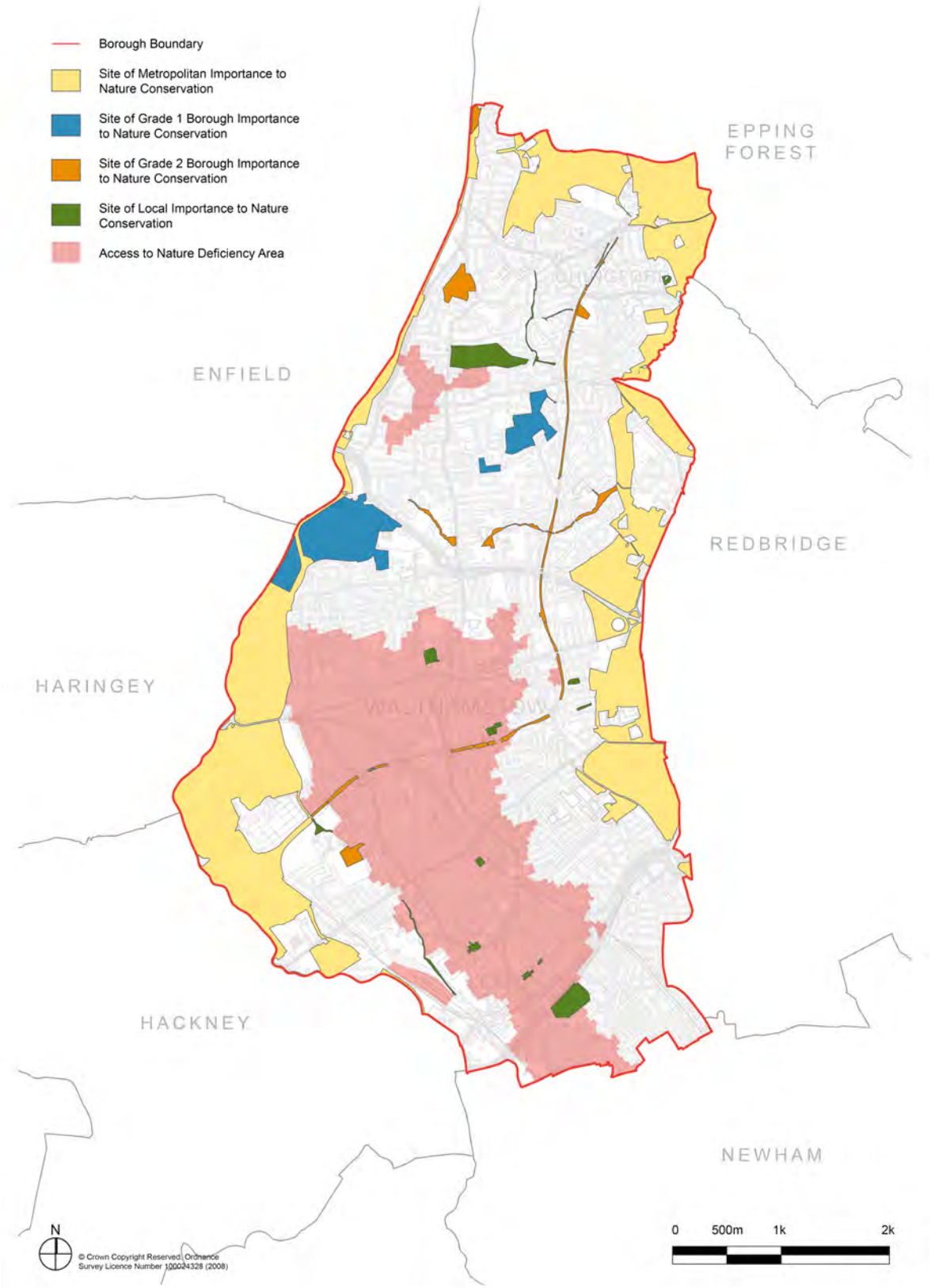


Figure 37.1 Hierarchy of Sites and Access to Nature

37.9 Green Corridors are the relatively continuous areas of open spaces or water that provide an extension to the habitats that they connect. Green Corridors are shown on the Policies Map. They may be found in a variety of settings, for instance, road and rail routes and waterways. As articulated in the Core Strategy, it is vital to protect and strengthen the network of Green Corridors in the Borough and to support measures to improve the links to Green Corridors in neighbouring Boroughs and Districts. A way in which this can be implemented is through landscaping and the careful siting and design of buildings.

37.10 The loss or damage of trees should be avoided where possible in the interest of amenity, habitat and privacy. Arboricultural reports are a useful assessment tool where there is likely to be an impact on trees. Existing trees are important for biodiversity value and contribution to the character of an area, particularly for veteran trees and ancient woodland. Ancient woodland is recognised and protected as Sites of Importance to Nature Conservation. The Council will continue to preserve trees where appropriate through Tree Preservation Orders (TPOs) and in the specific provisions for trees in Conservation Areas. In appropriate locations, and on Council or non-Council owned land, the Council will require the planting of suitable tree species in accordance with the Waltham Forest Tree Strategy. Financial contributions can be used for the planting of trees on or off site and consideration of the scale and nature of the development should be given.

Justification for Geodiversity

37.11 Geodiversity is concerned with both the natural and human aspects of landscape, but is primarily focused on the rocks, sediments, soils, the landscape topography and the processes that act on the landscape. It is a fundamental natural resource. All raw materials that cannot be grown and all energy that cannot be generated by renewables have to be won from the Earth's crust.

37.12 Geodiversity is also a key factor in our cultural identity. The geodiversity of any area is an equally important part of its natural heritage as its biodiversity. Conservation, sustainable management, educational use and interpretation of geodiversity are thus as important as that of biodiversity or archaeology.

37.13 National policy requires sites with geological conservation interests to be protected. The London Plan 2011 stipulates that development proposals should give locally important geological sites the level of protection commensurate with their importance. Implementation guidance is further set out by the GLA in the Green Infrastructure and Open Environments: London's Foundations - Protecting the Geodiversity of the Capital Supplementary Planning Guidance (SPG) (GLA 2012). In accordance with this SPG, while there are no national/regional sites with geological importance in Waltham Forest, the Council could potentially identify one Locally Important Geological Site (LIGS) in the Borough as below:

Site No.	Site Name	Aggregate site	Site Area (ha)	Geodiversity Value	Stratigraphy	Other Designations
GLA 5	Chingford Hatch (Larks Wood)	No	17.87	4 (Small exposures with reasonable access for local community)	Woodford Gravel Formation, Pleistoncene	Metropolitan Open Land Site of Grade 1 Importance to Nature Conservation Site of Enhancement of Biodiversity/Habitat

37.14 Recognising the value of preserving/enhancing geodiversity and the detailed site-specific study[70] contained in the GLA's SPG, the above site will be designated as a Locally Important Geological Site (see Schedule 30 and the Policies Map) with effect from the date of adoption of this DPD.

37.15 To monitor geodiversity in Waltham Forest, an indicator regarding number of LIGS in the Borough will be added to the Annual Monitoring Report (AMR) with a target of no planning permission for development proposals which would cause harm to a designated site with geodiversity value. Updated information and enhancement works will be reported in the AMR.

Implementation

37.16 Planning applications should be assessed with their conformity to this policy as well as the Biodiversity Action Plans for the UK, London and the Borough. Planning applications which are likely to have a significant negative impact on the SPA, SAC or RAMSAR sites in the Borough must undertake an Appropriate Assessment. Proposals adjacent to or within the Lee Valley Regional Park should additionally have regard for the Park Plan and Development Framework. The Site Specific Allocations and Area Action Plan DPDs will be used to promote areas and projects which aim to promote and enhance biodiversity in the Borough. These documents will also provide more comprehensive guidance on specific development requirements.

37.17 The Council will seek to protect and enhance biodiversity and geodiversity through new development proposals. Developer contributions will be sought where appropriate, especially where deficiencies in access to nature have been identified or in areas proximate to sites for the enhancement or creation of habitats (see Schedules 13 to16, 24 to 26, 28 to 29 and the Policies Map). Financial contributions, derived from either an adopted tariff and/or planning obligations, will be sought in conformity with DM37 Working with Partners and Infrastructure.

70 See Geodiversity Audit for the site in the SPG

38 Policy DM37 - Working with Partners and Infrastructure

Strategic Objective 1

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

Introduction

38.1 Development Management Policy 37 states that the Council will use planning obligations where appropriate alongside other suitable funding mechanisms to support the delivery of infrastructure, facilities and services to meet needs generated by development and mitigate the impact of development.

38.2 Planning obligations are agreed between the Local Planning Authority and developers in the context of granting planning permission, to mitigate, to compensate and to prescribe matters relating to the proposed development.

38.3 On 15th January 2012, Parliament brought into force section 70(2)(b) of the Town and Country Planning Act 1990 as amended by section 143 of the Localism Act 2011. This now requires planning decision makers to take account of local financial considerations "so far as" material to the planning application.

38.4 The Council will use planning obligations in appropriate circumstances and in accordance with the NPPF (paragraphs 203 to 205), to influence the nature of a development or mitigate or compensate for its potential affects. Where existing and planned provision of infrastructure, facilities and services are inadequate to meet the needs generated by a proposal, the Council will negotiate planning obligations to secure measures to meet those needs.

38.5 Planning obligations can help to contribute to the success of a development and achieve our aims for a site, its local area and the borough as a whole. They can enhance the quality of a development and enable proposals to go ahead that would otherwise be refused. Planning obligations will only be sought where it is not possible to deal with the matter through the imposition of a condition on a planning permission. The items sought through a planning obligation will vary depending on the development scheme and its location.

38.6 In considering planning obligations, we will take into account the range of benefits a development provides. Pooled contributions will be used when the combined impact of a number of schemes creates the need for infrastructure or works, although such pooling will only take place within the restrictions of the Community Infrastructure Levy Regulations 2010.

38.7 The Community Infrastructure Levy (CIL) Regulations 2010 enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure. Section 70(1) of the Town and Country Planning Act 1990 (as amended) entitles the local planning authority (and on appeal the Secretary of State) to grant planning permission on application to it.

38.8 The Council's Planning Obligations Supplementary Planning Document (SPD) (2008) sets out the Council's expectations for developers in the making contributions to Planning Obligations.

Policy DM 37

Working with Partners and Infrastructure

Planning Obligations and Community Infrastructure Levy

(A) Where necessary, the Council will seek a planning obligation in order to facilitate development. The Council will ensure that all new developments within the Borough are served by adequate physical and social infrastructure and that such development is implemented with the provision of infrastructure and the mitigation of any environmental impacts.

(B) The Council will negotiate planning obligations in relation to proposed development. These may be delivered in kind or through financial contributions.

(C) Phasing and pooling of contributions may be necessary. The Council may pool contributions relating to significant infrastructure i.e. transport, education and health. Any pooling of contributions, including the calculation of planning contribution requirements or a tariff will be determined through either the Council Planning Obligations Supplementary Planning Document on planning contributions or through the Community Infrastructure Levy (CIL) charging schedule.

(D) The Council will take into account the contribution that land use swaps, housing credits and off-site contributions can make, through mixed use development, especially to sustain strategically important clusters of commercial activities.

(E) Viability matters are referred to in the Community Infrastructure Levy (CIL) Regulations 2010.

(F) The Planning Obligations or Community Infrastructure Levy include:

- Affordable Housing;
- Education;
- Employment, Training and Enterprise;

- Regeneration;
- Transport and Highway;
- Environment and Outdoor Recreation;
- Health and Community Safety;
- Community and Cultural Facilities;
- Air Quality and Recycling;
- Climate Change and Sustainability; and
- Land Use Swaps, Housing Credits and Off-Site Contributions.

Justification

Planning Obligations

38.9 The London Plan (2011) states that development proposals should address strategic as well as local priorities in planning obligations. Affordable housing and public transport should be given priority. Other planning obligations include contributions towards tackling climate change, learning and skills, criminal justice facilities and health facilities and services.

38.10 Local Plan should set out a clear framework for negotiations on planning obligations in Local Plan Documents having regard to central Government policy and guidance and local and strategic considerations to the effect that:

1. it will be a material consideration whether a development makes an appropriate contribution or other provision (or some combination thereof) towards meeting the requirements made necessary by, and related to, the proposed development;
2. negotiations should seek a contribution towards the full cost of all such provision that is fairly and reasonably related in scale and kind to the proposed development and its impact on a wider area.

38.11 Planning obligations are an important aspect of major planning applications. Their use balances the impacts of development. Planning applications should be considered on their merits and determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. In circumstances where a planning objection to a proposal cannot be overcome by the imposition of conditions, it may be appropriate to enter into a planning obligation with the applicant. Such obligations shall fairly and reasonable relate in scale and kind to the development proposed.

38.12 Other important priority uses of Planning Obligations funding that generally apply across London are measures to mitigate adaptation to climate change, the improvement of learning and skills, improved health care and child care facilities.

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

Community Infrastructure Levy (CIL)

38.14 The Community Infrastructure Levy (CIL) was introduced in April 2010 under Planning Act 2008. It is a new levy, which allows local authorities in England and Wales to fund infrastructure by charging on new developments, based on the size and type of the new developments in their area. The CIL can be used to support growth, by paying for a wide range of infrastructure that is needed as a result of new development. Local authorities have to adopt a local CIL by April 2014.

38.15 The 'Section 106' process (Town & Country Planning Act 1990) will still exist after April 2014, will be limited, and remain for 'on-site infrastructure provision, such as affordable housing, training and jobs and access to the local highway network. However CIL will cover aspects required for 'off-site provision' of infrastructure that is of benefit to the wider community, such as community facilities, leisure centres, schools, parks and health facilities. Details of viability issues are covered in the Community Infrastructure Levy Regulations (2010).

38.16 Where development outside the Borough would have significant implications within Waltham Forest, the Council will discuss with the adjacent Local Planning Authority and other organisations the mitigation of unacceptable effects through a Planning Obligation.

Mayoral CIL

38.17 The Mayor of London has formally submitted his proposed Community Infrastructure Levy (CIL) Charging Schedule. The Mayoral CIL came into force from 1 April 2012 and estimated to raise £300 million towards the delivery of Crossrail.

38.18 The Mayor has proposed that the London Borough of Waltham Forest (LBWF) is appropriate for the third band of the proposed charging zone, which requires a £20 per square metre charge on net additional increase in floorspace of all developments (with some exceptions) equal or over 100 square metres, or involve creating one dwelling even where this is below 100 square metres.

Waltham Forest Borough CIL

38.19 The Planning Obligations Supplementary Planning Document (2008) also opens the way for a more strategic tariff-based approach in our key regeneration areas. The Council has consulted on the first of these for the Blackhorse Lane area and intends to extend the approach to other key regeneration areas (such as the Area Action Plan areas) in due course. The Council is in the process of reviewing

our existing evidence base for preparatory work on the Waltham Forest Borough CIL. We are undertaking viability tests to ensure that the Borough CIL will not unduly prevent development coming forward.

38.20 The Council would consult stakeholders including local businesses and neighbouring authorities regarding our proposed charging schedule. It is planned to submit the proposed charging schedule to the Secretary of State in Spring 2013. The proposed charging schedule would be assessed by an Inspector before the Council formally adopts it.

Compulsory Purchase

38.21 Compulsory purchase powers are recognised as an important tool for effective and efficient urban regeneration, as they provide a means of assembling the land needed to deliver social and economic change and infrastructure.

Picture 38.1 Olympic Legacy

Working with Partners

Public Sector

38.22 The Council is working closely with organisations such as London Legacy Development Corporation (LLDC), Homes and Community Agency (HCA), Greater London Authority (GLA), Transport for London (TfL), Her Majesty's Court Service (HMCS), Olympic Delivery Authority (ODA), London Development Agency (LDA), Network Rail, Environment Agency, Thames Water and others, to promote Waltham Forest as a place to invest, to coordinate our activities, and to work together to develop and deliver major programmes of development and investment.

38.23 Partnership work includes:

- Working with the GLA in developing Blackhorse Lane and Walthamstow Town Centre Plans, Blackhorse Lane is recognised as an area for development and intensification in the London Plan 2011;
  The LDA has funded master plans for Walthamstow Town Centre and the Northern Olympic Fringe (NOF), and is supporting the design, planning and development of the Blackhorse Lane Station Hub site;
  TfL is funding and supporting a programme of bus service improvements around Walthamstow and the 'Olympic Links' ;
  Working with the Lee Valley Regional Park Authority to improve access and links to the Olympic Park;
  Explore the potential to work in partnership with HCA to develop long term investment approaches at site opportunity locations, sites will be identified in the Area Action Plans (AAPs) and the Site Allocation Development Plan Document;
  Working with London Legacy Development Corporation (LLDC) and Olympic Delivery Authority (ODA) to realise the S106 and other benefits of Olympic development;
  Working with our partners in the North London Strategic Alliance to consider and review the potential for sharing best practice and resources where appropriate;
  A new delivery structure for the Upper Lee Valley, and engaging with Newham Council and London Thames Gateway Development Corporation (LTGDC) on the Northern Olympic Fringe (NOF) planning process;
  Working in partnership with other Olympic Host boroughs to develop and maximise opportunities to achieve long term regeneration outcomes from the Olympic investment.

Private and Third Sector

38.24 The Council is putting in place and developing a range of activities and approaches to help better attract and engage with the private sector, and to encourage private investment into the Borough and major projects. The activities include:

Continuing to develop business partnership structure which has played a pivotal role in developing the Enterprise and Employment Strategy;
Developing engagement mechanisms for Housing Associations and Developers;
Enhancing our planning advice and discussions service to help meet our strategic objectives;
Engaging key developers and landowners through workshops and discussion around major regeneration sites.

Implementation

38.25 The Council will seek to work with partners such as London Legacy Development Corporation (LLDC), Homes and Community Agency (HCA), Greater London Authority (GLA), Transport for London (TfL), Her Majesty's Court Service

(HMCS), Olympic Delivery Authority (ODA), London Development Agency (LDA), Network Rail, Environment Agency, Thames Water, land owners, developers and others, to seek appropriate planning obligations to secure adequate infrastructure for proposed development.

38.26 The Council may choose to achieve this through adopting the Community Infrastructure Levy (CIL) charging schedule in the future and through the use of the Council Planning Obligations Supplementary Planning Document.

38.27 The Council will seek to work with appropriate partners to realise the Planning Obligations and other benefits of the Olympic development and investment.

39 Policy DM38 Telecommunications

Strategic Objective 4

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

Introduction

39.1 The policy below relates to telecommunications development and will include: radio masts and towers, antennas of all kinds (e.g. satellite, terrestrial), radio equipment housing, public call boxes, cabinets poles and overhead wires.

Policy DM 38

Telecommunications

Telecommunications development should be sited and designed in such a way that any adverse effect on the surrounding area is minimised. Careful consideration should be given to the form of the structure, its siting, colour, materials, and associated landscaping.

With regard to applications for telecommunication installations, the Council will need to be satisfied that:

A) the applicant has supplied details of their need for the installation together with relevant technical and operational constraints;

B) the applicant has supplied evidence of their evaluation of all the options for providing the required coverage, including mast and site sharing;

C) the applicant has certified that the development will operate within the international (International Commission on Non-Ionizing Radiation Protection - ICNIRP) guidelines for public exposure; and

D) all installations do not detract from the character of the surrounding area and where attached to a building are sited so as to minimise their effect on the external appearance of the building.

Justification

39.2 High quality communications infrastructure is essential for sustainable growth. In accordance with National Policy, local planning authorities should aim to keep the numbers of radio and telecommunication masts and the the sites for such installations to a minimum consistent with the efficient operation of the network.

39.3 Not all telecommunications development is subject to planning control. Any telecommunications equipment which is installed on the inside of a building or structure or is installed on the outside of a building or structure in a manner that does not materially alter its external appearance, would not come within the definition of development contained in the Planning Act. In such a case planning permission is not required. Part 24 of the Town and Country Planning (General Permitted Development Order)(Amendment) (England) Order 2001 gives planning permission to some works by Telecommunication Code Systems Operators for the installation, alteration or replacement of telecommunication masts and antennae so they are not subject to any scrutiny by the Local Planning Authority, and requires operators to secure a Prior Approval for others whereby the Local Planning Authority has control over the siting and appearance of the development. More substantial proposals (including free-standing structures more than 15m high) require the submission of a full planning application.

Figure 39.1 Mobile Phone Mast

39.4 It is important that an operator has properly evaluated all options for providing the required coverage. Mast or site sharing can be important as a means to limiting visual intrusion. National Policy aims to keep the number of masts to a minimum consistent with the efficient operation of a telecommunications system. Existing base station sites should be considered for sharing. The Radio Communications Agency has a website with details of the location of existing base station sites at http://www.sitefinder.ofcom.org.uk/. This should be consulted to ensure that existing sites are considered for sharing by different operators. Existing buildings, electricity

pylons and a variety of other tall structures should also be considered before it is proposed to install a new mast. The operator is required by the above policy to supply details of the evaluation of alternative methods of providing the required coverage.

39.5 Design should be carefully considered so as to keep the visual impact of the development to a minimum. Design solutions might relate to the form of structure, to colour and to materials. Masts can be designed to look like trees or street furniture or can be designed into the fabric of a building. It would generally be appropriate for different forms of camouflage options to be looked at in endeavouring to minimise impact.

39.6 Care should be taken particularly with freestanding masts outside the built up area to ensure that they, as far as possible, blend in with the natural landscape. Masts and associated equipment as well as underground cable, service routes and means of enclosure should be designed such that there is minimal loss or damage to trees and other forms of natural vegetation. Additional planting can be provided to screen equipment and soften the overall impact of some installations.

39.7 National policy regarding telecommunications states that local planning authorities must determine applications on planning grounds and should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets with International Commission guidelines.

39.8 When determining planning applications for telecommunications development, the Council will take account of National Policy and any relevant government guidance. Applications should be supported by the necessary evidence[71]. This should include the outcome of consultations with organisations with an interest in the proposed development. It is necessary for the operator to certify with their application that when operational the installation will meet the ICNIRP guidelines, which are international guidelines on limiting public exposure to radio waves.

71 See paragraphs 42-46 of the National Planning Policy Framework

40 Policy DM39 - Minerals

Strategic Objective 5

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

Introduction

40.1 As a mineral planning authority, the Council is required to plan for and manage mineral extraction. The strategic policy context for mineral working is set out in the London Plan. There are no current mineral workings in Borough. This policy therefore will guide proposals for mineral working, associated storage, handling and processing facilities as may come forward during the plan period.

40.2 Minerals are an important resource. They make an essential contribution to the regional economy by meeting industry's need for raw materials, creating employment opportunities. However the extraction process can often be disruptive and have significant environmental impact. Whilst acknowledging that minerals can only be worked where they are found, the Council recognises that mineral working must be reconciled with care for the environment particularly in relation to the natural and built heritage, and communities living nearby.

Policy 39

When considering applications for gravel extraction or other mineral working, associated storage, handling and processing facilities, the Council will seek to ensure that the environment, public amenity and safety concerns are safeguarded by requiring that all of the following criteria are met:

A) there is no significant adverse effect on the built environment including heritage assets, sites of archaeological significance and the amenity of residential properties;

B) there is no significant adverse effect on the natural environment including biodiversity or geodiversity sites;

C) there is no adverse effect on safety and amenity from vehicular traffic;

D) there is no adverse effect on public safety or on ground and surface waters;

E) there are firm, satisfactory restoration and after use proposals;

F) there are no long term adverse effects on the landscape and the environment generally, and any short term effects are minimised;

G) there will be no significantly increased risk of flooding;

H) there is no significant adverse effect on any recreational open space or recreational facilities;

I) the development would not jeopardise proposals for improved recreational facilities as set out in the Lee Valley Regional Park Plan.

40.3 The Council recognises a continuing high demand in London for aggregates, particularly sand and gravel. It accepts that where there are no overriding objections on environmental, public safety and amenity, or traffic grounds, reserves within London should be permitted for working so that a contribution is made towards meeting the capital's own demands for construction aggregates.

40.4 Mineral working can have significant and widespread effects on public safety and amenity. It can also have a major effect on the environment, particularly in areas which are important for nature conservation and geodiversity. Accordingly, proposals will also be considered against Policy DM36. One of the most noticeable effects on the amenity and safety of local residents is the effect of the heavy lorry movements associated not only with the mineral extraction but also subsequent filling. In some circumstances it may be feasible for minerals to be transported away from a site by barge and this may be an acceptable alternative to the use of heavy lorries. Noise from mineral working and associated activities is an additional environmental nuisance.

40.5 The Council will expect all applications for the extraction of minerals to include a detailed scheme for the progressive restoration of the land and the after-use of the site. In appropriate cases, the Council will use legal agreements to secure the satisfactory restoration and management of mineral sites.

Picture 40.1 Olympic Legacy

41 Policy DM40 - Lee Valley Regional Park

Strategic Objective 6

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

Introduction

41.1 Lee Valley Regional Park is a valuable resource that can greatly enhance the setting of new developments and improve the quality of life of the wider community. The Regional Park is statutorily designated for leisure, recreation, sport and nature conservation. Covering an area of 10,000 acres (4,000ha) it extends for 26 miles broadly following the River Lee from Ware in Hertfordshire down through Essex, and North London to the River Thames. The Park is defined by its openness, heritage rich landscape and world class facilities. This provides the context for a diverse range of habitats and a variety of leisure facilities that create a continuous inter-related open area for leisure and recreation extending to the Queen Elizabeth Olympic Park and the Thames to the south. The Lee Valley Regional Park offers access to nature, leisure and recreation for local residents and workers and can support the Council's Community Strategy targets focused on health and education.

41.2 The Council will support and work with the Regional Park Authority to deliver the Park Plan 2000 and the Park Development Framework, once adopted. The Council supports the overall aims of the Park Development Framework which seek to protect and enhance biodiversity, sporting and recreation resources of the Regional Park. The emerging Area Action Plans for the Northern Olympic Fringe and Blackhorse Lane areas cover parts of the Lee Valley Regional Park within Waltham Forest. Accordingly, these planning documents provide the opportunity for taking forward the adopted and emerging proposals from the Park Development Framework.

41.3 The Council will continue to support and work with the Regional Park Authority and other stakeholders to deliver the Park Plan 2000 and Park Development Framework proposals where these improve leisure and sporting opportunities for local residents, enhance access to open space and nature and help expand educational and volunteering activities.

Policy DM 40

Lee Valley Regional Park

The Council supports the Lee Valley Regional Park Authority's (LVRPA) Park Development Framework (PDF) adopted Proposals Schedule for the area of the Park from Ruckholt Road to Coppermill Lane. These will be treated as a material consideration in the determination of planning applications in this area. In summary the current proposals address:

a. Low Hall and St James's Park - enhancing the quality and safety of existing pedestrian and cycle routes into the Park.

b. Walthamstow Marsh and Coppermills Fields - strengthening landscape quality in the north at Coppermill Fields and along the eastern edge of the area.

c. Lea Bridge Road Area - enhancing the visitor facilities at the Waterworks Centre and Nature Reserve as a regionally significant access to nature destination;

d. Coppermill Lane - improving accessibility at Coppermill Railway and High Bridge Road.

e. Lea Bridge Road - co-ordinating public transport provision for visitors directly into the Park.

f. Lee Valley Pathway - maintaining and enhancing the route of the Pathway for walkers and cyclists.

g. Black Path - improving the existing path networks around the facilities on Lea Bridge Road.

Once the Authority adopts other proposals within the Park affecting areas which form part of the Borough will be treated as a material consideration when applications for planning permission are considered.

Lee Valley Regional Park PDF

41.4 The Lee Valley Regional Park Authority is a statutory authority created by the Lee Valley Regional Park Act 1966 (the Park Act). It has a statutory responsibility to either provide directly or work with partners to provide facilities for sport, recreation, leisure, entertainment and nature conservation throughout the Park. Section 14 (1) of the Park Act requires the Authority to prepare a plan setting out proposals for the future management and development of the Regional Park and riparian planning authorities such as Waltham Forest are required to include those parts of the plan affecting their area within their own relevant planning strategies and policies (Section

14(2) (a)) although inclusion does not infer that the planning authority necessarily agrees with them (Section 14 (2) (b)). Both the Park Plan 2000 and the Park Development Framework are relevant in terms of Section 14 (2) of the Park Act and are formal statements of the Authority's position in respect of development within the Regional Park.

41.5 Further, sections 14 (subsections 4-7) of the Park Act requires local planning authorities to consult with the Authority on applications for planning permission which they consider could affect the Park. Section 14 (subsections 8-9) allows the Authority to refer the decisions of the riparian authorities to the Secretary of State if it is considered by the Authority that the decision taken materially conflicts with the proposals of the Authority for the development of the Park.

41.6 During 2011 the Lee Valley Regional Park Authority has developed and consulted on detailed proposals for an area of the Park that corresponds largely to the area covered by the NOF. The proposals are scheduled to be adopted in the future. Details of the proposals include:

- Low Hall & St James's Park

  Enhance the quality and safety of existing pedestrian and cycle routes into the Park from the east
  Establish links to heritage assets outside the Park such as the Walthamstow Pump House Museum to strengthen leisure interest in the area
  Work in partnership to create new habitat margins around the Low Hall sports ground and safeguard existing ecological value at Low Hall Farm Flood Meadow
  Support the enhancement and management of other sites of ecological value and potential including Low Hall woodland, the Dagenham Brook corridor.

b. Walthamstow Marsh and Coppermills Fields

  Safeguard the openness of this area and enhance existing route networks to maintain the established link between clusters of facilities at Springfield Park and Marina, Lea Bridge Road and beyond to the Queen Elizabeth Olympic Park.
  Protect, restore and manage the mix of floodplain grassland and fen and small open water areas within Walthamstow Marsh Nature Reserve and SSSI to enhance its ecological value.
  Protect and promote the history of the Marsh and associated heritage features.

c. Lea Bridge Road Area

  Enhancement of existing visitor facilities at the Waterworks Centre and a broadening of visitor facilities including visitor accommodation at the Ice Centre and Riding Centre.
  Improvement of the quality and accessibility of walking and cycling routes into the Park from Clapton Station with the provision of clear directional signage.

- The enhancement and maintenance of a network of all weather shared use paths between visitor facilities open spaces, and the strategic routes; the Lee Valley Pathway and Lee Valley Walk.
  Enhance and restore habitats within the Essex Filter Beds.

d. Coppermill Lane

Improve Coppermill Lane as a secondary entry point to the Park focused on pedestrian and cycle access - in particular focusing on accessibility improvements at Coppermill railway viaduct and High bridge over the River Lea and measures to improve the landscape corridor along Coppermill Stream

e. Lea Bridge Road

Significantly improve the quality of Lea Bridge Road as a focus for entry to and activity within the Park by;
Enhancing existing pedestrian and cycle paths adjacent to the Road and across the Navigation and Flood Relief Channel;
Implementing a co-ordinated landscape treatment for the road frontage

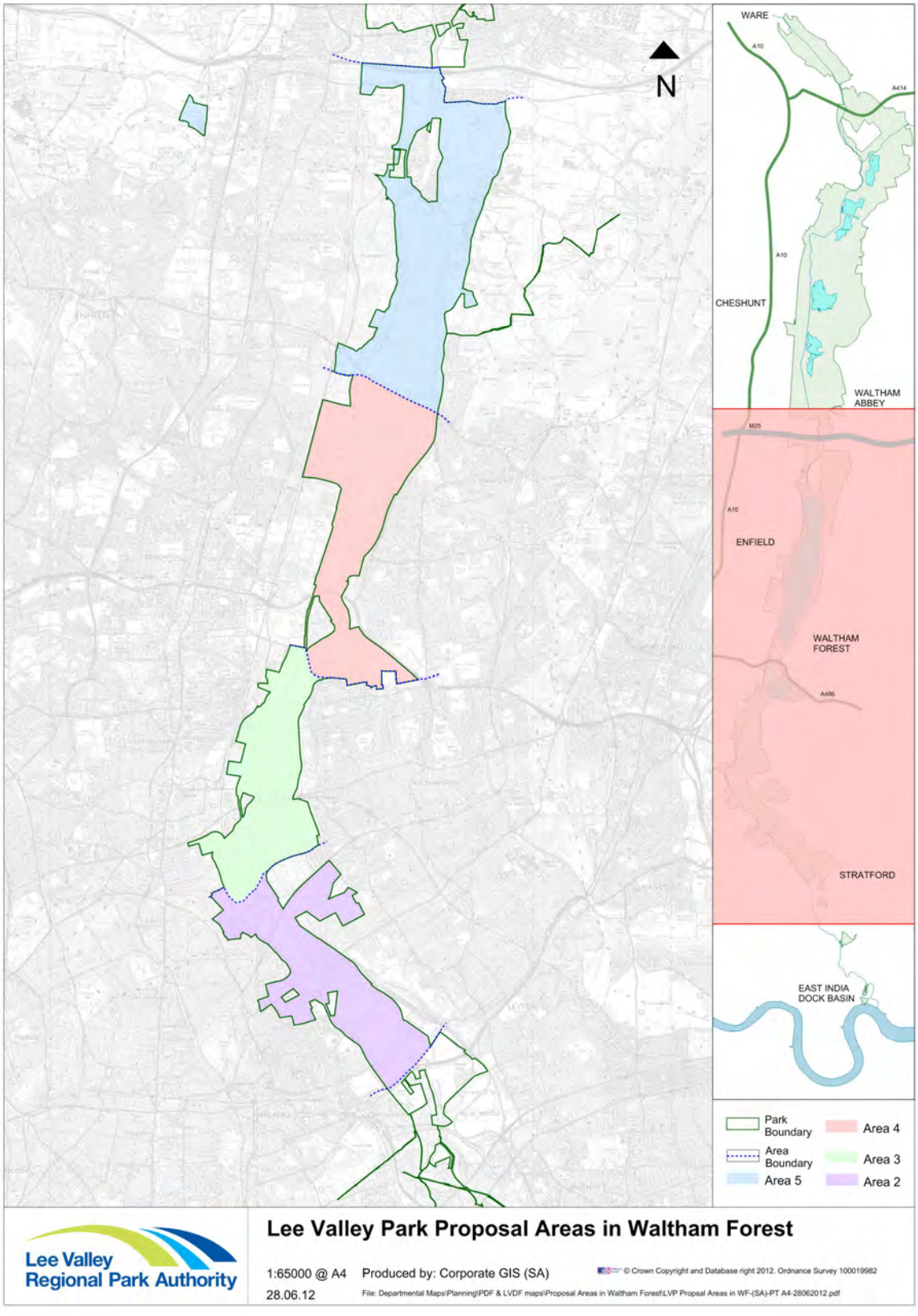
f. Lee Valley Pathway

Maintain and enhance the route of the Pathway for walkers and cyclists as part of the strategic route through the Park.
Create and enhance the key entrance points onto the route at Coppermill Lane, Lea Bridge Road and Homerton Road.

g. Black Path

Entry into the Park along the approximate route of the Black Path to be established in the north east and south west.
A route across the Park between Waltham Forest and Hackney will be maintained using existing path networks around the facilities on Lea Bridge Road.

41.7 Full details of the Lee Valley Regional Park Authority's adopted proposals for this area can be found at www.leevalleypark.org.uk/parkframework/home/



42 Policy DM41 - Planning Enforcement

Strategic Objective 13

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

Introduction

42.1 Effective enforcement is important as a means of maintaining public confidence in the planning system. The National Planning Policy Framework, published on 27th March 2012 sets out in paragraph 207 that a Local Planning Authority should act proportionately to suspected breaches of planning control. Sometimes unauthorised development takes place in breach of planning and related controls. Although legislation imposes no duty on the Council to utilise its enforcement powers in respect of breaches of planning controls, the Council is nevertheless committed to taking enforcement action where necessary.

42.2 In considering any enforcement action, the decisive issue for the Council should be whether the breach of control would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest.

Planning Enforcement

A) The Council will act proportionately to suspected breaches of planning control;

B) Where it is considered expedient, the Council will take all necessary appropriate action to secure compliance with planning, and related controls, utilising its powers under the Town and Country Planning Act 1990 (as amended) to ensure compliance with the policies set out in this Plan; and

C)The Council will seek to prosecute those who fail to comply with any statutory planning enforcement notice and use the Proceeds of Crime Act 2002 in appropriate cases to recover money if there has been significant financial benefit from the failure to comply.

Justification

42.3 In assessing the need for enforcement action, the Council is aware that it is not an offence to carry out development without first obtaining any planning permission required for it. As section 73A of the 1990 Act specifically provides that a grant of planning permission may relate to development carried out before the date of the application.

42.4 While it is clearly unsatisfactory for anyone to carry out development without first obtaining the required planning permission, an enforcement notice should not normally be issued solely to "regularise" development which is acceptable on its planning merits, but for which permission has not been sought.

42.5 In some cases it may be possible to negotiate with a landowner to cease the development or land use in question, or to undertake such development or use in an acceptable way. Where it is the opinion of the Council that planning permission would normally have been granted for a particular development which does not currently have the necessary permission, it is generally expedient to request the submission of a planning application. Failure to lodge such a planning application, when invited to do so, may lead to Formal Action being taken.

42.6 In some instances it may not be expedient to take enforcement action because the development does not cause any demonstrable harm and accords with the policies in this Plan. However, the Council recognises the need to apply the policies of this Plan consistently and effectively and will not hesitate to use its legal powers when it is considered appropriate.

42.7 Enforcement action should always be commensurate with the breach of planning control to which it relates (for example, it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to amenity in the locality of the site)

42.8 Where the Council's initial attempt to persuade the owner or occupier of the site voluntarily to remedy the harmful effects of unauthorised development fails, negotiations should not be allowed to hamper or delay whatever formal enforcement action may be required to make the development acceptable on planning grounds, or to compel it to stop.

42.9 The Council will formulate a Local Enforcement Plan which will seek to manage enforcement proactively, in a way that is appropriate to the borough. A draft of this policy can be found at: http://www.walthamforest.gov.uk /documents/planning-enforcement-policy.pdf.

42.10 This Plan will set out how the Council will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.

43 Policy DM42 - Epping Forest

Epping Forest

Strategic Objective 6

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

Introduction

43.1 Epping Forest as a Site of Nature Conservation Importance in the borough is not controlled by the Council but by the Corporation of London as the Conservators of Epping Forest. The Council will encourage the controlling organization to prepare and review management plans for such land under their control. In order to monitor the effectiveness of its nature conservation policies and management plans, the Council will maintain up to date information on Site of Nature Conservation Importance in the Borough wherever possible. This information will be available to the public except where the sensitivity of the site or species therein necessitates its being kept confidential.

Epping Forest

A) The Council will resist development which endangers the integrity of the Green Corridor of Epping Forest and will promote the conservation and enhancement of such features;

B) Where appropriate, the Council will seek to improve facilities for visitors at Epping Forest as a Site of Nature Conservation Importance. Access will be restricted where the conservation of nature may be adversely affected by disturbance.

C) The Council supports Epping Forest in its efforts to increase its range and quality of leisure and amenity provision available to local residents, subject to their general compliance with the policies of this plan. Especially the Council supports Epping Forest's long term management objectives as follows:

1. To preserve and protect the physical and biological integrity of the Forest as a unique public open space;

2. To ensure the sustainable use of the Forest for the recreation and enjoyment of the public;

3. To protect and to prolong the life of all the veteran trees and pollards of the Forest and to ensure new generations of trees are promoted to provide successors of equivalent wildlife value;

4. To maintain the ancient, semi-natural woodland in a favourable condition;

5. To restore and thereafter maintain the Forest plains, meadows, other grasslands and heaths in a favourable condition;

6. To enhance and thereafter maintain the network of Forest ponds, bogs, streams, ditches and their banks in a favourable condition;

7. To protect and maintain the condition of sites of historic and landscape importance, in particular Wanstead Park, Ambresbury Banks, Loughton Camp and the Purlieu Bank;

8. To enhance the wildlife value, increase the structural diversity and thereafter maintain in a favourable condition the Forest's secondary woodland and scrub, scrub-grass mosaics, glades, slades, rides, Green Lanes and road verges;

9. To encourage the educational use of the Forest by the widest possible range of people; and

10. To promote scientific monitoring and research with the aim of establishing the Forest as a nationally-recognised centre for ecological/nature conservation research.

Justification

Conservation of Green Corridors

43.2 Epping Forest as a Green corridor is a linear unbroken or near-continuous area of open space that helps to maintain wildlife habitats and which are essential for the preservation and enhancement of biodiversity. The Council will examine the impact of development proposals (including extensions to gardens), to ensure that the integrity of the corridor is not destroyed or impaired. It will also ensure that new development within or adjacent to the corridor, contributes to their effectiveness wherever possible through appropriate siting/design of buildings and landscaping measures.

43.3 Epping Forest on the eastern side of the borough is a superb Green Corridor. It extends from the countryside in the north right into the heart of London. Therefore, it is an almost unbroken strip of woodland, scrub and grassland. This area is protected by the European Habitats Directive, Acts of Parliament as well as Metropolitan Green Belt/Open Land Designation.

43.4 Epping Forest provides wildlife habitats and retreats, and acts as valuable conduits for the movement of plants and animals between different habitats which they require for their survival. Many of the open spaces in Waltham Forest, together

with small areas of land that link them, function as Green Corridors. This web of interconnected open spaces can provide opportunities for informal recreation such as walking. When finances are available, the Council will seek where appropriate and not to the detriment of visual amenity, to establish a network of signposted and way marked walks along these corridors in order to provide linkages to larger areas of open space. All the sites in the borough which have been identified by the London Ecology Unit as of Metropolitan Importance for nature conservation can be found in the green corridor.

Using Open Spaces for Informal Recreation

43.5 Some parts of Epping Forest, such as Wanstead Flats and the Hollow Ponds area are close to heavily populated built-up areas of the borough, some of which are deficient in open space. Those parts of the Forest are intensively used and meet some of the local open space needs of local people.

43.6 Other parts of the Forest in the north of the borough are much more difficult for people to visit, particularly if they do not have access to a private car. As a result, these areas are used much less intensively.

43.7 The Council will continue to support the Conservators of Epping Forest in their efforts to improve facilities in the Forest. In particular, it will encourage them to manage those parts of the Forest which are intensively used in order to improve facilities for local people. However, it is important that any improvements to facilities such as better car parks and children's play areas, are very carefully designed and located so as not to spoil the natural aspect of the Forest or any features of nature conservation value.

44 Monitoring

44.1 Following a Plan-Monitor-Manage approach, the Council will have an effective monitoring framework in place to measure the effectiveness and delivery of the Development Management Policies DPD. This will include identifying any unintended and unforeseen consequences. We will identify any objectives, policies and targets that are not being met/delivered and will recommend action to rectify the situation. We will publish this work in an Annual Monitoring Report (AMR) on the Council's website every year for public scrutiny.

44.2 Recent changes to the requirements for monitoring under the Localism Act have further allowed local authorities to shape how they use this valuable tool. It is a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. Councils are now responsible for their own performance management and are accountable to the public.

44.3 Statutorily, under Section 35 of the Planning and Compulsory Purchase Act 2004, each year the Council must produce an Annual Monitoring Report to assess the implementation of the Local Plan and the extent to which policies in Local Development Documents are being achieved. Under Regulation 34 of the Town and Country Planning (Local Planning)(England) Regulations 2012, the AMR must contain the following:

- the title and timetable of the local plans or supplementary planning documents in Waltham Forest's Local Development Scheme
  The stage of plan preparation, reasons for any plan preparation behind the timetable, a statement of adoption/approval of any plans;
  Identifying any unimplemented policies with reasons in a statement and steps to take to secure implementation of the unimplemented policies
  Annual numbers regarding net additional dwellings or net additional affordable housing;
  Details of neighbourhood development orders and neighbourhood plans
  Information on the Community Infrastructure Levy under Regulation 62 of the Community Infrastructure Levy Regulations 2010
  Details of any joint action taken with other local planning authorities
  Providing any up-to-date information for monitoring purposes.

44.4 The diagram below outlines the proposed structure for our AMR.

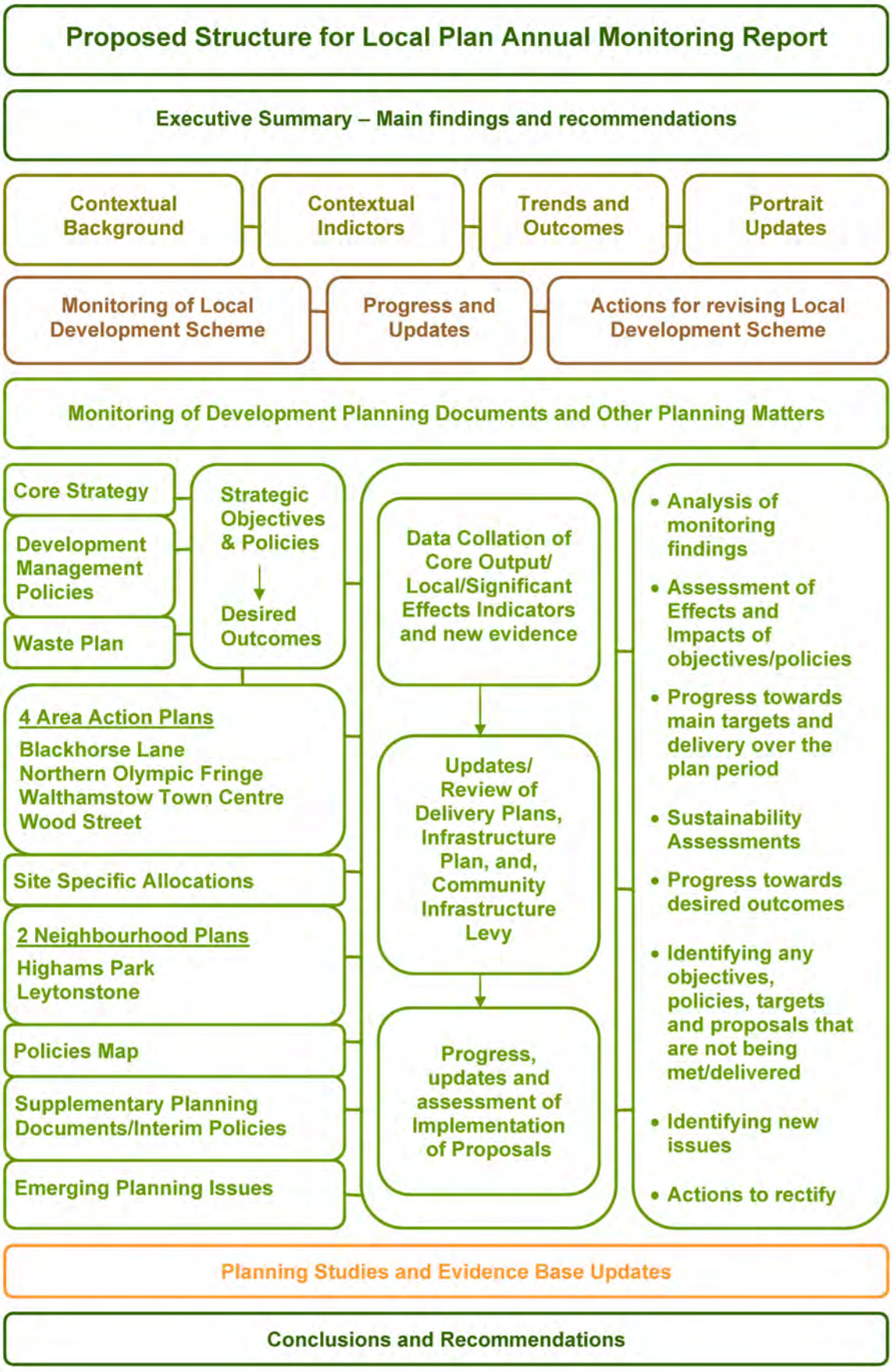


Figure 44.1 AMR Structure

44.5 While the Annual Monitoring Report is the principal tool for monitoring all Development Plan Documents, strategies and policies are also informed or monitored by other management/monitoring tools such as the Borough's performance systems and various studies and surveys.

44.6 The indicators for monitoring the Development Management Policies DPD have already been identified under the monitoring table of the Core Strategy. Where necessary, new indicators will be created and obsolete ones will be deleted to meet changing circumstances. Reasons for changes include:

- unmeasurable indicators due to lack of data;
  different indicators suggested by consultation responses;
  changes to national policies, the Sustainable Community Strategy and Council's priorities;
  indicators no longer in the Council's performance dashboards;
  better targets and indicators suggested by new studies/sustainability appraisals.

44.7 Monitoring work is resource intensive and time-consuming as it involves desk-top analysis and survey work. The Council will manage the resources available in the most effective way.

Figure 44.2 Velopark

Appendix 1 - UDP Saved Policies Replaced

Waltham Forest UDP saved policies to be replaced

Regulation 13(5) of the Town and Country Planning (Local Development) (England) Regulations 2004 states that where a DPD contains a policy that is intended to supersede another policy, it must state that fact and identify the superseded policy. The following table sets out those UDP policies that will be superseded by new policies within the Development Management Policies as well as identifying those that will be retained until superseded by other LDF documents.

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
Part 1			
STRATEGIC POLICY SP1	The Environment	CS2, CS5	DM7, DM8, DM11, DM12
STRATEGIC POLICY SP2	Urban Design	CS2	DM7, DM8
STRATEGIC POLICY SP3	Transport Impact	CS7	DM14
STRATEGIC POLICY SP4	Integrated Transport	CS7	DM14, DM15, DM16
STRATEGIC POLICY SP5	Highway Schemes	CS7	DM14, DM15, DM16
STRATEGIC POLICY SP6	Public Transport, Cyclists and Pedestrians	CS7	DM15, DM16
STRATEGIC POLICY SP7	Retention of Employment Land	CS8	DM19, DM20, DM21
STRATEGIC POLICY SP8	New Employment or Mixed Use Developments	CS8	DM20, DM21
STRATEGIC POLICY SP9	Skilled Local Labour Force	CS10	DM22

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
STRATEGIC POLICY SP10	Shopping Centre Hierarchy	CS14	
STRATEGIC POLICY SP11	Shopping Centres - Access, Convenience and Attractiveness	CS14	
STRATEGIC POLICY SP12	Housing	CS2	DM2, DM3
STRATEGIC POLICY SP13	Residential Development - High Standards of Design	CS2	DM7, DM8
STRATEGIC POLICY SP14	General Community Facilities		
STRATEGIC POLICY SP15	Leisure and Recreation Uses	CS13	
STRATEGIC POLICY SP16	Planning for Equality		
STRATEGIC POLICY SP17	Urban Regeneration	CS2	
STRATEGIC POLICY SP18	Planning Obligations		
STRATEGIC POLICY SP19	Monitoring and Review		
Part 2			
Economy Industry and Commerce			
POLICY INB1	Strategic Employment Areas/Borough Employment Areas	CS8	DM19, DM20
POLICY INB2	Local Employment Areas	CS8	DM20, DM21

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY INB3	Non-zoned Employment Uses	CS8	DM21
POLICY INB4	Environmental Improvements	CS8	DM19, DM20, DM21
POLICY INB5	Improvement of Access at Sutherland Road	N/A	N/A
POLICY INB6	Lee Valley Regeneration Corridor/Mixed Use Regeneration Areas	CS1, CS8	DM1, DM20, DM21
POLICY INB7	Sites Not Currently in Employment Use	CS8	DM21
POLICY INB8	Reuse of Redundant Offices	CS8	DM21
POLICY INB9	Homeworking/Working from Home		DM21
POLICY INB10	Live-work Units		DM21
POLICY INB11	Units for Small Businesses	CS8	DM20, DM21
POLICY INB12	Railway Arches	CS8	DM21
POLICY INB13	Training Needs	CS10	DM22
POLICY INB14	Workplace Nurseries	CS8	DM20
POLICY INB15	Development of Hotels	CS11	DM23
Housing			
POLICY HSG1	New Developments Identified Sites	CS2	DM2
POLICY HSG3	Proposals Involving a Loss of Residential Accommodation	CS2	DM2

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY HSG4	Mixed Use Schemes - The Urban Renaissance	CS2	DM7, DM8
POLICY HSG5	Redevelopment of Redundant or Underused Land and Buildings for Housing	CS2	DM2
POLICY HSG6	Affordable Housing Target From All Sources	CS2	DM3
POLICY HSG8	Housing Quality	CS2, CS13	DM7, DM8
POLICY HSG9	Size of Units	CS2	DM5, DM7, DM6
POLICY HSG10	Housing for Disabled People	CS2	DM8
POLICY HSG11	Housing for People Requiring an Element of Care	CS2	DM10
POLICY HSG13	Hostels and Other Temporary Accommodation	CS2	DM10
Town Centres Retailing and Leisure			
POLICY TRL1	Hierarchy of Centres	CS14	
POLICY TRL2	Development in Borough Centres	CS14	DM23
POLICY TRL3	Out-of-Centre Developments		DM27
POLICY TRL4	Regeneration of Town Centres	CS1	
POLICY TRL5	Primary Shopping Frontages		DM26

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY TRL6	Secondary Shopping Frontages		DM26
POLICY TRL7	Proposals Outside Primary and Secondary Frontages		DM26
POLICY TRL8	Neighbourhood Centres		DM26
POLICY TRL9	Local Retail Parades		DM26
POLICY TRL10	Proposals Outside Designated Centres and Retail Parades		DM26
POLICY TRL11	Safeguarding Amenity and Townscape Character		DM26
POLICY TRL12	Hot Food Takeaways, Restaurants and Night Economy Uses	CS13	DM26, DM28
POLICY TRL13	Housing in Designated Centres	CS14	
POLICY TRL14	Retail Facilities in Petrol Filling Stations		
POLICY TRL15	Facilities for Shoppers		
POLICY TRL16	Arts, Culture and Entertainment Facilities	CS11	DM23
POLICY TRL17	Indoor Leisure and Recreation	CS13	DM24
POLICY TRL18	Outdoor Markets		DM26
General Community Services			

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY GCS1	Provision of community sites and buildings		
POLICY GCS2	Retention of facilities and creation/ improvement of facilities as part of mixed use schemes		
POLICY GCS3	Provision of health care sites and buildings	CS13	DM24
POLICY GCS4	Proposed alternative use of existing health care facilities	CS13	DM24
POLICY GCS5	Provision of primary health care	CS13	DM24
POLICY GCS6	Standards of accommodation in educational facilities		
POLICY GCS7	Provision of mobile classrooms		
POLICY GCS8	Re-use of redundant education sites/buildings		
POLICY GCS9	Liaison with public authorities and monitoring of land holdings		
Transport			
POLICY TSP1	Public Transport - general	CS8	DM14, DM15
POLICY TSP2	Buses	CS8	DM14, DM15

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY TSP3	Safeguarding the Crossrail 2 Railway Line	CS8	
POLICY TSP4	Pedestrians and Disabled People	CS8	DM15
POLICY TSP5	Cycling	CS8, CS13	DM15
POLICY TSP6	Access considerations	CS8	
POLICY TSP7	Car Free/Reduced Car Owning Residential Developments	CS8	DM17
POLICY TSP8	Town Centre Transport Policy	CS8	DM14, DM15
POLICY TSP9	Developments with Significant Transport Implications	CS8	DM14
POLICY TSP10	Minimising damage by Heavy Goods Vehicles	CS8	DM14, DM16, DM17
POLICY TSP11	Criteria for assessing new road schemes or alterations	CS8	DM15, DM16
POLICY TSP12	Orient Way		
POLICY TSP13	Environmental improvements relating to TLRN Roads		
POLICY TSP14	Main Road Network	CS8	DM14, DM15, DM16
POLICY TSP15	Minor Roads	CS8	DM14, DM15, DM16
POLICY TSP16	Traffic Management	CS8	DM16
POLICY TSP17	Parking	CS8	DM17

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
Open Environment			
POLICY ENV1	Urban Open Space	CS6	DM13
POLICY ENV2	Boundary of the Green Belt	Proposals Map	
POLICY ENV3	Development in the Green Belt	Covered by PPG2	
POLICY ENV4	Uses within Metropolitan Open Land	Covered by the London Plan	
POLICY ENV5	Development in Metropolitan Open Land	CS6	DM13
POLICY ENV6	Protected Species/Biodiversity	CS6	DM36
POLICY ENV7	Principal Sites of Nature Conservation Importance	Terminology has been superseded	DM36
POLICY ENV8	Sites of Local Nature Conservation Importance (including Local Nature Reserves)	Terminology has been superseded	DM36
POLICY ENV9	Brownfield sites of ecological importance	CS6	DM36
POLICY ENV10	Facilities for visitors	CS11	DM23
POLICY ENV11	Conservation of Green Corridors	CS6, CS13	DM36
POLICY ENV12	New Green Corridors	CS6, CS13	DM36
POLICY ENV13	Lee Valley Regional Park	CS6, CS11, CS13	DM13, DM23

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY ENV14	Parks	CS6, CS13	DM13
POLICY ENV15	Parks and Gardens of Local Historic Interest	CS6, CS13	DM13
POLICY ENV16	New Open Spaces	CS6, CS13	DM13
POLICY ENV17	Play Areas	CS6, CS13	DM13
POLICY ENV18	Allotments	CS6	DM13
POLICY ENV19	Walking	CS6, CS13	DM13
POLICY ENV20	Playing Fields	CS6, CS13	DM13
POLICY ENV21	Water-based recreation	CS6, CS11	DM23, DM35, DM36
POLICY ENV22	Trees	CS6	DM13
POLICY ENV23	Environmental Improvements to railway land	CS6	DM13
Built and Historic Environment			
POLICY BHE1	Urban Design	CS15	DM30
POLICY BHE2	Urban Design	CS15	DM30
POLICY BHE3	Impact on Neighbouring Properties		DM33
POLICY BHE4	Transport and Parking Implications	CS8	
POLICY BHE5	Access for All	CS15	DM31
POLICY BHE6	High Buildings	CS15	DM32
POLICY BHE7	Community Safety/Designing Out Crime	CS16	DM34
POLICY BHE8	Advertisements		DM30

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY BHE9	Lighting and Light Pollution	CS13	DM33
POLICY BHE10	Environmental Improvements	CS13	
POLICY BHE11	Environmental Improvements	CS13	
POLICY BHE12	Vacant Sites		
POLICY BHE13	Conservation Areas	CS12	DM29
POLICY BHE14	Statutorily Listed Buildings	CS12	DM29
POLICY BHE15	Locally Listed Buildings	CS12	DM29
POLICY BHE16	Other Buildings	CS12	DM29
POLICY BHE17	Archaeological Heritage	CS12	DM29
POLICY BHE18	Local Heritage	CS12	
Waste, Pollution, Minerals, Water and Energy			
POLICY WPM1	Waste Transfer Stations	CS7	
POLICY WPM2	Waste Management Sites and Household Waste and Recycling Centres	CS7	
POLICY WPM3	Reprovision of Household Waste and Recycling Centre	CS7	
POLICY WPM4	Land for Waste Disposal	CS7	
POLICY WPM5	Recycling	CS7	

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY WPM6	Development Causing Pollution	CS13	DM25
POLICY WPM7	Development on Contaminated Land	CS13	DM25
POLICY WPM8	Development involving Hazardous Products or Processes	CS13	DM25
POLICY WPM9	Air Quality	CS13	DM25
POLICY WPM10	Noise Pollution and Vibration	CS13	DM25
POLICY WPM11	Light Pollution	CS13	DM25
POLICY WPM12	Minerals		
POLICY WPM13	Mineral Reserves		
POLICY WPM14	Water Quality	CS13	DM24
POLICY WPM15	Protection of Surface Waters	CS5	DM35
POLICY WPM16	Works Affecting Watercourses	CS5	DM35
POLICY WPM17	Water Supply - Demand Management	CS5	DM35
POLICY WPM18	Flood Risk	CS5	DM35
POLICY WPM19	Surface Water Run-Off	CS5	DM35
POLICY WPM20	Energy Efficiency	CS5	DM11
POLICY WPM21	Renewable Energy	CS5	DM12
Planning Standards and Control			
POLICY PSC1	General considerations	CS2	DM8, DM34
POLICY PSC2	Amenity open space	CS2	DM7

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
POLICY PSC3	Privacy and overlooking	CS2	
POLICY PSC5	Extensions and alterations to dwellings	CS2	DM4
POLICY PSC6	Shopfront design		
POLICY PSC7	Shopfront security	CS11	DM34
POLICY PSC8	Street furniture		
POLICY PSC9	Telecommunications apparatus		
Appendices			
Appendix I	Car Parking Standards & Explanatory text		Appendix 4
Appendix 2	Cycle Parking Standards		
Schedules			
Schedule 1	Strategic Employment Areas SEA 1-9		
Schedule 2	Borough Employment Areas BEA 1-5 and BEA 7-19		
Schedule 3	Local Employment Areas LEA 1-6		
Schedule 4	Lee Valley Regeneration Corridor - All		
Schedule 5	Mixed Use Regeneration Areas MURA 1, MURA 4, MURA 6		

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
Schedule 6	Proposed Housing Sites H2-5, H9, H11-12, H14-15, H17-18, H29-30		
Schedule 7	Major Opportunity Sites MOS 1-3		
Schedule 9	Walthamstow Major Centre		Proposals Map/Schedule
Schedule 10	District Centres		Proposals Map/Schedule
Schedule 11	Primary Shopping Centres		Proposals Map/Schedule
Schedule 12	Secondary Shopping Centres		Proposals Map/Schedule
Schedule 13	Neighbourhood Centres		Proposals Map/Schedule
Schedule 14	Neighbourhood Retail Parades		Proposals Map/Schedule
Schedule 15	Local Retail Parades		Proposals Map/Schedule
Schedule 16	Site for Community Services Use		
Schedule 17	CrossRail2 Line Safeguarding		
Schedule 18	Temple Mills (former marshalling yard): safeguarding of land for rail or related use in connection with the Channel Tunnel Rail Link		

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
Schedule 19	Roads: Transport for London Road Network*		
Schedule 20	Main Road Network*		
Schedule 21	Metropolitan Open Land (M.O.L)		
Schedule 22	SSSI - Sites of Special Scientific Interest*		
Schedule 23	Principal Sites of Nature Conservation Importance		
Schedule 24	Sites of Local Nature Conservation Importance		
Schedule 25	Local Nature Reserves		Proposals Map/Schedule
Schedule 26	Lee Valley Regional Park Authority Proposals		
Schedule 27	Parks		Proposals Map/Schedule
Schedule 28	Parks and Gardens of Local Historic Interest		Proposals Map/Schedule
Schedule 29	Allotments		Proposals Map/Schedule
Schedule 30	Playing Fields		Proposals Map/Schedule
Schedule 31	Schedule Conservation Areas*		Proposals Map/Schedule
Schedule 32	Area of Special Character		Proposals Map/Schedule

UDP Saved policies	Policy Name	Policies to be superseded by Proposed Core Strategy	Policies to be superseded by Proposed Development Management Policies
Schedule 33	Buildings of Special Architectural or Historic Interest*		DM29, Appendix 5
Schedule 34	Buildings of Local Architectural or Historic Interest (Listed by Borough Council)		To be defined in new SPD on Locally Listed Buildings
Schedule 35	Buildings of Importance to the Character of Walthamstow Town Centre		Proposals Map/Schedule
Schedule 36	Archaeological Priority Zones		Proposals Map/Schedule

** Schedules comprising designations made outside the development plan process and*
not requiring explicit saving, but included in table for purposes of clarity.

Appendix 2 - Policies Map Changes

Further to the updates made by the adopted Core Strategy, it is proposed to make the changes as outlined in the following tables and shown on the Local Plan Policies Map accompanied with the Development Management Policies Proposed Submission (i.e. this document). The Local Plan Policies Map contains the changes made by the adopted Core Strategy and the changes proposed below. It will be further updated following the adoptions of other development plans including Area Action Plans, Site Specific Allocations and Neighbourhood Plans.

The tables below set out the changes to be made to the existing Unitary Development Plan Proposals Map 2006 (the UDP 2006).

Table A2.1 - New designations/proposals on the Local Plan Policies Map

Location	Land/Properties included
Blackhorse Lane Neighbourhood Centre and its Neighbourhood Retail Parade	This new neighbourhood centre will include the designation of the existing Blackhorse Lane Local Retail Parade and the frontage along Blackhorse Lane and Forest Road of Station Hub site as neighbourhood retail parades, which will be designated by the Blackhorse Lane Area Action Plan.
Hainault Road Local Retail Parade	47 to 67 Hainault Road to be designated as a new Local Retail Parade.
Lea Bridge Road West Local Retail Parade	169 to 207 Lea Bridge Road to be designated as a new Local Retail Parade.
Proposed Boundary for London Legacy Development Corporation	To indicate the proposed boundary for London Legacy Development Corporation around Temple Mills in Leyton
Walthamstow Wetlands Walk (indicative route only)	To show the indicative route of Walthamstow Wetlands Walk. The final route will be determined following detailed ecological surveys and assessment of impacts on wildlife habitats to ensure any negative impacts are avoided or mitigated.

Table A2.2 - Proposed Changes to the existing UDP Proposals Maps 2006	
Existing Designation	**Proposed Changes**
Economy, Industry and Commerce	
Mixed Use Regeneration Areas	Remove all designations of Mixed Use Regeneration Areas shown on the UDP 2006 as the relevant UDP Policy INB6 has been replaced by CS1 and CS8. Mixed Use Sites will be designated in the Area Action Plans and Site Specific Allocations DPD.
Housing Sites	Remove all designations of housing sites shown on the UDP 2006 as the relevant UDP policy HSG1 expired. Housing sites will be designated in the Area Action Plans and Site Specific Allocations DPD.
Major Opportunity Sites	Remove all designations of major opportunity sites shown on the UDP 2006 as the relevant UDP policy HSG4 has been replaced by CS2
Lee Valley Regeneration Corridor	The following correction should be made to Appendix 6 of the Core Strategy: replace the wording ' to be replaced by the preferred route of the lee Valley Pathway (to be implemented) as shown on Figure 38' with 'No change proposed'. Figure 38 in the Core Strategy should be removed.
Strategy Industrial Location (designated in the Core Strategy)	The boundary of Strategy Industrial Location at North Circular Road with map reference of SIL2 on Figures 20 and 36 in the Core Strategy should be rectified as shown on the Policies Map.
Town Centres, Retailing and Leisure	
Existing Designation	**Proposed Changes**
Walthamstow Major Centre	Currently no changes proposed but changes may be made in the Walthamstow Town Centre Area Action Plan.
North Chingford District Centre	No changes proposed.

Table A2.2 - Proposed Changes to the existing UDP Proposals Maps 2006	
Existing Designation	**Proposed Changes**
South Chingford District Centre	No changes proposed.
Highams Park District Centre	Extend the centre boundary to include 440-458 Larkshall Road and the area of land fronting Larkshall Road and Jubilee Avenue occupied by Tesco store and residential/commercial units at the rear.
Wood Street District Centre	No changes proposed. Further changes may be made in the Wood Street Area Action Plan.
Bakers Arms District Centre	No changes proposed.
Leytonstone District Centre	Change 20 -28 Kirkdale Road and 46 – 54 Church Lane from Secondary Frontages to Primary Frontages. Designate 28-34 Church Lane as Primary Frontage.
Leyton District Centre	Extend the centre boundary to include Leyton Underground Station. Further changes may be made in the Northern Olympic Fringe Area Action Plan.
Sewardstone Road Neighbourhood Centre and its Neighbourhood Retail Parade	No changes proposed.
Chingford Hatch Neighbourhood Centre and its Neighbourhood Retail Parade	Change the centre name to 'Hatch Lane'. Adjust the centre boundary to exclude Ashton Court (residential flats) and ex-Prince Wales P/H site (now a care home).
Chingford Mount Neighbourhood Centre and its Neighbourhood Retail Parade	Change the centre name to 'Chingford Mount Road'.
Forest Road Neighbourhood Centre and its Neighbourhood Retail Parade	No changes proposed.
Markhouse Corner Neighbourhood Centre and its Neighbourhood Retail Parade	No changes proposed. Further changes may be made in the Northern Olympic Fringe Area Action Plan.

Table A2.2 - Proposed Changes to the existing UDP Proposals Maps 2006	
Existing Designation	**Proposed Changes**
Francis Road Neighbourhood Centre and its Neighbourhood Retail Parade	Adjust the centre boundary to exclude the ex-police station, Nos. 195 to 213, 192-194 and Noor UI Islam Primary School.
Thatched House Neighbourhood Centre and its Neighbourhood Retail Parade	No changes proposed.
Hall Lane Local Retail Parade	No changes to the existing designation but the description of properties included should be changed from '281-301b' to '283 - 301b'.
Billet Road Local Retail Parade	Extend the designated parade to include 190, 192 and 210 Billet Road in the parade.
Chingford Road Local Retail Parade	Extend the designated parade to include No. 222 Chingford Road(a pub).
Carr Road Local Retail Parade	No changes proposed
Higham Hill Road Local Retail Parade	Remove the parade designation on 272 and 274 Higham Hill Road.
Blackhorse Lane Local Retail Parade	Extend the designated parade to include 67 - 75 Forest Road.
Bell Corner Local Retail Parade	Extend the designated parade to include 623 - 637 Forest Road.
Lea Bridge Road E10 Local Retail Parade	Change the parade name to ‘Whipps Cross Corner’ for better identification.
Queens Road Local Retail Parade	No changes proposed.
Grove Road Local Retail Parade	No changes proposed.
Markhouse Road Local Retail Parade	Remove the existing parade designation, as there are no clusters of essential A1 uses in the parade.

Table A2.2 - Proposed Changes to the existing UDP Proposals Maps 2006	
Existing Designation	**Proposed Changes**
Colworth Road Local Retail Parade	No changes proposed.
Vicarage Road Local Retail Parade	No changes proposed.
Grove Green Road Local Retail Parade	Extend the designated parade to include 344 Grove Green Road (a pub) and 2 to 8 Richmond Road
Church Road Local Retail Parade	Remove the existing parade designation, as the parade has no longer attracted A1 uses.
Leytonstone High Road Local Retail Parade	No changes proposed.
Leyton High Road Local Retail Parade	Extend the designated parade to include 98 to 102 and 106 to 116 in the parade.
Cann Hall Local Retail Parade	Adjust to exclude the C3 use at 110 Cann Hall Road and include the A1 use at 96 Cann Hall Road.
Orford Road Local Retail Parade	Extend the designated parade to include No. 19 Orford Road.
Community Services	
Education Facilities	Instead of showing on the Policies Map, it is considered more appropriate to indicate Areas of Need for education facilities in the Core Strategy as Figure 24.
Open Environment	
Lee Valley Pathway Corridor	Rename as the Proposed Route of the Lee Valley Pathway and indicate the completed sections of the route.
Gun Site Playing Field (UDP Map Ref. F20)	Removal of playing field designation, as successive planning permissions preclude future playing field use of the site. (Green belt designation to remain).

Table A2.3 - Map Reference Changes		
Location Name on the Local Plan Policies Map	Map Reference on the 2006 UDP Proposals Map	Map Reference on the Local Plan Policies Map
Walthamstow Major Centre	MC	MC
North Chingford District Centre	DC1	DC1
South Chingford District Centre	DC2	DC2
Highams Park District Centre	NC8	DC3
Wood Street District Centre	DC3	DC4
Bakers Arms District Centre	DC4	DC5
Leytonstone District Centre	DC5	DC6
Leyton District Centre	NC9	DC7
Sewardstone Road Neighbourhood Centre	NC1	NC1
Hatch Lane Neighbourhood Centre	NC2	NC2
Chingford Mount Road Neighbourhood Centre	NC3	NC3
Forest Road Neighbourhood Centre	NC4	NC4
Blackhorse Lane Neighbourhood Centre	-	NC5
Markhouse Corner Neighbourhood Centre	NC5	NC6
Francis Road Neighbourhood Centre	NC6	NC7
Thatched House Neighbourhood Centre	NC7	NC8
Sewardstone Road Neighbourhood Retail Parade	NRP1	NRP1
Hatch Lane Neighbourhood Retail Parade	NRP2	NRP2
Chingford Mount Road Neighbourhood Retail Parade	NRP3	NRP3

Table A2.3 - Map Reference Changes		
Location Name on the Local Plan Policies Map	Map Reference on the 2006 UDP Proposals Map	Map Reference on the Local Plan Policies Map
Forest Road Neighbourhood Retail Parade	NRP4	NRP4
Proposed Blackhorse Lane Neighbourhood Retail Parade to be designated in the Blackhorse Lane Area Action Plan	-	NRP5
Markhouse Corner Neighbourhood Retail Parade	NRP5	NRP6
Francis Road Neighbourhood Retail Parade	NRP6	NRP7
Thatched House Neighbourhood Retail Parade	NRP7	NRP8
Hall Lane Local Retail Parade	LRP1	LRP1
Billet Road Local Retail Parade	LRP2	LRP2
Chingford Road Local Retail Parade	LRP3	LRP3
Carr Road Local Retail Parade	LRP4	LRP4
Higham Hill Road Local Retail Parade	LRP5	LRP5
Blackhorse Lane Local Retail Parade	LRP6	LRP6
Bell Corner Local Retail Parade	LRP7	LRP7
Whipps Cross Corner Local Retail Parade	LRP8	LRP8
Queens Road Local Retail Parade	LRP9	LRP9
Grove Road Local Retail Parade	LRP10	LRP10
Orford Road Local Retail Parade	LRP19	LRP11

Table A2.3 - Map Reference Changes		
Location Name on the Local Plan Policies Map	Map Reference on the 2006 UDP Proposals Map	Map Reference on the Local Plan Policies Map
Colworth Road Local Retail Parade	LRP12	LRP12
Vicarage Road Local Retail Parade	LRP13	LRP13
Grove Green Road Local Retail Parade	LRP14	LRP14
Hainault Road Local Retail Parade	-	LRP15
Leytonstone High Road Local Retail Parade	LRP16	LRP16
Leyton High Road Local Retail Parade	LRP17	LRP17
Cann Hall Local Retail Parade	LRP18	LRP18
Lea Bridge Road West Local Retail Parade	-	LRP19

Appendix 3 - Key Evidence for Development Management Policies

Document	Produced by	Publication Date
Our Place in London - Waltham Forest Sustainable Community Strategy	Waltham Forest Council	2008
Waltham Forest Core Strategy Sustainability Appraisal	URS/ Scott Wilson	2010
Waltham Forest Habitats Regulations Assessment	URS/Scott Wilson	2010
Draft Replacement London Plan	Mayor of London	2009
Waltham Forest Annual Monitoring Report 2008/2009	London Borough of Waltham Forest	2009
Waltham Forest Strategy for Enterprise, Employment and Skills	Waltham Forest Council	Dec 2009
London Borough of Waltham Forest 2009 Employment Land Study	URS	Oct 2009
London Borough of Waltham Forest - Local Economic Assessment	Navigant Consulting	Dec 2010
Creative Industries Mapping Document 2001	DCMS	2001
The London Plan: Spatial Development Strategy for Greater London: Consultation Draft Replacement Plan	Mayor of London	Oct 2009
Strategic Regeneration Framework: An Olympic Legacy for the Host Boroughs	Greenwich, Hackney, Tower Hamlets, Newham and Waltham Forest Councils	Oct 2009
Taking Our Place in London: Waltham Forest's Culture Strategy 2010-2030	Waltham Forest Borough Council	2009
Annual Population Survey	Office for National Statistics	2009
Circular 05/05: Planning Obligations	ODPM	2005
Local Area Tourism Impact Model	London Development Agency	2009
The Good Practice Guide on Planning for Tourism	DCLG	2006
Planning Policy Statement 1: Delivering Sustainable Development	ODPM	2005

Document	Produced by	Publication Date
Planning Policy Statement 4: Planning for Sustainable Economic Growth	CLG	Dec 2009
Annual Public Health Report	Waltham Forest Primary Care Trust	2009/10
Connecting with London's Nature: The Mayor's Biodiversity Strategy	Mayor of London	2002
Green Infrastructure and Open Environments: London's Foundations: Protecting the Geodiversity of the Capital Supplementary Guidance	GLA	2012
Draft Olympic Legacy Supplementary Planning Guidance	GLA	2010
Draft Waltham Forest Biodiversity Action Plan	London Borough of Waltham Forest	2010
Draft Waltham Forest Open Space Strategy	London Borough of Waltham Forest	2010
Does Money Grow on Trees	CABE	2005
Draft Waltham Forest Tree Strategy	London Borough of Waltham Forest	2010
Future Health: Sustainable Places for Health and Well-being	CABE	2009
Olympic Park Biodiversity Action Plan	ODA	2008
London Plan Implementation Report: Improving Londoners' Access to Nature	GLA	2008
London Rivers Action Plan: A Tool to Help Restore Rivers for People and Nature	The River Restoration Centre	2009
The EU Water Framework Directive	European Commission	2000
Upper Lee Valley Landscape Strategy	Witherford Waston Mann	2010
Waltham Forest Climate Change Strategy	Waltham Forest LSP	2008
Waltham Forest Playing Pitch Strategy	PMP	2004
Waltham Forest Safety Net Strategic Assessment	Waltham Forest Borough Council	Oct 2009
Place Survey: England 2008	CLG	2008

Document	Produced by	Publication Date
Safer Places - The Planning System and Crime Prevention	ODPM	2004
Secured by Design	ACPO	2009
Waltham Forest Hot Food Take Away SPD	LB Waltham Forest	Mar 2009
Environmental Crime and Antisocial Behaviour Survey	Cello MRUK	Oct 2009
Waltham Forest Urban Design SPD	LB Waltham Forest	2010
Waltham Forest Strategic Infrastructure Plan: Social Infrastructure Needs Assessment	URS	2009
Waltham Forest Housing Strategy	LB Waltham Forest	2008
Waltham Forest Affordable Housing Viability Study	Fordham Research	2009
Waltham Forest High Density Housing Study	Urban Initiatives	2009
Draft Waltham Forest Strategic Housing and Market Assessment	ORS	2011
Waltham Forest Private Sector Stock Condition Survey	ORS	2011
Affordable Homes Programme (2011–15)	LB Waltham Forest	2011
Strategic priorities for the supply of Housing in Waltham Forest	LB Waltham Forest	2011
Waltham Forest Housing Land Availability Assessment	Entec	2008
Waltham Forest Retail and Leisure Study	Nathaniel Lichfield and Partners (NLP)	2009
A Review of Retail Frontages in Waltham Forest	LB Waltham Forest	2012
A Review of Retail Parades in Waltham Forest	LB Waltham Forest	2012
Strategic Housing Land Availability Assessment	GLA	2009
Waltham Forest Growth Area Programme of Development	LB Waltham Forest	2008

Document	Produced by	Publication Date
Waltham Forest Characterisation Study	Urban Practitioners	2009
Achieving the Building for Life Standard	CABE	2005
Public Realm Place Making Study	Waltham Forest	
Planning Policy Statement 3: Housing	CLG	2010
Circular 1/2006	CLG	2006
Designing Gypsy and Traveller Sites:Good Practise Guide	CLG	2008
Interim London Housing Design Guide	GLA	2010
London Housing Strategy	GLA	2010
East London Sub Region Strategic Housing Market Assessment	ORS	2009
Greater London Strategic Market Assessment	GLA	2008
North London Strategic Flood Risk Assessment	Mouchel	2008
Thames Catchment Flood Management Plan	Environment Agency	2009
Waltham Forest Climate Change Evidence Base	Urban Practitioners and URS	2009
Waltham Forest Local Strategic Partnership Climate Change Strategy	Waltham Forest	2008
Waltham Forest Carbon Footprinting Report	Carbon Descent (formerly SEA Renue)	2007
Waltham Forest Energy Strategy	AEA Energy and Environment	2008
2008 NI 186 data	DECC	2008
The Mayor's Draft Municipal Waste Management Strategy, London's Wasted Resource	Mayor of London	2010
North London Joint Waste Strategy 2004-2020	North London Waste Authority	2009

Document	Produced by	Publication Date
North London Waste Plan Preferred Options Report	North London Joint Waste Partnership	2009
Waste Strategy for England	DEFRA	2007
Mayor's Transport Strategy	Mayor of London	2010
Draft Electric Vehicle Infrastructure Strategy	Mayor of London	2009
North London - Developing a Sub-Regional Transport Plan – Interim report on Challenges and Opportunities	TfL	2010
Waltham Forest Cycle Action Plan	Waltham Forest	2006
Waltham Forest Local Implementation Plan (LIP) 2005/06- 2010/11	Waltham Forest	2005
Waltham Forest Strategic Infrastructure Plan - Transport Infrastructure Needs Assessment	URS	2009
Chingford to Stratford Appraisal	MVA Consultancy	2010
Better Streets	Mayor of London	2009
Planning Policy Guidance 13: Transport	CLG	
Guidance on Transport Assessments	DfT	2007
Transport Assessment Best Practice. Guidance Document	TfL	2010
Streetcar in Property Developments Waltham Forest		2010
Marmot Review - Fair Society, Health Lives		2010
Healthier Communities (Health Inequalities) Strategy, A Healthier, Fairer Waltham Forest	LB Waltham Forest	2010
Waltham Forest's Joint Needs Assessment	Waltham Forest PCT	2009 -11
Planning Policy Statement 23: Planning and Pollution Control	ODPM	2004
Watch Out For Health	HUDU	2009

Document	Produced by	Publication Date
Tackling Overcrowding in England	CLG	2007
Housing and Public Health: A Review of Reviews of Interventions for Improving Health	NICE	2005
Future Health: Sustainable Places for Health and Well-being	CABE	2009
Promoting and Creating Built and Natural Environments That Encourage and Support Physical Activity	NICE	2008
Consultation Paper on a New Planning Policy Statement: Planning for a Natural ans Healthy Environment	CLG	2010
The London Health Inequalities Strategy	GLA	2010
Public Realm Place Making Study	Waltham Forest	2009
Healthy Weight, Healthy Lives: A Cross Government Strategy for England	Department of Health	2008
Gambling and the Nations Health: Sandwells 17th Annual Report	Sandwell NHS Primary Care Trust	2006

Appendix 4 - Parking Standards

Car Parking Standards

The standards set out below define the maximum requirements and apply to car parking for residents, staff and visitors (including operational parking). As a general principle, the Council will seek to encourage parking provision below the maximum figures stated in the tables below. In determining appropriate provision, the Council will take into consideration relevant local factors including access to opportunities and services, access to public transport, car clubs, design and location. The following parking standards should be read in conjunction with preferred policy DM 17 Parking.

Clarification of Terms

Floor space definition: The reference to floor space in all cases is to the gross floor area (i.e including the thickness of external walls).

Multiple land uses: Where several land uses are included within a scheme, the parking requirement is calculated separately for each use. However, dual use of parking facilities will be encouraged where possible (see below for dual use).

Ancillary floor space (e.g. canteen space within a factory) is subject to the standard for the main use.

Absence of a standard: The standards set out below do not cover all land uses. Where there is no defined standard for a particular land use, the Council should be consulted before submission of a planning application to determine the maximum parking standards appropriate to the development purpose. Proposals for uses not dealt with below will be assessed in relation to relevant factors such as the nature of use, capacity of the premises (i.e. in terms of the numbers of people using the building), servicing requirements, access to public transport and car club provision, the character of the surrounding area, likely hours of use, and the availability of other car parking facilities nearby.

Dual use: The Council encourages designs which promote efficient/multiple use of parking facilities (i.e. the use by different sections of the community at different times of the day). In such cases, the Council expects that the overall combined provision will be reduced.

Provision for disabled people: Development will need to have due regard to requirements of disabled people. For new dwellings (C3), one off-street space per wheelchair unit, wheelchair accessible, clearly allocated to and close to the accommodation, should be provided. A minimum of one space will be required for developments of 10 or more units. For all other use classes, 5% of spaces (1 minimum) should be allocated for disabled use. In larger public buildings, a number of spaces should be wide enough to accommodate mini-buses/community transport/dial-a-ride vehicles.

Loading arrangements: For use classes which require loading, unloading and refuse collection facilities, the provision of separate space for these purposes within the confines of each site will normally be required, in addition to the car parking provision referred to in the following schedule.

Refuse Collection: Residential developments will need to allow for maximum carrying distance of 25 metres (82ft) for refuse sack collection and a maximum level pushing distance for paladins of 9 metres (30ft). Where these conditions cannot be achieved in relation to a vehicle standing on the public highway, the vehicle will need to enter and turn around within the site in accordance with arrangements which satisfy the Council.

Coach traffic and emergency service vehicles: Uses likely to generate coach traffic (e.g. theatres, public halls, hotels, swimming pools, sports grounds and some educational establishments) should be able to draw upon adequate facilities for the satisfactory dropping off and picking up of passengers, including the manoeuvring of vehicles without the need for reversing. Similarly, land uses which are likely to be visited frequently by emergency service vehicles (eg residential homes) should include adequate arrangements for access and manoeuvre.

Car park design: Planning applications must show how car parking spaces are to be accommodated. Spaces should be arranged for convenient entry and exit close to and accessible to the development served. In communal parking areas, sufficient manoeuvring space for vehicles to enter and exit the site in forward gear should be provided.
Large unbroken expanses of surface parking are unattractive, represent a poor use of available land and can attract anti-social behaviour. To overcome this, surface car parks should be designed with driver and pedestrian safety in mind (preferably overlooked), well-lit, suitably screened and landscaped. The Council will require the use of permeable/pervious paving as this helps manage run-off in extreme weather.

Parking in front gardens: The most pleasant street environments are often leafy and tree lined with clear definition between private and public realm. Removing plants and front garden walls to enable front garden parking can reduce the quality of the street. The conversion of front gardens into car parking areas can have negative visual impacts and adverse consequences for the local environment.

Adverse impacts include:

- Impacts on the safety of other local road users, particularly pedestrians and cyclists.
  Impermeable hard standing can contribute to flooding and urban heat island effect.
  Plants in front gardens provide food and habitat for wildlife – its removal will have a negative impact on biodiversity.
  Loss of front garden walls is often detrimental to the overall appearance of the street.

The Council therefore discourages the use of front gardens for parking. Front garden parking may be permitted if applicants can demonstrate to the Council's satisfaction that the negative impacts can be mitigated and thatgardens are large enough to allow cars to be parked at right angles to the road, without obstructing the pavements or pedestrian access to the house itself and without detracting from the building's setting and the character of the surrounding area. Existing walls, hedges and trees should be retained. Off street parking may not be permitted where deemed to have a negative impact on parking provision in the street.

Dwelling conversions and parking: The conversion of dwellings into self-contained flats and bedsits has contributed to additional pressure on residents' on-street parking. To address this and other problems the Council has reviewed and revised its policy requirements in relation to dwelling conversions (see DM6). Applications for conversions need to demonstrate that they will not put undue pressure on local on-street parking.

Miscellaneous: Residential staff in residential care premises and non-residential developments will need to have parking provision made for them in accordance with the appropriate residential standard (except where otherwise stated). The parking spaces related to non-resident staff needs will normally be assessed on the maximum number of (non-ancillary) staff likely to be present at any one time.

Electric vehicle charging bays: 20% of off-road parking spaces associated with new development are required to provide charging facilities for electric vehicles. An additional 20% should make passive provision for electric vehicles (e.g. infrastructure ducts for wiring) so that charging facilities can easily be added in the future.

All parking requirements which result in part of one space being necessary will be rounded down to the next whole number.

Residential Uses

Public Transport Accessibility Level	Low PTAL (1-2)		Medium PTAL (3-4)		High PTAL (5-6)	
	Outside CPZ	Within CPZ	Outside CPZ	Within CPZ	Outside CPZ	Within CPZ
One/Two-bed houses or flats [72]	1.0	0.75	0.6	0.4	0.3	0.25
Three/Four-bed houses or flats	1.0	1.0	1.0	0.75	0.75	0.5
Dwellings converted into self-contained flats and bedsits	As for flats and houses above.					
Dwellings converted into **non** self-contained flats and bedsits	1 space per 10 units.					
Retirement dwellings	1 space per 5 units (see also below - Parking for disabled people).					
Warden supervised dwellings	1 space per 10 dwelling units (plus 1 space for warden)					
Children's homes, retirement and nursing homes	1 space for every 10 residents					
Hospitals	To be assessed based on transport assessment and travel plan.					
Disabled Parking (residential developments only)	1 space per wheelchair unit, clearly allocated to and close to the dwelling unit. A minimum of one space will be required for developments of 10 or more units.					

Non-Residential Uses

Offices (Business, financial and professional services) Standard applies to Use Classes A2 and B1(a)
PTAL 1-2 : 1 space per 150 m2 GFA PTAL 3-4: 1 space per 300 m2 GFA PTAL 5-6 : 1 space per 600 m2 GFA

72 See requirements for disabled parking below.

Shopping (A1)
PTAL 1- 4 • Smaller food store (up to 500m2 GFA) - 1 space per 150m2 • Food supermarket (up to 2,500m2 RFA/4000m2 GFA) – 1 space per 75m2 • Food superstore (over 2,500m2 RFA/4000m2 GFA) – 1 space per 50m2 • Non-food warehouse – 1 per 50m2 • Garden centre – 1 space per 50m2 • Town centre/shopping mall – 1 space per 100m2 PTAL 5-6 • Smaller food store (up to 500m2 GFA) - 1 space per 200m2 • Food supermarket (up to 2,500m2 RFA/4000m2 GFA) – 1 space per 150m2 • Food superstore (over 2,500m2 RFA/4000m2 GFA) – 1 space per 100m2 • Non-food warehouse – 1 per 100m2 • Garden centre – 1 space per 100m2 • Town centre/shopping mall – 1 space per 150m2 • Servicing: Units of less than 2000 m2 GFA should provide one full sized lorry bay per 1000m2. Existing servicing facilities may be taken into account provided these are convenient and available for use by the proposed development. • Where a proposed development consists of a number of small shop units, full sized lorry bays sufficient for the total floor area of the development should be provided (bays shared among units). In addition, a bay suitable for LGVs should be provided for every 3 units. • For units of more than 2000m2 GFA one full sized lorry bay is required for each 2000m2.
Industry
(Standard applies to factories, warehouses and other distribution/storage premises, including ancillary offices) PTAL 1-3: 1 space per 200 m2 GFA PTAL 4-6: 1 space per 500 m2 GFA

Hotels, public houses and restaurants	
Hotels, Motels, boarding and guest houses	1 space per 10 bedrooms, depending on PTAL (plus 1 coach parking space per 50 guest bedrooms. Allowance should be made for taxi drop offs) A3 standards apply to restaurants/bars open to non-residents

Hotels, public houses and restaurants	
Hostels (incl. B & B, establishments for homeless persons)	To be assessed individually in view of the wide variety of accommodation of this type, but max 1 space per 10 bedrooms
Public houses, wine bars, restaurants, cafes	In major and district centres within the borough, no additional parking. 1 space per 10 seats maximum outside these centres. (Parking standards for hotels apply where there is guest bedroom accommodation).
Hot food takeaways	To be assessed in relation to location, access to public transport, hours of operation, highway safety and availability of alternative parking, delivery and collection facilities

Other public buildings	
Health centres, health clinics, doctors', dentists', veterinary surgeries	1 space per consulting room
Nursery, primary and secondary schools	PTAL 1-2 (1 space per 3 staff) PTAL 3-4 (1 space per 5 staff) PTAL 5-6 (1 space per 8 staff)
Colleges of further education (incl. 6th form colleges), youth centres	PTAL 1-2 (1 space per 3 staff) PTAL 3-4 (1 space per 5 staff) PTAL 5-6 (1 space per 8 staff)
Cinemas, conference facilities, leisure complexes, Sports Stadia	
Floorspace less than 1,000m2	No parking required
Floorspace above 1,000m2	To be assessed individually, based on site location, accessibility, transport assessment, and travel plan
Places of religious assembly	
	1 space per 20 worshippers normally present [73]

73 Where venues have a capacity greater than 500, event day management plans will be required to manage transport and access during high attendance events.

Parking for disabled people (non residential)
For all other use classes, 5% of spaces (1 minimum) should be allocated for disabled use. In larger public buildings, a number of spaces should be wide enough to accommodate mini-buses/community transport/dial-a-ride vehicles.

Motorcycle Parking

.1 One motorcycle space should be provided for every 20 car parking spaces. A minimum area of 2m x 1 m should be allowed per motorcycle. Motorcycle parking should be sited close to the entrance of a building, visible, and ideally covered by CCTV. Wherever possible, there should be a secure metal bar to which to lock motorcycles.

Taxis

.2 To be assessed individually. Developments that are associated with taxi movements should make provision for taxi pick-ups and drop-offs. Consideration of this should form part of the development's transport assessment.

Cycle Parking

.3 The standards in the tables below set out LBWF's minimum requirements in terms of cycle parking for new developments and changes in use.

.4 Development proposals for land uses not covered in the standards below will be considered on a case by case basis, with the presumption that all new developments should provide for high levels of cycle parking. Existing developments which have too little or no cycle parking are encouraged to meet these standards. As a general rule, cycle parking provision will be required to cater for a 10% modal share for trips to the development.

.5 All cycle parking standards are minimum standards -and relate to -Gross Floor Area, unless otherwise indicated.

.6 In the standards, a "space" refers to a space for one cycle. A 'Sheffield' type stand can accommodate two bicycles, although ideally they are best used by only one. Stands should be spaced at a minimum of 1 metre intervals, but ideally 1.2 metre intervals, to allow two bicycles to use each stand.-

.7 Reference to staff in the standards below means the peak number of staff expected to be on-site at any one time.

.8 All cycle parking should is required to minimize conflicts between cycles and motor vehicles.

.9 Use of cycle parking should be monitored and if demand appears to be exceeding supply provision should be increased, as part of a travel plan where appropriate.

Flexibility may be applied to applications where it can be demonstrated that strict adherence to the standards for a multi-purpose site will result in a duplication of provision.

Use Class	Description	Cycle parking standard
RETAIL AND SERVICES		
A1 Shops (including retail warehouses)	Shops	1 space per 25 m2 GFA up to 1,500 m2 thereafter 1 per 75 m2
A2 Financial and professional	Offices (business and professional)	1 space 25m2
A3 Food and drink		1 space per 25m2
A4	Public houses and wine bars	1 space per 25m2
A5	Takeaways	1 space per 25m2
SG	Taxi/mini cab offices	No standard. To be considered individually.
BUSINESS		
B1 (a) B1 (unrestricted)	Offices	1 space per 25m2
B1 (b), B1 (c), B2 and B8	Research and development, light industry, general industry, warehousing	B1 (b), B1 (c), B2: 1 space per 35m2 B8: 1 space per 125m2
RESIDENTIAL		
C3	Flats and houses	Dwellings with 1 bedrooms: 1 space Dwellings with 2+ bedrooms: 2 spaces
OTHER RESIDENTIAL		
SG	Hostels	1 space per 2 resident bedspaces

SG	Houses in multiple occupation (HMOs)	1 space per 2 habitable rooms
C1	Hotels (20 beds and over) and motels	1 space per 10 bedrooms. 2 spaces per 3 staff.
C1	Guest houses and small hotels (less than 20 rooms)	1 space per 3 bedrooms. 1 space per 3 staff.
C2	Boarding schools/and residential colleges	1 space per student.
	Student halls of residence	1 space per student.
C2	Children's homes, retirement and nursing homes	1 space per 2 staff.
C3	Sheltered housing	1 space per 4 units. 1 space per 2 staff.
EDUCATION AND HEALTH		
C2	Hospitals	2 spaces per three staff. 1 space per three bedspaces.
D1	Day centres	1 space per 2 staff.
D1	Adult training centres	1 space per 25m2
D1	Higher/further education establishments (vocational and academic)	1 space per 2 students.
D1	Pre-school, play and nursery provision	1 space per 2 staff.
D1	Schools (day): Nursery Primary	0.3 spaces per child between 5-12 years. 0.6 spaces per child over 12 years.

	Secondary Special	
D1	Medical (and other health) clinics, including dental and veterinary	2 spaces per consulting room.
LEISURE		
D1	Places of worship	1 space per 8m2
D1	Community centres	1 space per 8m2
D2	Theatres and cinemas	1 space per 3 seats
D2	Nightclubs	To be considered individually.
	Sports facilities with or without a licensed club house	1 space per 15m2 of floorspace plus 1 space per 10 spectator seats.
	Swimming pools	1 space per 5m2 of pool and poolside area.
TRANSPORT		
	Train stations	I space per 100 entrants
	Bus stations	1 space per 50 peak hour passengers.

Types and Location of Cycle Parking Provision

.10 There is a wide range of cycle parking racks available, and the Council does not wish to be too prescriptive. However, 'butterfly' type racks, or concrete blocks, which simply grip one or both wheels and do not allow the frame to be locked, are inadequate from a practical and security point of view and will not be acceptable.

.11 For short-term parking (e.g. outside shops, services etc) the preferred type is the 'Sheffield' stand or a variation of it, which supports the bicycle and allows the frame and both wheels to be locked to a fixed bar. Such racks/stands should be securely fixed to the ground. For longer term cycle parking, and where security is particular issue, a range of cycle lockers, sheds and shelters are available which offer a greater level of security.

.12 Cycle parking should be located as close as possible to the entrance(s) to the building it serves without obstructing pedestrians, and easily accessible from the highway/site entrance, by dropped kerb where necessary. Cycle parking should be

clearly signed, in a prominent position visible from the building and/or security lodge, well lit and preferably covered by a CCTV camera. Cycle parking should ideally be under cover, particularly that used for longer periods such as school/college/workplace and station parking.

.13 For new build developments, cycle parking should be incorporated into the design of the building from the outset and not be seen as an 'add-on' at the end.

.14 For residential purposes, cycle parking should be within a covered, lockable enclosure. For individual houses this could be in the form of a shed or garage. For flats or student accommodation either individual lockers or cycle stands within a lockable, covered enclosure are required. The cycle parking should be easily accessible and convenient to use.

.15 Short stay cycle parking, e.g. for visitors or shoppers, should be located as near as possible to the main entrance of buildings and covered by natural surveillance or CCTV. In large developments, the cycle parking facility should be covered.

.16 Where cycle parking for staff and visitors is mentioned, the parking for staff should ideally be separate and in a more secure and covered location than that for visitors.

.17 In addition, employers and educational establishments are encouraged to provide showers, lockers, changing and drying room facilities for staff cyclists, and any other appropriate support to encourage employees/students to cycle to work.

.18 Details on the design and spacing of cycle parking can be found in Transport for London's Workplace Cycle parking guide, at:

http://www.tfl.gov.uk/assets/downloads/businessandpartners/Workplace-Cycle-Parking-Guide.pdf
.

.19 Further details on cycle parking standards, design and requirements will be included in the Council's forthcoming Sustainable Transport SPD.

Schedule 1 - Strategic Industrial Locations

1 Schedule 1 - Strategic Industrial Locations

Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
Hall Lane	Land comprising: Hall Lane; Chingford Industrial Centre (all units)	CS8/ DM19	SIL1	SEA1
North Circular Road	Land comprising: North Circular Road: premises occupied by F.R. Shadbolt and Sons Ltd and former LRC Products Ltd site, plus land to the rear of these premises as far west as drain on east side of aqueduct.	CS8/ DM19	SIL2	SEA2
Blackhorse Lane	Land bounded by Blackhorse Lane; private road at rear of Units 9 and 10 Lockwood Way; fence on east side of Lee Flood Relief Channel; Hookers Road and land to the north of 8 and 9 Wickford Way.	CS8/ DM19	SIL3	SEA4 (but boundaries have changed from this designation)
Argall Avenue	Land comprising: Argall Avenue (all premises including Leyton Industrial Village, Roxwell Trading Park); Staffa Road, 1-5 (odd), Dorma Trading Park and Cromwell Industrial Estate; South Access Road; 44,66, Forest Business Park and former Tip site; East 10 Enterprise Park (excluding 14a Burwell	CS8/ DM19	SIL4	SEA5 (but boundaries have changed from this designation)

	Road, 16 Wellington Road, and 97 Lea Bridge Road			
Rigg Approach	Land comprising: Rigg Approach; all: Lea Bridge Road; sites of 65-79, 85-89, 91 (including Greyhound Public House): Lea Way; 1, 1a.	CS8/ DM19	SIL5	SEA6
Lammas Road	Land comprising:1-4 Lammas Road, including Period Works (all units) and FairwaysBusinessPark (all units)	CS8/ DM19	SIL6	SEA7
Former Town Gas works site	1-5 Orient Way and land onto road frontage	CS8/ DM19	SIL7	SEA8

NB UDP designation SEA9 (Lea Bridge Gas Works) has been removed. UDP Designation SEA3 (Cabinet Way) has been re-classified as a Borough Employment Area – see Schedule 2.

Schedule 2 - Borough Employment Areas

2 Schedule 2 - Borough Employment Areas

Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
Howard Road	Howard Road; Acacia Business Centre 1-16 (all): Harrow Road; 2-8 (even): 396-444 High Road Leytonstone (even)	CS8/ DM20	BEA1	Partly covered by LEA6 designation. Extent of new designation is larger though
Sherrin Road	Land comprising Sherrin Road, Units 1-27 (all), including New Spitalfields Market, Allen House, Balch House, Hornet House, Spital House	CS8/ DM20	BEA2	BEA12
Auckland Road	Land bounded by: Oliver Road allotments; Osier Way; highway: Coronation Gardens Extension: Auckland Road; highway:Buckingham Road link to the Leyton Relief Road and the Leyton Relief Road.	CS8/ DM20	BEA3	BEA13
Dunton Road	Land bounded by Dunton Road, railway line, Lea Bridge Road, Pardoe Road and Beaumont Road	CS8/ DM20	BEA4	None
Eltoe Road/ Simonds Road	Etloe Road; Leyton Business Centre, Units 1-30 (all):Simonds Road; OrientIndustrial Park, Units 1-11 (all)	CS8/ DM20	BEA5	BEA10
Church Road	Land comprising Estate Way, Units 1-11 (all); Church Road, 210 including Bakery and Fibre Optic Works), 238-240	CS8/ DM20	BEA6	BEA9

Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
	(even), Zenith House, Leyton Works Building A; Marsh Lane, 2			
Heybridge Way	Lea Bridge Road; 221-227 (odd)Heybridge Way: Lea Bridge Industrial Centre; Units 1-18 (all): Flempton Road; 1 & 3	CS8/ DM20	BEA7	BEA7
Argall Avenue Extension	Land to west of storm water tanks and east of waste transfer station, including Low Hall Depot, and curtilage of 42 South Access Road	CS8/ DM20	BEA8	None
Sutherland Road	Sutherland Road; 33-79 (odd), 30: Blackhorse Lane; 108-114 (even); including Highams Lodge Business Centre; Blackhorse Mews; Units A-K: Sutherland Road Path (but excluding plot east of Headbourne House); 1,2: St.Andrews Road; vacant land at the site of former no.8,32: Blenheim Road; Vacant Land at r/o 33-89 (odd); Sterling Road; 51-57 (Unity Works)	CS8/ DM20	BEA9	BEA5 (but boundaries have changed from this designation – now covers a smaller area)
Clifford Road	Clifford Road; Walthamstow Business Centre, Units 1-36 (all); 26 (Arley Works): Victoria Road; 30 (Victoria Works) Fulbourne Road: 43 (West Works)	CS8/ DM20	BEA10	BEA4
Waltham Park Way	Waltham Park Way; Units 1-20 (all): Billet Road; 2-10	CS8/ DM20	BEA11	BEA3

Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
Justin Road/Trinity Way	Land comprising: Justin Road; Avenue Industrial Estate, Units 1-12 (all), Trinity Way: TrinityPark, Barclay House (Units 1-2), Avocet House (Units 1-4), Kingfisher House (Units 1-6), Curlew House (Units 1-3), Osprey House (Units 1-5).	CS8/ DM20	BEA12	BEA1
Highams Parks Industrial Estate	Land comprising: Units 1-11(all) Jubilee Avenue, Units 13, 15-18 (all) Hickman Avenue.	CS8/ DM20	BEA13	BEA2
Montague Road and Courtenay Road Arches	Railway arches and surrounding land at Harrow Road, Briscoe Court and Neville Court	CS8/ DM20	BEA14	None
Temple Mills Lane	Land bounded by: Ruckholt Road; MainLeeValley railway line and Temple Mills Lane	CS8/ DM20	BEA15	BEA14
Cabinet Way	Land comprising: Cabinet Way: Deacon Estate, Units 1-10 (all)	CS8/ DM20	BEA16	SEA3
Joseph Ray Road	Joseph Ray Road; 2-20 Jospeh Ray Road; Railway Arches; No's 234-256	CS8/ DM20	BEA17	LEA5

Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
Hainault Road	The Sidings; Hainault Road Industrial Estate Units 1-28 (all)	CS8/ DM20	BEA18	BEA11
Hatherley Mews	Hatherley Mews; Units 1-40	CS8/ DM20	BEA19	LEA1
Lancaster Road Arches	Railway arches and surrounding land at Lancaster Road, Leytonstone High Road, and Landsdowne Road	CS8/ DM20	BEA20	None
East London Office Centre	80-86 St Mary Road	CS8/ DM20	BEA21	None
Barrett Road	Land bounded by GreenacreGardens; 1-32: Barrett Road; highway: Wood Street; highway: Railway Line	CS8/ DM20	BEA22	Partly covered by old MURA5 designation
E10 Business Centre	Municipal Offices bounded by Adelaide Road, Leyton High Road, and Ruckholt Road. Excludes public library adjacent	CS8/ DM20	BEA23	None

NB the following designations from the UDP have been removed:

- BEA6 – Brunner Road
  BEA8 – Church Road
  BEA15 – Ruckholt Road
  LEA2 – Ravenswood Industrial Estate
  LEA3 – Lennox Road
  LEA4 – Shaftesbury Court

Schedule 3 - Walthamstow Major Centre

3 Schedule 3 - Walthamstow Major Centre

Properties/Land Included	Relevant Policies	Map Ref.
High Street; all including Palace Parade 1-20 (all), Central Library, Palace Mews: Pretoria Avenue; 2-10 (even): St. James's Street; (all) including Health Centre, car parks and public conveniences: Station Road; 2-8 (even): Markhouse Road; 2: Coppermill Lane; 1b: Carisbrooke Road; 1-5 (odd); Buxton Road; 1 & 2 Mission Grove; all land and properties on south side; Palmerston Road; 12-22 (even): Osborne Grove; all (including Osborne Mews): Storey Road; 1, 5-17 (odd): 2-8 (even): Truro Road; all: Eldon Road; 13-19 (odd), including Marsh Street Mission: Erskine Road; 4-30 (even): Somers Road; 70-96 (even): Westbury Road; 1-31 (odd), 4-8 (even): Cleveland Park Avenue; 40-44 (even): 55 (odd) Courtenay Mews; all: Courtenay Place; all: Cranbrook Mews; all: Brunner Road; all: Side Road; car park and lorry park: South Grove; 60,76,78,80, land to east bounded by Netley Road, Longfield House and railway embankment: Gosport Road; 1a: Willow Walk: all: Selborne Road; all, including Station Chambers, Selborne Recreation Ground, Bus Station, and adjoining landscaped areas and paths: Vernon Road; all, including Vernon Mews: Selborne Avenue; all: Selborne Walk; all: Rosebank Villas; site of 1-4 (all): Tower Mews; all: Hoe Street; 91-277 (odd), including Central Parade 1-45 (all); access road and garages at rear of 154-350 (even); including The Arcade site; Hatherley Mews (all), and access road and garages at rear Milton Road; 2a: Church Hill; 2-10, Ross Wyld Hall: Stainforth Road; 55: St. Mary Road; 80-86 (even), landscaped area adjoining 81: First Avenue; landscaped area, footpaths and cycle paths adjoining 1: Station Yard; all, including Station car park and former Hoe Street Goods Yard: Priory Avenue; 1b Exeter Road; Site of former Walthamstow Power Station: Sylvia Road; 17 (Electricity Transformer Station): Railway and embankment between Somers Road and Shrubland Road, including Walthamstow Queen's Road Station: Railway and embankment between a line joining rear boundary of 20 and 24 St. James's Street and eastern side of Hoe Street bridge, including Walthamstow Central Station.	DM26	MC

Schedule 4 - District Centres

4 Schedule 4 - District Centres

Location	Properties/Land Included	Relevant Policies	Map Ref
North Chingford	Station Road; Chingford Assembly Hall, Electric House, 2-180 (even), 1-165 (odd), including Chingford Methodist Church, and The Village Arcade, Units 1-15, and rear of 73: Richmond Road; car park, former milk depot adjoining 2: Buxton Road; 2a Stanley Road; 2a: Connaught Road; 1, 2, electricity sub-station and car park adjoining 2, Chingford Bus and Train stations.	DM26	DC1
South Chingford	Albert Crescent; 1-9 (all): Cherrydown Avenue; 2-6 (even), 1-11 (odd), car park at rear of 11-23 (odd): Chingford Mount Road;225-275 (odd), including land at rear of 249-259 (odd), 218-270 (even): Hall Lane;1a,1b,1c; 1- 31 (odd) including multi-storey car park, 2-8 (even), land at rear of 7-9 (odd): Land bounded by Albert Crescent, Hall Lane and Old Church Road; New Road: 1: Old Church Road; 1 (including public house, car park and ramp adjoining 104 Brook Crescent); 3-113 (odd); 2-98 (even).	DM26	DC2
Highams Park	Beech Hall Road; 2a: Hale End Road; 400-428 (even), 477a-509 (odd): The Avenue; 1-7a (odd), 4-38a (even): Station Approach; 1-3 (all): Bank Buildings; 1-3a: James Yard; (all): Larkshall Road; 440-506 (even): The Broadway; 1a,1-12 (all): Broadway Parade; 1-8 (all): Winchester Road; 2a, 2b, 2-18 (even), 5-39 (odd): Cavendish Road;1a (Cavendish House): Area of land fronting Larkshall Road and Jubilee Avenue occupied by Tesco store and residential/commercial units at the rear.	DM26	DC3
Wood Street	Wood Street; 10-176 (even), including Antique City, Georgian Village and Wood Street Market (all units), Golden Parade 1-6; 13-171 (odd), including land at rear of 159-171: Marlowe Road; Children's playground, public gardens and public car	DM26	DC4

Location	Properties/Land Included	Relevant Policies	Map Ref
	park: Cuthbert Road; car parks, 2-6 (even): Linford Road; car parks, 2a-28 (all):Brandon Road; car parks: Vallentin Road; 97		
Bakers Arms	Belmont Park Road; 1a: High Road; 784-844 (even) including car park adjoining 798, 763-817 (odd), 819- 847 (Tesco superstore and car park) 849-859 (odd): Hoe Street;400-498 (even),351-413 (odd): Stanley Road; car parks, site of 10-22 (even): Westerham Road;1a:Lea Bridge Road; 553-637 (odd), 592-736 (even)	DM26	DC5
Leytonstone	High Road;729-801 (odd), 809-819 (odd), 829- 861 (odd), 865-873 (odd), 875-899 (odd) 616-632 (even), site of 634 and 636, 638-762 (even): Land bounded by Tesco store, Moreia Welsh Church, and former Leytonstone House hospital, Kirkdale House, Kirkdale Road; 11, (Robart House),15, 17, 20-28 (all): Gainsborough Road;11,2-10 (even): LRT Underground Station and Bus station, Leytonstone Plaza, Church Lane car park, Harvey Road; 1b, 1-7 (odd), site of 9, 11 and Harvey Gardens (1-6): Church Lane;5-34 (all), including Leytonstone Library,46-54 (all): Lemna Road; 3,15: Burghley Road; Burghley Hall.	DM26	DC6
Leyton	High Road; 186-362 (even), including Trinity Methodist Church and Hall, 229-401 (odd), Leyton Mills (all), Leyton Underground Station, Municipal Offices, Public Library: Buckingham Road;1a: Sedgwick Road; 2: Sidmouth Road; car park	DM26	DC7

Schedule 5 - Primary Shopping Frontages

5 Schedule 5 - Primary Shopping Frontages

Location	Properties/Land Included (Relevant Frontage indicated in brackets)	Relevant Policies	Map Ref.
Walthamstow Major Centre	High Street: (109-115), (121-143) (145-155), (157-181), (183-195), (1-10 Palace Parade), (201-215), (219-259) , (98-110a), (112), (114-120), (122-138), (140-158), (160-202), (Selborne Walk; all)	DM26	MC
North Chingford District Centre	Station Road; (2a Electric House-24), (26-60), (1-13), (15-47), (49-63), (65-79), (81-97) (99-105), (107-113)	DM26	DC1
South Chingford District Centre	Chingford Mount Road; (239-251), (253-255), (257-275), (244-270) Old Church Road; (1-13), (15-41), (43-59), (2-52), (54-56), (66-86) Albert Crescent; (1-5), (6-10) Hall Lane; (1a-13) Cherrydown Avenue; (2-8)	DM26	DC2
Highams Park District Centre	The Avenue; (1-3 Bank buildings) (4-16) Hale End Road; (422-428), (499-509) Larkshall Road; (472-478), The Broadway; (1a-12) Broadway Parade; (1-8)	DM26	DC3
Wood Street District Centre	Wood Street; (84-86), (88-112), (114-132), (148-162), (164-168), (91-109), (111-127), (129-145), (147-155)	DM26	DC4
Bakers Arms District Centre	High Road; (816-836), (838-844), (819-859) Lea Bridge Road; (606-616), (618-652), (561-575), (577-605) Hoe Street; (488-498), (401-413)	DM26	DC5

Location	Properties/Land Included (Relevant Frontage indicated in brackets)	Relevant Policies	Map Ref.
Leytonstone District Centre	High Road; (809-819), (829-837), (640-692) Church Lane; (4-34) Church Lane; (46-54) Kirkdale Road; (20-28)	DM26	DC6
Leyton District Centre	High Road Leyton; (206-222), (224-238), (240-252), (254-268), (280-290), (267-283), (285-301)	DM26	DC7

Schedule 6 - Secondary Shopping Frontages

6 Schedule 6 - Secondary Shopping Frontages

Location	Properties/Land Included (Relevant Frontage indicated in brackets)	Relevant Policies	Map Ref.
Walthamstow Major Centre	High Street: (204- 234), (261-267), (7-17), (19- 37), (39-65), (67-87),(91-107), (2-32), (34-54), (58-96) Hoe Street; (188-210), (111-129), (Central Parade; 1-10), (141-187 and Church Hill; 2), (212-264), St.James Street; (7-23), (2-46)	DM26	MC
North Chingford District Centre	Station Road; (115-165), (86-106), (108-130)	DM26	DC1
South Chingford District Centre	Chingford Mount Road; (219-237), (218-242) Old Church Road; (61-79), (81-95), (88-98) Cherrydown Avenue; (1-11) Hall Lane; (2-8)	DM26	DC2
Highams Park District Centre	Winchester Road; (2a- 16) (18), (5-27) Hale End Road; (477a-497), (400-420) The Avenue; (18-38a)	DM26	DC3
Wood Street District Centre	Wood Street; (60-78 including Golden Parade 1-6), (15-21), (39-45), (51-59) (81-89), (157-171)	DM26	DC4
Bakers Arms District Centre	Hoe Street; (460-486), (377-399) Lea Bridge Road; (592-604), (654-682), (553-559), (607-613) High Road, Leyton; (766-814), (795-817)	DM26	DC5

Location	Properties/Land Included (Relevant Frontage indicated in brackets)	Relevant Policies	Map Ref.
Leytonstone District Centre	High Road, Leytonstone; (757-801), (839-861), (616-638), (694-708), (710-732)	DM26	DC6
Leyton District Centre	High Road, Leyton; (349-367), (369-389), (391-401), (292-306), (308-322), (324-342), (344-362 including Sedgwick Road; 2)	DM26	DC7

Schedule 7 - Neighbourhood Centres

7 Schedule 7 - Neighbourhood Centres

Location	Properties/Land Included	Relevant Policy	Map Ref.
Sewardstone Road Neighbourhood Centre	Sewardstone Road E4; 31- 77 (odd), 46-74 (even)	DM26	NC1
Hatch Lane Neighbourhood Centre	Hatch Lane E4; 1-19, 37-43, 73-75 (odd),14-52 (even)	DM26	NC2
Chingford Mount Road Neighbourhood Centre	Chingford Mount Road E4; 33-83 (odd), 34-104 (even)	DM26	NC3
Forest Road Neighbourhood Centre	Forest Road, E17; 267-287, 1-9 Market Parade, 333-339, Fire Station, 345-359 (odd), 248-310 (even)	DM26	NC4
Blackhorse Lane Neighbourhood Centre	Blackhorse Lane, E17: 6-20 (even), Forest Road, E17; 65-75 (even), Land incorporating by Greenferry Way, Transport for London Car Park, The Standard Public House and Car Park, Blackhorse Road Station (including platforms and rail line from Blackhorse Road to Greenferry Way), adjacent car wash at Forest Road, and road carriage fronted by these land parcels.	DM26	NC5
Markhouse Corner Neighbourhood Centre	Lea Bridge Road, E10; 299-415 (odd), 330-408 (even), Church Road E10; 373-383 (odd), 262-276 (even)	DM26	NC6
Francis Road Neighbourhood Centre	Francis Road E10; 157-193 (odd), 196-242 (even)	DM26	NC7
Thatched House Neighbourhood Centre	High Road Leytonstone E11; 138-238 (even); 245-319 (odd)	DM26	NC8

Schedule 8 - Neighbourhood Retail Parades

8 Schedule 8 - Neighbourhood Retail Parades

Location	Properties/Land Included	Relevant Policy	Map Ref.
Sewardstone Road E4	Sewardstone Road E4; 55-75 (excluding 61-67) (odd) 60-74 (even)	DM26	NRP1
Hatch Lane E4	Hatch Lane E4; 14-52	DM26	NRP2
Chingford Mount Road, E4	Chingford Mount Road E4; 52-80 (even), 61-69a (odd)	DM26	NRP3
Forest Road E17	Forest Road E17; 281-287, 333-339 (odd), 1-9 Market Parade, 248-250, 256-264 (even)	DM26	NRP4
Markhouse Corner	Lea Bridge Road E10; 323-341,343-361 (odd) 370-380 (even), Church Road; 379-383	DM26	NRP6
Francis Road E10	Francis Road E10; 196-216, (even) 157-175,177-193 (odd)	DM26	NRP7
Thatched House	High Road Leytonstone E11; 182-202 (even), 247-281a (odd)	DM26	NRP8

Schedule 9 - Local Retail Parades

9 Schedule 9 - Local Retail Parades

Location	Properties/Land Included	Relevant Policy	Map Ref.
Hall Lane E4	Hall Lane; 283-301b	DM26	LRP01
Billet Road E17	Billet Road; 174, 190-208, 210	DM26	LRP02
Chingford Road E17	Chingford Road; 214-220, 222-234	DM26	LRP03
Carr Road E17	Carr Road;143, Carr Road; 250, Rushbrook Crescent; 8a	DM26	LRP04
Higham Hill Road, E17	Higham Hill Road; 301-311, 313-329	DM26	LRP05
Blackhorse Lane, E17	Blackhorse Lane; 6-20, Forest Road E17; 67-75	DM26	LRP06
Bell Corner	Forest Road E17; 607-615, 617-619, 623-637 Chingford Road E17; 2-16	DM26	LRP07
Whipps Cross Corner	Lea Bridge Road; 861-869, 877-891	DM26	LRP08
Queens Road E17	Queens Road; 46, 50-62	DM26	LRP09
Grove Road E17	Grove Road; 71-85	DM26	LRP10
Orford Road E17	Orford Road; 24-42, 19, 23-31, 37-47, 57-71	DM26	LRP11
Colworth Road E11	Colworth Road; 79-87	DM26	LRP12
Vicarage Road E10	Vicarage Road; 128-136 (even) 113-123 (odd)	DM26	LRP13
Grove Green Road E11	Grove Green Road; 334-344, 370-372, 374-376 (even) Richmond Road; 2-8 (even)	DM26	LRP14

Location	Properties/Land Included	Relevant Policy	Map Ref.
Hainault Road E11	Hainault Road; 47-67 (odd)	DM26	LRP15
Leytonstone High Road E11	High Road, Leytonstone; 625-631, 633-645	DM26	LRP16
Leyton High Road E15	High Road, Leyton; 98-102, 106-116,118-140,142-164 (even)	DM26	LRP17
Cann Hall Road E11	Cann Hall Road; 96-100, 102-108,137-143	DM26	LRP18
Lea Bridge Road West	Lea Bridge Road E10; 169-187, 189-207 (odd)	DM26	LRP19

Core Strategy Update

The above changes supersede the information shown on Figure 29 of the Core Strategy (Hierarchy of Centres) about the locations of local retail parades as follows:

- Deletions: Markhouse Road E17; Church Road, E10.

  New Designations: Hainault Road E11; Lea Bridge Road West.

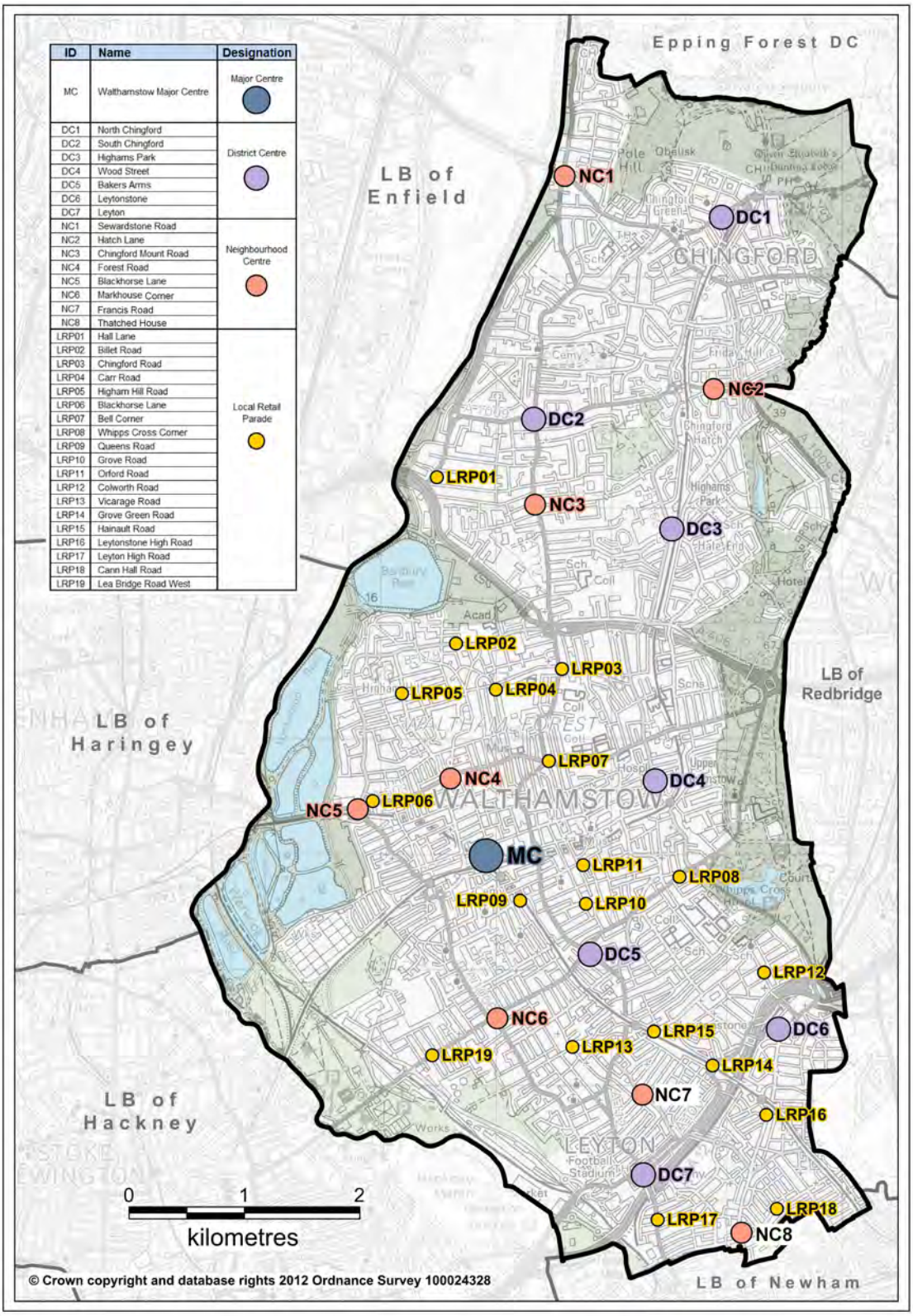


Figure S9.1 Retail Locations in Waltham Forest

Schedule 10 - Roads: Transport for London Road Network

10 Schedule 10 - Roads: Transport for London Road Network

Road Name	LAND INCLUDED	RELEVANT POLICY
M11 Link Road	-	DM14, DM15
A406 (North Circular Road)	Lea Valley Viaduct E4: Walthamstow Avenue E4: Wadham Road E17: Southend Road E17 and E18	DM14 to DM16

Schedule 11 - Strategic Road Network

11 Schedule 11 - Strategic Road Network

ROAD NAME	LAND INCLUDED	RELEVANT POLICY
A104	Woodford New Road E17, E18 and Woodford Green: Lea Bridge Road E10 and E17	DM14 to DM16
A110	Lea Valley Road E4: King's Head Hill E4: The Green E4: King's Road E4: Whitehall Road E4	DM14 to DM16
A112	Sewardstone Road E4: Mansfield Hill E4: Old Church Road E4: Chingford Mount Road E4: Chingford Road E4 and E17:Hoe Street E17:High Road E10: Grange Park Road E10 (from High Road E10 to Church Road E10): Church Road E10 (from Grange Park Road E10 to High Road E10): High Road Leyton E15	DM14 to DM16
A114	Whipps Cross Road E11 (From Lea Bridge Road E10 to Leyton Way E11)	DM14 to DM16
A1006	Blackhorse Road E17: St. James Street E17: Markhouse Road E17: Church Road E10 (from Lea Bridge Road E10 to Grange Park Road E10)	DM14 to DM16
A1009	Hall Lane E4: New Road E4: Hatch Lane E4 (from New Road E4 to Friday Hill E4): Chingford Lane, Woodford Green	DM14 to DM16
A1037	Waltham Way E4	DM14 to DM16
A1069	Station Road E4: Ranger's Road E4	DM14 to DM16
A503	Forest Road E17	DM14 to DM16

Schedule 12 - Metropolitan Open Land

12 Schedule 12 - Metropolitan Open Land

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICIES	MAP REF.
Larkswood	Larkswood Park, including former playing field area: Epping Forest land and footpath from New Road to Larkshall Road at rear of 28-41 (even) Mead Crescent: Open land (partly Epping Forest) adjoining 2-6 Ropers Avenue E4: Bailey Close; 20 (Scout Hut) and adjoining land.	DM13	MOL1
Walthamstow Marshes	Land bounded by channel adjacent to Horse Shoe Point; Coppermill Stream; Coppermill Lane (highway); fence on the east side of the Lee Flood Relief Channel; Coppermills Water Treatment Works; 35-129 (odd) Salop Road; Essex Road (highway); South Access Road (highway); Forest Business Park; Leyton Industrial Village; 2-12 Argall Avenue; footbridge over Lee Valley railway line; fence on the east side of the Lee Flood Relief Channel; Lea Bridge Riding School; Lea Bridge Playing Fields; and the Borough boundary.	DM13	MOL2
Lea Bridge (South)	Land bounded by Walthamstow Marshes in the north and by the Borough boundary in the west and south. In the east the boundaries are Rigg Approach and Lammas Road (Main Industrial Zones); the railway line and Sherrin Road (Main Industrial Zone). Essex and Eastward Wharves are excluded from this site, although the channel of the River Lee is included.	DM13	MOL3
Leyton Marshes	Marsh Lane Playing Fields, Marsh Lane E10 (including children's playground); Ive Farm Sports	DM13	MOL3

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICIES	MAP REF.
	Ground, Ive Farm Lane (excluding 1.26 hectare adjoining Clifford Hicks Tower and Arthur Punshon Tower, Oliver Close); Seymour Road: Eton Lodge; Marsh Lane; 1a, 1c The Cottage (and adjoining land), Manor Lodge: Oliver Road Allotments, Dagenham Brook and adjoining land from south-east corner of factory at 149 Seymour Road downstream to culvert under Temple Mills Marshalling Yard.		
Quartermile Lane E15	Land comprising Eastway Sports Centre; land between eastern boundary of Eastway Sports Centre and proposed realignment of Temple Mills Lane; land between northern boundary of Eastway Sports Centre and Ruckholt Road excluding land required for M11 Link Road and associated embankments.	DM13	MOL5
Temple Mills	Triangle of land bounded on the south and west by Temple Mills Lane and on the east by the main railway line; including part of the site of 48-86 Temple Mills Lane.	DM13	MOL6

Schedule 13 - SSSI - Sites of Special Scientific Interest

13 Schedule 13 - SSSI - Sites of Special Scientific Interest

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
Chingford Reservoirs	(North of Lea Valley Road) Land bounded in the south by the Lea Valley Road; the Borough boundary to the west and in the east by the r/o properties which back onto the Lee Diversion. This site extends northwards along the Lee Valley Diversion as far as Spencers Farm and includes the reservoir margins extending up to the extreme north of the borough. (South of Lea Valley Road) Land bounded by the Borough boundary in the west; the Lea Valley Road in the north, and in the south by the footbridge which crosses the aqueduct and the River Lee Diversion. The eastern boundary of this site follows the rear of properties on the west side of Waltham Way as far North as No.281 Waltham Way; from that point north to the Lea Valley Road the site comprises the Lee Diversion and a narrow strip of land between it and property boundaries in Waltham Way and Sewardstone Road.	DM36	SSSI1
Epping Forest	Land, mainly Epping Forest land, comprising the following: (a) Pole Hill, Hawkwood and part of Yardley Hill (b) Bury Wood, and part of Chingford Plain east of Queen Elizabeth's Hunting Lodge (c) The Warren, except Connaught Lawn Tennis Club (d) Bluehouse Grove, Hatch Forest and Hatch Grove (e) Highams Park, including Boating	DM36	SSSI2

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
	Lake (f) Oak Hill, The Sale and part of Mallinson Park (g) Walthamstow Forest, north and south of Southend Road (A406) (h) Canada Plain, and land around Bullrush Pond (i) Gilbert Slade (j) Leyton Flats, including Hollow Ponds		
Walthamstow Reservoirs	Land comprising reservoirs, islands, embankments and immediately adjoining land, at: (a) Walthamstow Reservoirs Nos.1-5 (b) Warwick Reservoirs, East and West (c) Maynard Reservoirs, High and Low (d) Lockwood Reservoir.	DM36	SSSI3
Walthamstow Marshes	Land bounded by main Lee Valley railway line, former aqueduct, Lea Bridge Playing Field, River Lee and Coppermill Stream, including triangle of land between railway lines east of main marsh.	DM36	SSSI4

Schedule 14 - Sites of Metropolitan Importance to Nature Conservation

14 Schedule 14 - Sites of Metropolitan Importance to Nature Conservation

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
Epping Forest North	Chingford Plain (West) & Pole Hill - Open land, mainly Epping Forest, bounded by Bury Road, the edge of the built-up area and the Borough boundary including Hawkwood Nursery and Hawkswood School, but excluding Jubilee Retreat, the southern part of the Chingford Golf Course and St. Francis Church and Hall. Chingford Plain (East) & Bury Wood - Open land, mainly Epping Forest, bounded by Bury Road, Ranger's Road and the Borough boundary, but excluding the Chingford Golf Club House and adjoining car parks and hard standing areas, and the Royal Forest Hotel, Queen Elizabeth's Hunting Lodge and adjoining buildings at 2-12 (even) Ranger's Road. Warren Pond & Whitehall Plain - Open land, mainly Epping Forest, bounded by Ranger's Road, Whitehall Road, the edge of the built-up area and the Borough boundary, but excluding Connaught Lawn Tennis Club and 110-116 (even) Whitehall Road. HatchForest - Open land, mainly Epping Forest, bounded by Whitehall Road, the edge of the built-up area and the Borough boundary, and the Chingford F.C. football ground off Newgate Street but excluding Bluehouse Field. Hatch Plain - Open land, mainly Epping Forest, bounded by Chingford Lane, Wood Lane, the edge of the built-up area and the Borough boundary, including part of Woodford Golf Course but excluding Woodford Green Junior and Infants' School.	DM36	M012

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
	HighamsPark - Open land (including the Boating Lake) mainly Epping Forest, bounded by Chingford Lane, The Charter Road, the edge of the built-up area and the western edge of the formal area of Highams Park. Oak Hill - Open land, mainly Epping Forest, bounded by The Charter Road, Oak Hill, the eastern edge of the Borough's built-up area and the Borough boundary, including Mallinson Park, but excluding the Michael Mallinson Scout Centre, Woodford Rugby Football Club ground, the gardens of the White House, and built up areas at Bridle Path, Harman Avenue, Lodge Villas, Woodford Moat House Hotel and 16-22 (even) Oak Hill. Walthamstow Forest (North) - Open land, mainly Epping Forest, bounded by Southend Road (A406), Woodford New Road, Oak Hill and the eastern edge of the Borough's built-up area, excluding Hale Brinks (north) and built-up areas at Gascoigne Gardens, Oak Hill Gardens and 15-31 (odd) Oak Hill. Walthamstow Forest (South) - Open land, mainly Epping Forest, bounded by Southend Road (A406), Waterworks Roundabout, Forest Road and Beacontree Avenue, excluding the covered reservoir north of Forest Road. Gilbert's Glade & Rising Sun Wood - Open land, mainly Epping Forest, bounded by Forest Road, Waterworks Roundabout, Borough boundary, Snaresbrook Road and eastern edge of Borough's built-up area, excluding Forest Road allotments, Woodford Pumping Station and reservoirs, Snaresbrook Sports Ground, Forest School, Rising Sun Public House, housing development at St. Peter's Avenue,		

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
	Oakhurst Gardens, Oakhurst Court, College Place, The Forest, Forest Court, Buxton Drive. Leyton Flats - (a) Open land, mainly Epping Forest, bounded by Snaresbrook Road, Lea Bridge Road, Whipps Cross Road, Hollybush Hill and Borough boundary, excluding grounds of Snaresbrook Crown Court, and former landfill site ad joining London Transport Central line (b) Open land, mainly Epping Forest, bounded by Whipps Cross Road, Forest View Avenue, Whipps Cross Hospital (includes two areas within the hospital grounds to the north and east of the hospital), Samuel Boyce Lodge, Leytonstone School and Forest Glade.		
Epping Forest South	Wanstead Flats - Open land, (small area) mainly Epping Forest, bounded by Cambridge Park, (the M11 Link Road forms the northern boundary of the site). Green Man Roundabout, Bush Road and Borough boundary	DM36	M109
The Lea Valley	Lee Diversion & Margins (North of Lea Valley Road) - Land bounded in the south by the Lea Valley Road; the Borough boundary to the west and in the east by the r/o properties which back onto the Lee Diversion. This site extends northwards along the Lee Valley Diversion as far as Spencer's Farm. Lee Diversion & Margins (South of Lea Valley Road) - Land bounded by the Borough boundary in the west; the Lea Valley Road in the north, and in the south by the footbridge which crosses the aqueduct and the River Lee Diversion. The eastern boundary of this site follows the rear of properties on the west side of Waltham Way as far north as No.281 Waltham Way and includes open space area from No.281 up to and adjoining Lee Valley Playing	DM36	M071

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
	Fields; from that point north to the Lea Valley Road the site comprises the Lee Diversion and a narrow strip of land between it and property boundaries in Waltham Way and Sewardstone Road. Walthamstow Reservoirs (North) - Land, including Low and High Maynard Reservoirs and Lockward Reservoir, bounded by Forest Road, fence on east side of Lee Flood Relief Channel, and Borough boundary. Walthamstow Reservoirs (South) - Land, including Warwick Reservoirs, Walthamstow Reservoirs 1-5, and Lee Flood Relief Channel, bounded by Forest Road, Douglas Eyre Sports Ground, Coppermill Lane, Coppermill Stream, Spring Hill Path and Borough boundary, excluding Old Coppermills Works and adjoining land. Walthamstow Marshes - Open land, including marshland and various railway tracks, embankments and ancillary land, bounded by Spring Hill Path, Coppermill Stream, Coppermill Playing Field, Coppermill Water Treatment Works, Lee Flood Relief Channel, Lea Bridge Riding School, Lea Bridge Sports Ground and the Borough boundary. In addition this site includes a narrow strip of land along the River Lee from the southern edge of Walthamstow Marshes downstream to Lea Bridge Road (excluding Eastwood & Essex Wharves). Essex Filter Beds - Open land, comprising a new nature reserve at the former Essex Filter beds, bounded by Lea Bridge Road, fence along eastern side of Lee Flood Relief Channel, Lea Bridge Golf Course, River Lee and former aqueduct.		

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
	Temple Mills - River Lee and land along the east bank between Lea Bridge Golf Course and Hackney Marshes, bounded on north-east side by main railway line.		

Schedule 15 - Sites of Borough Importance to Nature Conservation

15 Schedule 15 - Sites of Borough Importance to Nature Conservation

LOCATION	LANDED INCLUDED	GRADE	RELEVANT POLICY	MAP REF.
Larkswood	Woodland forming the greater part of Larkswood Park, including Epping Forest land at rear of 28-41 (all) Mead Crescent.	1	DM36	WFBI02
Ainslie Wood	Woodland bounded by Ainslie Wood Sports Ground, 1-39 (odd) Rolls Park Road, 1-59 (odd) Cranston Gardens, 83 Ropers Avenue, 38-40 (even) Underwood Road, 40 Woodside Gardens	1	DM36	WFBI03
Banbury Reservoir	Land, including reservoir, bounded by footpath from Sinnott Road, Lee Flood Relief Channel, Folly Lane, Ching Brook and Borough boundary plus Folly Lane Community Woodland and Cheney Row open space. Land, to the north of the reservoir, including land east of the River Lee Diversion adjacent to industrial estate up to the North Circular Road.	1	DM36	WFBI04
Tottenham Marshes East	This site is bounded on the west by the Borough boundary and in the south by Lockwood Reservoir. The eastern boundary is the Lee Flood Relief Channel. In addition, the site includes a small area of land on the eastern side of the Lee Flood Relief Channel immediately to the south of the footpath which connects Sinnott Road with Chalk Bridge.	1		WFBI07

LOCATION	LANDED INCLUDED	GRADE	RELEVANT POLICY	MAP REF.
Mansfield Park	Valley Side; 24-90 (even): Silverthorn Gardens; 2-40 (even), 47: Mansfield Hill; 1-13 (odd), 15-41 (odd), highway: Belle Staines Pleasaunce; 9-12 (all): Lawrence Hill; 6-40 (even): Mulberry Close Allotments: Old Church Road; highway: Footpath from Mansfield Hill to Valley Side.	2	DM36	WFBII01
Ching Brook in central Walthamstow	Ching Brook and adjoining land, from The Charter Road downstream to culvert under Walthamstow Stadium, and from Chingford Road downstream to culvert entrance south of Chingford Hall Primary School.	2	DM36	WFBII02
Sewardstone Road Rough	Open land bounded by Sewardstone Road and Borough boundary, northwards from the Evangelical Church, Sewardstone Road.	2	DM36	WFBII03
Pimp Hall Nature Reserve	Site of former Pimp Hall Nurseries; small pond and immediately adjoining land in Pimp Hall allotment site; Pimp Hall Park: Simmons Lane Allotment site; Pimp Hall Allotment gardens	2	DM36	WFBII04
Low Hall Farm	Land bounded by: 57-93 (odd) and 92-94 (even) Markhouse Avenue; Low Hall Farm allotments; drain along west side of Low Hall tip; rifle range; southern boundary of Low Hall depot; Dagenham Brook	2	DM36	WFBII05

LOCATION	LANDED INCLUDED	GRADE	RELEVANT POLICY	MAP REF.
Chingford to Walthamstow Railsides	Land along both sides of the railway line from North Chingford to Walthamstow	2	DM36	WFBII06

Schedule 16 -Sites of Local Importance to Nature Conservation

16 Schedule 16 -Sites of Local Importance to Nature Conservation

LOCATION	LANDED INCLUDED	RELEVANT POLICY	MAP REF.
Chingford Mount Cemetery	Chingford Mount Cemetery, including land to east of footpath from Harold Road to Grove Road	DM36	WFL01
Lloyd Park	Part of park south of footpath from Bedford Road to Winns Terrace and north of Water House (William Morris Gallery), including moat and Waltham Forest Theatre	DM36	WFL02
Low Hall Wood	Part of Low Hall Sports Ground, bounded by North Access Road, Dagenham Brook, Arena and Groundsman's houses. (Site identified as Low Hall Wood by the London Ecology Unit)	DM36	WFL03
Dagenham Brook	Dagenham Brook and immediately adjoining land downstream from south east corner of 149 Seymour Road (factory) as far as culvert under Temple Mills Marshalling Yard		WFL05
St Mary's Churchyard, Walthamstow Village	Churchyard of Parish Church of St. Mary's	DM36	WFL06
St. Mary the Virgin Churchyard, Leyton	St. Mary the Virgin Churchyard	DM36	WFL07
St. Patrick's Cemetery	St. Patrick's Cemetery	DM36	WFL08
Greenway Avenue Wood	Land bounded by: Greenway Avenue: 87-115 (odd), 131a, Tennis Courts: Upper	DM36	WFL09

LOCATION	LANDED INCLUDED	RELEVANT POLICY	MAP REF.
	Walthamstow Road; 78-124 (even): Forest Rise; 107-109 (all)		
The Copse	Open land, mainly Epping Forest land, bounded by: Forest Side; highway, 34-37 (all), and 38-45 (all): The Copse; highway: Forest Court; 1 and 2	DM36	WFL11
Green Lanes	(a) Epping Forest land and footpath from Organ Lane and Mays Lane to Endlebury Road at rear of 1a-65 (odd) Elmsfield Road. (b) Epping Forest land and footpaths (Organ Lane) from The Ridgeway, to Larkshall Road, crossing Endlebury Road and Colvin Gardens, and comprising land at the rear of Leeview Court, 29 The Ridgeway; 1-89 (odd) Warren Road; 2-88 (even) Dale View Crescent; 118-130 (even) Harold Road; 2-33 (even) Colvin Gardens (These sites were identified as Green Lanes by the London Ecology Unit)		WFL12
Newport Schools Nature Area	Land between 195 and 197 Dawlish Road and rear of 126 - 156 St. Mary's Road	DM36	WFL14
Bisterne Avenue Park	Bisterne Avenue; 43-57(odd): Avonfield Court; 1-9(odd): Fyfield Road; highway	DM36	WFL15
Leyton Manor Park	Capworth Street; highway, 104: Shortlands Road; highway, 35: Bickley Road; highway, 16	DM36	WFL16

LOCATION	LANDED INCLUDED	RELEVANT POLICY	MAP REF.
Sidmouth Park	Huxley Road; 47-101 (odd): St. Mary's Road; 24-86 (even): Sidmouth Road, Alice Burrell Centre: Dawlish Road; 233	DM36	WFL17

Schedule 17 - Parks

17 Schedule 17 - Parks

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Drysdale Park, Drysdale Avenue E4	Drysdale Avenue; highway,43: Dells Close; highway, 37:Amesbury Drive: 20-34 (even)	DM13	PK1
Mansfield Park; Mansfield Hill E4	Valley Side; 24-90 (even): Silverthorn Gardens; 2-40 (even), 47: Mansfield Hill; 1-13 (odd), 15-41 (odd), highway: Belle Staines Pleasaunce; 9-12 (all): Lawrence Hill; 6-40 (even): Mulberry Close Allotments: Old Church Road; highway: Footpath from Mansfield Hill to Valley Side	DM13	PK2
Ridgeway Park, The Ridgeway E4	Old Church Road; 219-265 (odd): Wellington Avenue;66, highway, former Chingford High School site: Retingham Way; Moresby House, 21-33: Goldsborough Crescent;6-38 (even): Endlebury Road; 137: Chingford Avenue; 36-80 (even): The Ridgeway; 107-135 (odd), Telephone Exchange	DM13	PK3
Pimp Hall Park (extension) Kings Road E4	Pimp Hall Park: Simmons Lane Allotment site; Pimp Hall Allotment gardens	DM13	PK4
Pimp Hall Park, Simmons Lane E4	Pimp Hall Allotment Gardens: Pimp Hall Nurseries: Friday Hill West; 103-135 (odd): Simmons Lane; 4-56 (even), Allotment site	DM13	PK5
Chase Lane Park, Waverley Avenue E4	Waverley Avenue; 19-85 (odd): Hampton Road; 124-176 (even): Chase Lane Primary School: Hall Lane:107-121 (odd)	DM13	PK6
War Memorial Recreation Ground, Chingford Mount Road E4	Larkswood Road: 2-60 (even), Libro Court: Ainslie Wood Gardens; 13-85 (odd): Ainslie Wood Road; 65-83 (odd): Acorn Close; 1-15 (odd): Genever Close: 8-16 (all):	DM13	PK7

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
	Kingsley Gardens; 15-18 (all): Chingford Mount Road:206-212 (even), Waltham Forest College Annexe		
The Highams Park	Henrys Avenue,Woodford Green Montalt Road;23-73 (odd): Henrys Avenue;5-51 (odd): The Charter Road;66-68 (even): Tamworth Avenue; 9; Epping Forest Land:Marion Grove; 1-11 (odd)	DM13	PK8
Vincent Road Open Space,Woodford Green	Vincent Road,26, highway: Alders Avenue; Oak Lodge, footpath: Hollywood Way: 22-52 (even), allotments	DM13	PK9
Cheney Row E17	Cheney Row; 1-10 (all), and car park adjoining 11, Tine Acre Playing Field: Durban Road; 12-24 (even): Folly Lane Cemetery	DM13	PK10
Higham Hill Recreation Ground Hecham Close E17	Hecham Close; 75-77 (odd), 85,85a,68: Higham Hill Road; 369-431 (odd): Norfolk Road; highway: Billet Road; 253-275 (odd): Sutton Road; Day Nursery: The Mile End; 38-60 (even), Higham Hill House: Gloucester Road; 69-101 (odd)	DM13	PK11
Lloyd Park,Forest Road E17	Aveling Park School: Aveling Park Road; 19-81 (odd): Chingford Road; 141 (LRT Walthamstow Garage): Bedford Road;9-91 (odd): Forest Road; highway: Winns Terrace; highway: Carr Road; 2-248 (even): Winns Avenue; 4: Brettenham Road;1 0-288 (even)	DM13	PK12
Kitchener Road Park, Kitchener Road, E17	Cheshire Close; 1-26(even): Wadham Road; highway,122: Garner Road: 93-125(odd): Wadham Lodge Sports Ground	DM13	PK13

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Stoneydown Park, Blackhorse Road E17	Pretoria Avenue; highway, Stoneydown Park Junior and Infants School: Longfield Avenue; highway, St. Patrick's R.C. Junior School: Blackhorse Road; highway,154 (Stoneydown House): St. Patrick's Parish Hall	DM13	PK14
Selborne Park, Selborne Road E17	Walthamstow Central Bus Station: Selborne Road (highway): Selborne Walk Centre: Footpath from Selborne Road to High Street	DM13	PK15
Bisterne Park, Bisterne Avenue, E17	Bisterne Avenue; 43-57(odd): Avonfield Court; 1-9(odd): Fyfield Road; highway	DM13	PK16
St.James's Park, Essex Road E17	Cheshire Field Allotment Gardens: South Access Road; highway: Essex Road; highway: North Access Road; private road	DM13	PK17
Thomas Gamuel Park, Colchester Road, E17	Chelmsford Road; highway: Lennox Road; highway: Colchester Road; highway, garage court on northside; Thomas Gamuel Junior and Infants School	DM13	PK18
Wingfield Park, Grosvenor Road E17	Pembroke Road;25 (highway): St.Stephen's Close; 30 (highway): Grosvenor Park Road (highway)	DM13	PK19
Knotts Green,Lea Bridge Road E10	Lea Bridge Road; highway, 7: Essex Road; 195, highway: Knotts Green Road; 110-130 (even)	DM13	PK20
Leyton Manor Park, Capworth Street, E10	Capworth Street; highway, 104: Shortlands Road; highway, 35: Bickley Road; highway, 16	DM13	PK21
Skelton's Lane Recreation Ground, Skelton's Lane E10	Farmer Road;91-185 (odd): Skelton's Lane; 75-133 (odd): Byron Road; 86,87: Burchell Road; 88-110 (even): Railway Line	DM13	PK22

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Abbotts Park, Abbotts Park Road E10	Fletcher Lane;highway:Leigh Road; highway: Abbotts Park Road; highway High Road Leyton; 666-690 (even)	DM13	PK23
The Henry Reynolds' Garden, Bush Road E11	Browning Road (highway, car park): Bush Road; highway	DM13	PK24
Coronation Gardens, High Road E10	Lyttelton Road; highway: Oliver Road; highway; Buckingham Road; highway: High Road Leyton; highway	DM13	PK25
Sidmouth Park, Sidmouth Road E10	Huxley Road; 47-185 (odd): St. Mary's Road; 24-86 (even): Sidmouth Road, Alice Burrell Centre, Council Offices: Dawlish Road; 170,233	DM13	PK26
Langthorne Park, High Road, E11	Langthorne Road; 5-13(odd): Thorne Close; 1-11(odd): Birch Grove; 39-49(odd): Union Close; 1-32(all): South Birbeck Road; 102-170(even): High Road; 313-419(odd): Holloway Road; highway: Cathall Road Estate: Holy Trinity Church	DM13	PK27
Cann Hall Park, Cann Hall Road E11	Land comprising: Cann Hall Road; 260-288 (even)	DM13	PK28

Schedule 18- Parks and Gardens of Local Historic Interest

18 Schedule 18- Parks and Gardens of Local Historic Interest

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
FAIRMEAD PARK	Epping Glade; (all): South Avenue; (all): Holly Drive; (all): Hawksmouth; (all): Blandford Crescent 16-19; (all): Woodberry Way 1-33; (odd): Forest View 1-41; (all): Forest Avenue1-11(all): Crescent Road1-21(all): Warren Lodge: Warren Pond Road 1-4 (all): Forest Side1-14 (odd): Whitehall Road (Seymour Court) 1-49 (all):	DM13	PLH1
HIGHAM'S PARK	Keynsham Avenue; 44:Marion Grove; 3-11(odd): Montalt Road 23-73(odd): Henry's Avenue 1-84(all): Tamworth Avenue; 1-9 (all):	DM13	PLH2
MALLINSON PARK	Nesta Road; 11-55(odd): Charter Road: (Woodford County High School): Churchill Mews; 1-5(odd):Harman Avenue; 1-20(all); the White House; North lodge:	DM13	PLH3
LLOYD PARK	Carr Road; 2-6 (even): Winns Terrace; 7-66 (all): Lloyd Park House; 1-12 (all): Forest Road; 430-456 (even): Bedford Road 9-63 (odd):	DM13	PLH4
CORONATION GARDENS	Lyttelton Road; highway: Oliver Road; highway; Buckingham Road; highway: High Road Leyton; highway:	DM13	PLH5

Schedule 19 - Allotment

19 Schedule 19 - Allotment

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Hawkwood	Epping Way;5-39 (odd): Drysdale Avenue;79-123 (odd): Sewardstone Road;182-212 (even): Hawkwood Crescent; 8-36 (even)	DM13	A1
Kings Road	Kings Road;27-53 (odd): Glendower Road; 23: Cambridge Road; highway, Chingford C of E Junior School: Railway Sidings	DM13	A2
Mulberry Close	Belle Staines Pleasaunce;4-9 (all): Lambourne Gardens; 22-36 (even): Mulberry Close;9-14 (all): Silverthorn Gardens; 39-47 (odd): Mansfield Park	DM13	A3
Mount Avenue/Suffield Hatch	Alpha Road;72-106 (even),115 (Winters Court): Mount Avenue;42-56 (even): Templeton Avenue; 67-95 (odd), 88: Chivers Road; 33: Flaxen Road; vacant land at western end: New Road; Larkswood Junior & Infants Schools	DM13	A4
Pimp Hall	Kings Road; highway: Friday Hill West; 135-149 (odd): Pimp Hall Park: Pimp Hall Nurseries: Drain adjoining access road to Nurseries	DM13	A5
Simmons Lane	Pimp Hall Park: Railway Line: Simmons Lane; 58-72 (even): Simmons Lane; (highway) Site of Pimp Hall nurseries	DM13	A6
Bateman Road	Rowan Avenue; 21-45 (odd): Westward Road; 73-115 (odd): Ashley Road; 1-7 (odd): Bateman Road; 71: May Road; 1 (Coombe House): Silver Birch Avenue; highway	DM13	A7
Hoxton Manor	Salisbury Hall Playing Fields: Chingford Road; 31-61 (all):	DM13	A8

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
	Salisbury Hall Gardens Open land adjacent to Ching Brook		
Beechwood	Larkshall Road; 194, St Anne's Church, 202-250 (even), Whitehall Lawn Tennis Club, highway: Coolgardie Avenue; 164-172 (even): Railway Line	DM13	A9
Wickham Road	Ching Brook Wickham Road;22-66 (even)	DM13	A10
Hollywood Way	Ching Brook: Hale End Road; highway: Hollywood Way; 2a-20 (even): Vincent Road: open space	DM13	A11
Brookfield	Gordon Avenue;39-55 (odd): Ching Brook Epping Forest: Armstrong Avenue; 66-92 (even): Footpath from Alders Avenue to Church Avenue	DM13	A12
Sinnot Road	Billet Road; 366-414 (even): Aqueduct; Lee Flood Relief Channel: Lee Close; 9-13 (all): Gurney Close; 35: Travers Close; 1-11 (odd)	DM13	A13
Trencherfield	Lowther Road; highway: Lancaster Road: highway: Mayfield Road;1-57 (odd): Higham Hill Road; 223-225: Church Road; 10-17 (all): Lowther Road; 12	DM13	A14
Higham Hill	Common Priors Croft; 2-66 (even): Colville Road; 2-54 (even): Hamilton Road; 8-12 (even): Oakfield Road; 89-109 (odd): Priory Court Estate: Green Pond Road; highway	DM13	A15
Chestnuts Farm	Forest Road: Civic Centre: Farnan Avenue; 43-125 (odd): Waltham Forest Pool and car park: Chestnuts Sports Ground	DM13	A16
Hale End Road	Pentire Road; 2-30 (even): Carnanton Road; 2-62 (even): Belle Vue Road; 2-52 (even): Hale End Road; 74-84 (even), highway	DM13	A17

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Cheshire Field	St James's Park: South Access Road; highway: Dagenham Brook: North Access Road (private road)St James's Park: South Access Road; highway: Dagenham Brook: North Access Road (private road)	DM13	A18
Honeybone and Low Hall Lane	Low Hall Lane; highway, 20,Ferguson Centre: Markhouse Avenue; 22-110 (even)	DM13	A19
Low Hall Farm	verton Road;1-31(all): Argall Avenue; Roxwell Trading Park: Staffa Road; Cromwell Industrial Estate (unit 10): Hitcham Road; 2,4: Vacant Land adjacent Markhouse Avenue; 1-53 (odd): Flempton Road; Flexi Works, Drain extending from Roxwell Industrial Park to r/o 55 Markhouse Avenue	DM13	A20
Markhouse Common	Queen's Road Recreation Ground: Lennox Road: 10-37 (all): Richmond Close; 7-26 (all): Beaconsfield; 75-79 (odd): Queen's Road; highway: Markhouse Road: Kelmscott School	DM13	A21
Forest Road	Hylands Road; 96-107 (all): Hillside Gardens; 53 and 54: Epping Forest	DM13	A22
Seymour Road	Seymour Road; 65-143 (odd): Dagenham Brook: Lea Bridge Road: 282 (Leyton F.C. Football Ground)	DM13	A23
Oliver Road	Oliver Close Housing Estate: Ive Farm Sports Ground: Dagenham Brook: Osier Way; highway, vacant land on north side, Orient Works, storm water tanks and lorrypark	DM13	A24
Auckland Road	Auckland Road; highway, NLWA depot: Vacant land adjacent to 132 Dunedin Road: Temple Mills Marshalling Yard	DM13	A25
Ruckholt Close	North of Ruckholt Close	DM13	A26

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
(2 sites)	Ruckholt Close;2-6(even)highway: South of Ruckholt Close Land adj to No's 33 &35 Ruckholt Close;(even):		
Dawlish Road	Dawlish Road; highway, 135, 159, 161Francis Road; 164-182 (even)	DM13	A27
King's Passage	King's Path: King's Road; 22-44 (even): Wallwood Road; 127-151 (odd)	DM13	A28
Browning Road	Hartley Road; 2, 12-16 (even): Woodville Road; 7-11 (odd), 19: Mornington Road; 29-53 (odd): Browning Road; 25-51 (odd): Beacontree Road; 17-39 (odd)	DM13	A29
Downsell Road	Downsell Road; 52-80 (even): Leslie Road; 38-60 (even): Downsell Junior School Playground	DM13	A30
Allotment sites owing to their small site area not shown on the Proposals Map	Cherrydown Close: r/o1-3(odd); Cherrydown Avenue: r/o142-150(even) Priory Avenue; r/o 65-73(odd) Southwest Road: No11 Willow Tree Farnan Avenue: r/o 123 to 125 (odd)	DM13	-

Schedule 20 - Playing Fields

20 Schedule 20 - Playing Fields

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
St Egberts Playing Fields, Sewardstone Road, E4	Waltham Way; 87-91(odd): Sewardsone Road; highway,31: Low Hall Close; 5-12 (all): Lee Diversion: Lee Valley Playing Fields	DM13	F1
Lee Valley Playing Fields, Waltham Way, E4 (Chingford Rugby Football Club)	Low Hall Close; 1-4 (all), vacant land adjoining No.5: Mansfield Hill; 73: Waltham Way (highway), fence west from opposite 33: Valley Side; Fence on east side of River Lee Diversion	DM13	F2
Chingford School, Nevin Drive, E4	Nevin Drive 15-29 (odd): College Gardens Nursery School; Mount Echo Drive 13-49 (odd) & 2-20 (even)	DM13	F3
Chingford Cricket Club, Kimberley Way E4 (Forest Side Cricket Ground)	Victoria Road: 1-41a (odd): Kimberley Way; 1-27 (odd): Woodedge Close; 7-24 (all): Faversham Avenue; 2-24 (even), site of Waltham Forest School: Forest Side; 97 (Riding School)	DM13	F4
Heathcote High School, Normanton Park, E4	Heathcote High School: Bluehouse Road 130-166 (even): Bluehouse Grove: Rosslyn Avenue No.37 only.	DM13	F5
Bluehouse Field, Bluehouse Road, E4	Bluehouse Road; highway, footpath serving 130-146 (even): Hornbeam Grove; highway: Epping Forest Land	DM13	F6
Chingford Football Ground, Newgate Street, E4	This site comprises the playing pitch at Chingford Football Ground	DM13	F7
Chase Lane Junior and Infants School, York Road, E4	York Road 49-79 (odd): Hampton Road 90-120 (even): Chase Lane Park.	DM13	F8
Ainslie Wood Sports Ground,	Ainslie Wood Road; highway, 128: Ainslie Wood: Underwood Road; highway	DM13	F9

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Ainslie Wood Road E4			
Rolls Sports Ground, Hickman Avenue E4	Ropers Avenue; 21-79 (odd): Woodside Gardens; 2-46 (even): Larkshall Road; Health Authority site: Hickman Avenue; highway, Units 13 & 15 Highams Park Industrial Estate: Lena Kennedy Close; 1-18 (all): Higham Station Avenue; 117 (Hawthorn Court),121 (Fern Court): Coningsby Gardens; 92: Underwood Road: 42, 107	DM13	F10
Jubilee Sports Ground, The Avenue E4	Richmond Crescent: 52a-90e (even): Abbotts Crescent; 11-51 (odd): Harman Close; 1-8 (all): Manor Way; former Credit Lyonnais Sports Ground: The Avenue; 155-173 (odd), Larkswood Court	DM13	F11
Woodford Rugby Football Club, High Road, Woodford Green	Nesta Road; 29-45 (odd): High Road; The White House, Woodford County High School for Girls: Mallinson Park: The Charter Road; Mallinson Scout Centre	DM13	F12
Woodford County High School for Girls, High Road, Woodford Green	Charter Road: No.11 only: Nesta Road 5-29 (odd). The White House.	DM13	F13
Salisbury Hall Playing Field	Supermarket: Ching Brook: Rear of 14-30 (all) Salisbury Hall Gardens: Hoxton Manor Allotment Site: North Circular Road: Trinity Way/Justin Road Industrial Estate.	DM13	F14
Parmiters Sports Ground, Nelson Road E4	Nelson Road; 50-116 (even): Cavendish Playing Field: Rushcroft Road; Rushcroft School, Site of former Rowden Park allotments: Loxham Road; 40: Minerva Road; 15	DM13	F15
Cavendish Playing Field, Cavendish Road E4	Nelson Road: 110-128 (even): Parmiters Sports Ground: Selwyn Avenue; 196-216 (even): Footpath from Cavendish Road to Empress Avenue: Fence on north side of	DM13	F16

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
	Ching Brook: Rushcroft Road: site of former Rowden Park allotments		
Hale End Sports Ground, Wadham Road E17	Grove Park Avenue; highway: Wadham Road; highway, 103: Footpath from Empress Avenue to Cavendish Road: Wadham Avenue; 1-67 (odd), land at rear of 69-85 (odd)	DM13	F17
The Peter May Sports Centre, Wadham Road E17	Wadham Avenue; 2-86 (even), land at rear of 69-85 (odd):Footpath from Empress Avenue to Cavendish Road: Fence on south side of Ching Brook adjoining 105-187 (odd) Cavendish Road: Wickham Road; 49, 80, 82: Alma Avenue: 2-52 (even): Evanston Avenue; 9-49 (odd): Wadham Road; 127, 145, 147 (Goodridge House),161 (Roberts Hall), 163-205 (odd), land adj.207	DM13	F18
Highams Park School, Handsworth Avenue, E4	Church Avenue: Vincent Road. Flats 35-76: Joseph Clarke School: Silverdale Road No. 25 only: Beverley Road Nos. 16 & 31 only: Handsworth Primary School.	DM13	F19
Broadfield Sports Ground, North Circular Road E17	North Circular Road; highway, Fairways Golf Driving Range: Footpath from Walthamstow Avenue to Folly Lane	DM13	F20
Tyne Acre Sports Ground, Cheney Row E17	Footpath from Walthamstow Avenue to Folly Lane: Billet Road; Britannia Sports Ground, Billet Works, Kimberley Industrial Estate: Cheney Row Open Space.	DM13	F21
Britannia Sports Ground, Billet Road E17	Footpath from Walthamstow Avenue to Folly Lane, and footpath/private road from this to 132 Billet Road: Billet Road; McEntee School, 160, Billet Works: Cheney Row; Tine Acre Sports Ground	DM13	F22
Kingfisher Sports Ground, Billet Road E17	Walthamstow Avenue; highway: Waltham Park Way: Units 3-15 (all): Footpath from Walthamstow Avenue to Folly Lane, and footpath/private road from this to 132 Billet Road	DM13	F23

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
George White Sports Ground, Billet Road E17	Billet Road: highway, 27: Cecil Road; 56a-74 (even) :Mansel Grove: 19, 20: Douglas Avenue; 75-101 (odd): Knebworth Avenue; 69, 70	DM13	F24
Kitchener Road Sports Ground, Kitchener Road E17	Wadham Road; highway: Kitchener Road; highway: Garner Road; 93-125 (odd): Brookscroft Road; Wadham Lodge Trust Sports Ground	DM13	F25
Wadham Lodge Trust Sports Ground, Brookscroft Road E17	Garner Road; 1-91, Waltham Court: Kitchener Road; highway, Kitchener Road Sport's Ground: Brookscroft Road; 75-169 (odd), but excluding an area of 0.5ha along frontage with Kitchener Road	DM13	F26
Sir George Monoux Sixth Form College, Chingford Road, E17 (Two Sites)	(North of School) St. Johns Church and Vicarage: Chapel End Infants School: Sturge Avenue 24-48 even: Chingford Road. (South of School) Chingford Road: Waltham Forest Athletics Track & Pool: Sturge Avenue 56-72 (even): Warburton Terrace 1-20 (all).	DM13	F27
Waltham Forest Athletics Track, Chingford Road E17	Chingford Road; Sir George Monoux Sixth Form College, Waltham Forest Pool: Chestnuts Farm allotments: Warburton Terrace; highway: Un-named watercourse from Spruce Hills Road to Chingford Road	DM13	F28
Chestnuts Sports Ground, Forest Road E17	Spruce Hills Road: 47-67 (odd), 79,81: Forest Road; Civic Centre, Waltham Forest College: Chingford Road; Chestnuts Farm allotments: Un-named watercourse from Spruce Hills Road to Chingford Road	DM13	F29
Douglas Eyre Sports Centre, Coppermill Lane E17	Former Blackhorse Road Goods Yard: Edward Road; 1-271 (odd), Coppermill Junior and Infants School: Coppermill Lane; 150-168 (even): Dagenham Brook: BR Kentish Town - Barking railway line.	DM13	F30
Walthamstow Cricket Club, Greenway Avenue E17	Greenway Avenue; 48-98 (even) The Risings; 19-49 (odd): Morgan Avenue; highway: Buck Walk; (footpath):Wood Street; 215-253 (odd)	DM13	F31

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
(Buck Walk Cricket Ground)			
Forest School, College Place, E17	Oakhurst Gardens: Epping Forest.	DM13	F32
Low Hall Farm Sports Ground, South Access Road E17	South Access Road; highway, Forest Business Park, Units 17-34 (all): Argall Avenue; Leyton Industrial Village, Units 6-22 (all): Lee Flood Relief Channel: Wood on west bank of Dagenham Brook: Dagenham Brook	DM13	F33
St Saviour's C of E Junior and Infants School, Verulam Avenue, E17	Dagenham Brook: Theydon Street 44-112 (even): Samantha Close 7-16 (all): St. Saviour's Church	DM13	F34
Hare and Hounds Football Ground, 282 Lea Bridge Road E10	Seymour Road; allotments, 1-63 (odd): Lea Bridge Road: 278a,280, 282a, 300-308 (even): Dagenham Brook	DM13	F35
Leyton Sixth Form College, Essex Road, E10	Nottingham Road: Peterborough Road: Tennis Courts	DM13	F36
Marsh Lane Playing Field, Marsh Lane E10	Clementina Road;50-140 (even): Seymour Road; highway, 149, 151: Dagenham Brook: Temple Mills Marshalling Yard: Marsh Lane; North End Gate House: Perth Road; Gas Holder Station	DM13	F37
Leyton Youth Sports Centre (incl. West Essex Bowling Club,	Brewster Road E10); highway: High Road; 563-595 (odd), highway: Crawley Road; highway	DM13	F38
Ive Farm Sports Ground, Ive Farm Lane E10	Ive Farm Lane; private road: Villiers Close; 48-77 (all): Ive Farm Close; 31-40: Oliver Close Estate: Osier Way; Oliver Road allotments; Dagenham Brook, but	DM13	F39

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
	excluding area of about 1.26ha adjoining Oliver Close Estate		
Oliver Road Playing Fields, Oliver Road, E10	Auckland Road:Oliver Road; highway: Osier Way; highway, former Council depot land, Orient Works: Dunedin Road; 94-120 (even)	DM13	F40
Eastway Sports Centre, Quartermile Lane E15	Temple Mills Lane; highway: Quartermile Lane; highway: Private road off Quartermile Lane, south of Ruckholt Road: Ruckholt Road; BRS Depot, Site of former Cherry Orchard Sidings	DM13	F41
Drapers Field, Gordon Road E15	High Road; highway, 101: Temple Mills Lane; highway: Lee Valley railway line: Westdown Road; Electricity Transformer Station (LRT): Gordon Road; 18,20,23	DM13	F42

Schedule 21 - Conservation Areas

21 Schedule 21 - Conservation Areas

Location	Properties/Land Included	Relevant Policy	Map Ref.
The Green, Chingford	The Green Walk;1-10 (all), Mornington Hall: 1-4 Jubilee Villas; Creswick Cottage; Carbis Cottage: Queen's Walk; 1-4 (all): King's Head Hill;1-7 (odd),4, 2a (King's Head Public House), 2 (Police Station): The Ridgeway;1a,1b,1c: The Green; Courtlands, Highcroft, Beechcroft, The Lodge, Kilgreana Tudor Lodge, Summerdown: Elmdene; 1-6 (all); Crown Buildings, Crown Garage: Bull and Crown Public House; St.Peter's and St.Paul's Church; North Chingford Library, Chingford Assembly Hall; Station Road; 1-47 (odd), 2 (Electric House), St.Mary's R.C. Junior School, St.Mary's Roman Catholic Church, Chingford Methodist Church: Kings Road; 1 (Presbytery): Woodberry Way;73 and 74: Carbis Close;1: Open land, (Chingford Green) bounded by Green Walk; The Green; Station Road and Parkhill Road, forming Chingford Green.		
Ropers Avenue/ Inks Green, Highams Park	Ropers Avenue;1-83 (odd), 2-82 (even), Inks Green Bowling Green/Pavilion: Inks Green;1-9 (odd), 2-68 (even): Underwood Road;75- 107 (odd), 38-42 (even): Larkshall Road;315-321(odd).		
Woodford Green	Chingford Lane:72 (Village Heights 1-49): Churchill Mews; 1-5 (all): High Elms; Woodford Green United Free Church, 1-3 (all), and 1- 3 (all) Elm Terrace: High Road; Woodford County High School for Girls, including school buildings, sports ground and pavilion, and tennis courts: Mill Lane;39: Sunset Avenue; Woodford Green Primary School: The Charter Road; 2: The Square; 10,20 and 22: Epping Forest Land bounded by Lodge Villas (highway); Woodford New Road, St. Margarets Church, & 1-5		

Location	Properties/Land Included	Relevant Policy	Map Ref.
	Churchills Mews, White House building and grounds; including North and South Lodge and horse ride: Epping Forest Land between Woodford Green Primary School and Village Heights and Woodford Green United Free Church, and bounded on the east side by the Borough boundary. Note: Land on the east side of the Borough boundary adjoining this Conservation Area has been designated as a Conservation Area by the London Borough of Redbridge.		
Leucha Road, Walthamstow	Leucha Road;1-175, 185-231 (odd), 2-184 (even)		
Walthamstow St James	Main building - Mission Grove primary school, land south of Mission Grove; including car park, former Buxton Road Bingo Hall, car park and service area of 43-49 High Street,1-9 Clockhouse, 13 Pretoria Avenue, Car park at 12 Mission Grove, High Street; 7-107 (odd) and 2-96 (even), St James street; 7-23 (odd) and St James Street station buildings, St James Street; 2– 20 (even).		
St Mary's Church (Walthamstow Village)	Church Hill; Walthamstow Girls' School including School Lodge 115,117 (Vicarage), Monoux Almshouses 1-14 (all): Woodbury Road; Church Hill Nursery School: Church End; St.Mary's Church (including graveyard and ancillary land); 2-7 (all), 8 (St.Mary's Welcome Centre), 9 & 10, Squires Almshouses 1-6 (all): Church Path;1-21 (odd): Vestry Road; National Spiritualist Church, Vestry House Museum and adjoining land: Church Lane; 2-12 (even): Bishops Close;19-21 (all): Orford Road;2-12 (even),1a-11 (odd), 13 (St.Mary's Church House 1-31 all): St.Mary's Road; 2,2a: Railway cutting between Vestry Road and Orford Road.		

Location	Properties/Land Included	Relevant Policy	Map Ref.
Forest School	Oakhurst Gardens;1-13 (odd): Oakhurst Close; 1-13 (all): College Place;1-17 (odd), Forest School (all buildings and land including sports ground): Forest Court;1-63 (all): Buxton Drive; Buxton Lodge; 1-6 (all): Buxton House;1-40 (all): The Forest; Oxley House (1-2), Evesden (1-2), Gwydr Lodge, Ivy Cottages (1-2), Wistaria Cottage, Clyptos, Marryatt's Lodge: Epping Forest land bounded by Oakhurst Gardens, Forest School Horse Ride, Snaresbrook Road and Woodford New Road.		
Orford Road/ Eden Road/ Grosvenor Park Road, Walthamstow	Grosvenor Park Road;2-78 (even), 17-25 (odd): Park Court;1-44 (all), Employment Service Offices,59-73 (odd): Grosvenor Rise East;1-13 (odd), 15 (Public House), 2-32 (even), 34-42 (even), 44 (Flats 1-6): Pembroke Road;1-21 (all), and 21a, 1a (Hastingwood Court, Flats 1-21), 23 (Windmill Public House), 2-36 (even): East Avenue;1-27 (odd), 2-8 (even): Wingfield Road; 1-47 (odd), 2-26 (even), 1a (Arden Court, Flats 1-8): Orford Road;17-71 (odd), 73 (Orford House) including bowling green, 14 (Homecroft House Flats 1- 50), 14a,14b (Old Town Hall), 16-18 (even), 18a (Asian Centre), 20-42: Eden Road;1-23,25 (1-22 Cherry Close), 27-45 (odd), 2-60 (even): Beulah Road; 9-103 (odd), 2-118 (even): Grove Road;123: Vestry Road;1-5 (odd), 7 (Post Office Depot), 11, Hillside Children's Playground (Formerly Church Common): Berryfi eld Close;1 (Flats 1-6), 3-15 (odd): Ravenswood Road; 46 Comely Bank Clinic & Toy Library and adjacent site: Randolph Road;1- 21 (all): Eden Grove; 9-18 (all): Shirley Close;1-19 (all), 20 (Tom Thumb Nursery): Addison Road;1a (Clinic), 1b (Toy Library)		
Whipps Cross Road/Forest Glade,	Forest Road; Leytonstone School and adjoining school grounds, 1-13 (odd), St.Andrew's Church and Hall: Colworth Road; 122-128 (even): Hainault Road;224, 329: Forest Glade;1-24 (all): Whipps Cross Road;107- 157 (odd), Hindu Mandir (Temple): Epping Forest land bounded		

Location	Properties/Land Included	Relevant Policy	Map Ref.
Leytonstone	by James Lane, Whipps Cross Road and Forest Glade, St Andrew's Church and Hall, and Leytonstone School		
Browning Road, Leytonstone	Browning Road; 1-51 (odd), 2-14, 18-26, 26A, 28-32 (even), 52-58 (consecutive): Beacontree Road; 7		
Thornhill Road, Leyton	Thornhill Road;35-41 (odd), 57-75 (odds), and 18-70 (even): Rosedene Terrace; 25-27 (all).		

Schedule 22 - Area of Special Character

22 Schedule 22 - Area of Special Character

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
The Higham's Estate, Woodford Green	Keynsham Avenue 1 to 44 (all); Mason Road 1 to 7 (all); Lichfield Road 1 to 29 (all); Wood Lane (NOT INCLUDED); Marion Grove 1 to 12 (all); Montalt Road 15 to 93 (odd) 64 to 82 (even); Henrys Avenue 1 to 51 (odd) 2 to 42 (even); The Charter Road 2 to 84 (even) 11 to 55 (odd); Tamworth Avenue 1 to 9 (all); Nesta Road 1 to 41 (odd) 4 to 26 (even); Crealock Grove 1 to 19 (odd) 2 to 28 (even)	DM30	SC

Schedule 23 - Archaeological Priority Zones

23 Schedule 23 - Archaeological Priority Zones

Archaeological Priority Zones

Relevant Policy DM29

No.	Properties/Land Included	Map Ref
1.	The River Lee Valley and its tributaries is an area characterised by alluvial deposits, which have been shown to preserve important archaeological remains dating from the prehistoric period and later. The alluvial deposits also preserve palaeo-environmental remains, which indicate changing environmental conditions during prehistoric and historic periods.	APZ1
2.	Area focused on Queen Elizabeth Hunting Lodge originally constructed in the 16th Century.	APZ2
3.	Probably area of medieval settlement at Chingford Green.	APZ3
4.	Mountecho Farm: Moated farmstead probably with Medieval origins.	APZ4
5.	Pimp Hall: Medieval Manor House dating from at least the 13th century.	APZ5
6.	Oldmans Farm: Moated site probably with Medieval origins	APZ6
7.	Settlement including All Saints Church, which dates from the 12th century, and a house existed here by the 14th century.	APZ7
8.	Area of potential Roman activity.	APZ8
9.	River Ching. Possible focus of activity where archaeological evidence may be preserved in alluvial deposits.	APZ9
10.	Area of probable Saxon occupation and medieval manor of Hecham, which was in existence by the 11th century. Also 18th century Highams House and Park.	APZ10
11.	Moons Medieval moated Manor House.	APZ11
12.	Water House: Moated house existed in the 17th century but may have medieval origins.	APZ12
13.	Walthamstow: The medieval settlement dates back to at least the 11th century, and was probably centered around the church “Village”. Settlement expanded along the High Street during the Post-Medieval period.	APZ13

No.	Properties/Land Included	Map Ref
14.	Whipps Cross: Roman finds have been recovered here and roads and land boundaries are recorded from the medieval period.	APZ14
15.	Leyton, Leyton Green, Area of medieval and early post-medieval settlement. Also evidence for Roman settlement in the area.	APZ15
16.	Low Leyton: Area of medieval settlement with St. Mary the Virgin Church dating from the 12th century. There is also evidence for prehistoric activity and settlement, particularly from the Bronze Age, on the gravel terrace, which overlooks the Lee valley to the west.	APZ16
17.	River Fillebrook. Possible focus of activity where archaeological evidence may be preserved in alluvial deposits.	APZ17
18.	Leytonstone High Street. An important ancient route, which may have evolved from a Roman road. Medieval and later settlement expanded along the road.	APZ18
19.	Mark house Medieval manor.	APZ19
20.	Cann Hall: Medieval Manor dating from at least 11th Century.	APZ20

Schedule 24 - RAMSAR

24 Schedule 24 - RAMSAR

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
Walthamstow Reservoirs (South)	Land, including Warwick Reservoirs, Walthamstow Reservoirs 1-5, and Lee Flood Relief Channel, bounded by Forest Road, Douglas Eyre Sports Ground, Coppermill Lane, Coppermill Stream, Spring Hill Path and Borough boundary, excluding Old Coppermills Works and adjoining land.	DM36	RAMSAR1 RAMSAR3
Walthamstow Reservoirs (North)	Land, including Low and High Maynard Reservoirs and Lockward Reservoir, bounded by Forest Road, fence on east side of Lee Flood Relief Channel, and Borough boundary	DM36	RAMSAR2

Schedule 25- Special Areas of Conservation

25 Schedule 25- Special Areas of Conservation

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
Chingford Plain West	Land, mainly Epping Forest land, comprising the following: Pole Hill, Hawkwood and part of Yardley Hill	DM36	SAC1
Chingford Plain West	Land, mainly Epping Forest land, comprising the following: Bury Wood, and part of Chingford Plain east of Queen Elizabeth's Hunting Lodge	DM36	SAC2
Warren Pond & Whitehall Plain	Open land, mainly Epping Forest, bounded by Ranger's Road, Whitehall Road, the edge of the built-up area and the Borough boundary, but excluding Connaught Lawn Tennis Club and 110-116 (even) Whitehall Road	DM36	SAC3
Hatch Forest	Open land, mainly Epping Forest, bounded by Whitehall Road, the edge of the built-up area and the Borough boundary, and the Chingford F.C. football ground off Newgate Street but excluding Bluehouse Field.	DM36	SAC4
Highams Park	Keynsham Avenue; 44:Marion Grove; 3-11(odd): Montalt Road 23-73(odd): Henry's Avenue 1-84(all): Tamworth Avenue; 1-9 (all):	DM36	SAC5
Oak Hill	Open land, mainly Epping Forest, bounded by The Charter Road, Oak Hill, the eastern edge of the Borough's built-up area and the Borough boundary, including Mallinson Park, but excluding the Michael Mallinson Scout Centre, Woodford Rugby Football Club ground, the gardens of the White House, and built up areas at	DM36	SAC6

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
	Bridle Path, Harman Avenue, Lodge Villas, Woodford Moat House Hotel and 16-22 (even) Oak Hill		
Walthamstow Forest (North)	Open land, mainly Epping Forest, bounded by Southend Road (A406), Woodford New Road, Oak Hill and the eastern edge of the Borough's built-up area, excluding Hale Brinks (north) and built-up areas at Gascoigne Gardens, Oak Hill Gardens and 15-31 (odd) Oak Hill	DM36	SAC7
Walthamstow Forest (South)	Open land, mainly Epping Forest, bounded by Southend Road (A406), Waterworks Roundabout, Forest Road and Beacontree Avenue, excluding the covered reservoir north of Forest Road	DM36	SAC8
Gilbert's Glade & Rising Sun Wood	Open land, mainly Epping Forest, bounded by Forest Road, Waterworks Roundabout, Borough boundary, Snaresbrook Road and eastern edge of Borough's built-up area, excluding Forest Road allotments, Woodford Pumping Station and reservoirs, Snaresbrook Sports Ground, Forest School, Rising Sun Public House, housing development at St. Peter's Avenue, Oakhurst Gardens, Oakhurst Court, College Place, The Forest, Forest Court, Buxton Drive.	DM36	SAC9 SAC10
Leyton Flats	(a) Open land, mainly Epping Forest, bounded by Snaresbrook Road, Lea Bridge Road, Whipps Cross Road, Hollybush Hill and Borough boundary, excluding grounds of Snaresbrook Crown	DM36	SAC11

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
	Court, and former landfill site ad joining London Transport Central line (b) Open land, mainly Epping Forest, bounded by Whipps Cross Road, Forest View Avenue, Whipps Cross Hospital (includes two areas within the hospital grounds to the north and east of the hospital), Samuel Boyce Lodge, Leytonstone School and Forest Glade		

Schedule 26 - Special Protection Areas

26 Schedule 26 - Special Protection Areas

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
Walthamstow Reservoirs (South)	Land, including Warwick Reservoirs, Walthamstow Reservoirs 1-5, and Lee Flood Relief Channel, bounded by Forest Road, Douglas Eyre Sports Ground, Coppermill Lane, Coppermill Stream, Spring Hill Path and Borough boundary, excluding Old Coppermills Works and adjoining land.	DM36	SPA1 SPA3
Walthamstow Reservoirs (North)	Land, including Low and High Maynard Reservoirs and Lockward Reservoir, bounded by Forest Road, fence on east side of Lee Flood Relief Channel, and Borough boundary	DM36	SPA2

Schedule 27 - Lee Valley Regional Park - Park Development Framework

27 Schedule 27 - Lee Valley Regional Park - Park Development Framework

1. Park Development Framework Area 2 Proposals – the Three Marshes Walthamstow, Leyton and Hackney. See Figure S27.1.

2. Area 2 Proposals relevant to land within the London Borough of Waltham Forest included in the Development Management Document in accordance with the Lee Valley Regional Park Act 1966, (refer to Policy DM40).

Visitors	Sport & Recreation	Biodiversity	Community	Landscape & Heritage	Environment

Map ref	Area name		Area proposal (divided by theme)
2.A.3	Low Hall & St James' Park		Enhance the quality and safety of existing pedestrian and cycle routes into the Park from the east. Work with the London Borough of Waltham Forest, the Environment Agency and other stakeholders to develop, maintain and sign connecting routes for pedestrians and cyclists between sites and through existing industrial areas in order to re-connect St James's Park and the Low Hall area with the Park and improve the provision of facilities for visitors. Improve the existing bridge crossings over the flood relief channel and provide a new path across the dismantled railway land at Hall Farm Curve to link Low Hall Playing Fields with the wider Walthamstow Marsh area. In the event of the reinstatement of a railway track at Hall Farm Curve a means of access across this track will need to be secured. Establish links to heritage assets outside the Park such as the Walthamstow Pump House Museum to strengthen leisure interest in the area.
			Work with the London Borough of Waltham Forest to protect the good quality sports and recreational facilities at St James' Park and Low Hall sports ground and investigate the potential to enhance their regional value.
			Work in partnership to create new habitat margins around the Low Hall sports ground and safeguard existing ecological values at Low Hall Farm Flood Meadow, to be managed as a nature reserve with controlled public access. Engage with the Environment Agency on options to identify and implement measures to improve biodiversity of the Flood Relief Channel. Support the enhancement and management of other sites of ecological value and potential including Low Hall woodland,

			the Dagenham Brook corridor and land between the railway lines and Low Hall Sports Ground with new pedestrian links established between and from these sites through to adjoining areas of nature conservation importance.
			Improve the landscape quality throughout this area with particular attention focused on the management of the woodland between St James's Park and Low Hall Playing Fields. Improve the screening of housing and industry within and adjoining the Park in order to maximise its green edge and establish buffer strips. Explore options with the Environment Agency to improve the landscape value of the Flood Relief Channel.
			Support the London Borough of Waltham Forest in management of recreational allotments and community gardens. Facilities at allotments to be maintained to a high standard and special attention focused on improving the edges of plots and boundaries shared with the Park. Opportunities to open up pedestrian access alongside the Flood Relief Channel to be explored with the Environment Agency.

Map ref	Area name		Area proposal (divided by theme)
2.A.4	Walthamstow Marsh & Coppermills Fields		Safeguard the openness of this area and enhance existing route networks to maintain the established link between clusters of facilities at Springfield Park and Marina, Lea Bridge Road and beyond to the Queen Elizabeth Olympic Park.
			Maintain the area as a space for informal leisure. Work with landowners to increase the area of open space available for informal leisure within and to the south of Coppermills Fields. Enhance and maintain existing horse riding routes especially on land to the north of the Riding Centre.
			Protect, restore and manage the mix of floodplain grassland and fen and small open water areas within Walthamstow Marsh Nature Reserve and SSSI to enhance its ecological value. Working in partnership with landowners manage sites outside the Reserve to enhance their ecological values and contribution to the biodiversity.

			Measures to improve public access for nature conservation, educational and heritage interests will be developed further to support the development of this area together with other sites nearby (2.A.6) as a flagship 'access to nature' destination.
			Support volunteer activity on Walthamstow Marshes as part of the management and enhancement of the Marshes, its biodiversity value and related educational role. Target 'hard to reach' groups through the volunteer programme in this area, working with key stakeholders such as the London Boroughs of Waltham Forest and Hackney.
			Protect and enhance the positive and natural characteristics of the landscape, including the openness of the valley and its heritage features. Strengthen landscape quality in the north at Coppermill Fields and along the eastern edge of the area, work with landowners to rationalise the varied infrastructure that creates both physical and visual barriers to include the removal or relocation of fences where these unnecessarily restrict access. Improve the quality and accessibility of pedestrian and cycle routes into the Marshes. Protect and promote the history of the Marsh and associated heritage assets within the area through interpretational guides and signage, trails and links though to other sites of heritage value for example at Springfield, Coppermills Water Treatment works, and at the Walthamstow Pump House.
			Work with partners including the Environment Agency to: • improve water quality and water management particularly in relation to enhancing and maintaining floodplain, grassland and fen habitats on Walthamstow Marsh and to help meet the targets of the Thames River Basin Management Plan; identify and implement measures to improve the biodiversity value of the Flood Relief Channel, opportunities to open up pedestrian access alongside and crossing points over the channel and into the Park whilst maintaining its role in managing flood risk, and to research options for using the Marshes to help manage flood risk and provide additional flood storage capacity where this will improve site resilience to climate change and also benefit and enhance ecological value and SSSI status of the site.

Map ref	Area name		Area proposal (divided by theme)
2.A.6	Lea Bridge Road area		Develop the Lea Bridge Road area as a major visitor node. This will include: • Development of a new waterside leisure facility, and a visitor focal point, potentially including visitor accommodation, at Essex and Eastwood Wharf to provide opportunities for water related recreational uses, for example a canoe trail. This development will provide support facilities for visitors enjoying the range of activities and events available within this area. Development of the site which is not appropriate under the terms of the Park Act 1966 and the Park Authority's remit and does not accord with the proposals set out in the Park Development Framework will be resisted Enhancement of existing visitor facilities at the Waterworks Centre and a broadening of visitor facilities at the Ice Centre and Riding Centre to provide services to the general Park visitor. Provision of visitor accommodation as part of the enhanced visitor offer at the Waterworks Centre. Options could include youth hostel style facilities, pods and/or chalets to develop the site as a visitor base, encourage young people and families to visit and complement visits to the Queen Elizabeth Olympic Park and the wider Regional Park. Proposals for visitor accommodation would need to satisfy the requirements of the sites designation as Metropolitan Open Land, and be of a scale and design appropriate to the open character, ecological value and landscape quality of the Park. Improve the quality and accessibility of walking and cycling routes into the Park from Clapton Station with the provision of clear directional signage through the residential areas. The enhancement and maintenance of a network of all weather shared use paths between visitor facilities, open spaces, and the strategic routes; the Lee Valley Pathway and Lea Valley Walk along the towpath, to provide access for all abilities and users. Working with stakeholders, including Transport for London on the feasibility of extending cycle hire schemes throughout the Lee Valley with the provision of docking stations at locations such as the Waterworks Centre. Enhancement of the quality and safety of existing bridge crossings over the flood relief channel in the east for both pedestrians and cyclists. Work with partners to ensure these crossings link into accessible path networks and open spaces within the adjoining residential and business communities.

			• Protection of routes used by horse riders and an exploration of the options to extend these south onto Hackney Marsh and through to Olympic Park in association with the operation of the Lee Valley Riding Centre. Development of opportunities in partnership with BW to increase recreational use of the waterways for pleasure boating and as a means of transporting visitors to and from the area. This should complement the proposed waterside leisure centre at Essex and Eastwood Wharf.
			Enhance the range of existing sport and recreation facilities provided at the Ice Centre, Riding Centre and Waterworks Centre. This will include: At the Riding Centre - increased use of outdoor areas for schooling and exercise and an expanded activities programme. At the Ice Centre – options for an additional ice pad and the expansion of sporting and leisure use of the Ice Centre to be explored. Development of playable space and play provision at the Waterworks Centre Develop new leisure and recreation facilities within the Lea Bridge Road visitor node. Potential sites for such development include the Thames Water Depot (see inset 2.A.6 .1), land adjoining the Waterworks Centre, reuse of existing buildings at Connaught Close and redevelopment of existing industrial land along the eastern edge of the Park. Such development would need to contribute to an enhanced regional offer and would have to be considered in terms of its impact on Metropolitan Open Land, the openness of the Park, its ecological value and need to enhance landscape quality and views through to the rest of the Park. Ensure opportunities for informal recreational activity are available throughout the area, particularly on Leyton Marsh and alongside the waterways.
			Develop the Waterworks Nature Reserve as a regionally significant access to nature destination building on the core visitor infrastructure and link this to Walthamstow Marshes and to proposed visitor facilities at Walthamstow Reservoirs. Enhance and restore habitats within the Essex Filter Beds Conserve, enhance and manage habitats within Middlesex Filter Beds to complement ecological areas on Essex Filter Beds. Establish new habitat margins along the southern

			and western boundaries of the Thames Water Depot to complement the ecology of the waterways and reinforce connections between Essex and Middlesex Filter Beds. Work with the Environment Agency to protect, enhance and manage the River Lee Navigation and River Leaand associated waterside environment along the western boundary of this area as wildlife corridors interconnected with the wider ecological resource on Walthamstow Marshes and Middlesex Filter Beds. Support the naturalisation of bank habitats along the Navigation including fish refuges, the installation of fish and eel passes and improved conditions for public access.
			Enhance the capacity of the existing facilities at the Waterworks Centre, Riding Centre and Ice Centre to accommodate events, formal and informal learning and arts related activities. Further investment in infrastructure and event management regimes to be undertaken to establish Leyton Marsh as an events space and protect biodiversity, landscape and recreational assets. The Waterworks to be developed and promoted as the area's base for learning and volunteer related activity. The educational resource at the Centre and natural areas to be safeguarded and enhanced for youth and schools activities and to continue and expand provision of environmental and heritage based education programmes. Target 'hard to reach' groups through the volunteer programme in this area, working with key stakeholders such as the London Boroughs of Waltham Forest and Hackney, building upon the 'Your Space – Wild Space' initiative. Upgrade interpretation, signage and path networks throughout the area to enable visitors to explore the biodiversity, heritage and open recreational spaces of the Park.
			Implement major improvements to landscape quality as a whole, especially to the south of Lea Bridge Road and adjacent to the industrial areas along the eastern edge of the area and to the environment surrounding the Ice Centre to better integrate these areas into the wider valley landscape. Landscape improvements should support and be sensitive to the biodiversity of key sites and heritage assets and aim to strengthen the river valley corridor and its associated waterways, maintaining and creating views out, to and from the valley.

			Protect, enhance and interpret the important heritage assets that form a core part of the visitor experience at Essex and Middlesex Filter Beds.
			Work with the Environment Agency to identify and implement measures to improve the biodiversity value of the Flood Relief Channel, and the crossing over the channel into the Park north of the Riding Centre. Support work to improve water quality andto control and eradicate invasive alien species particularly along the River Leaand minimise their impact on the ecology, landscape and recreational enjoyment of the Park. Explore the options with BW for increased commercial use of the Navigation providing this use will not impact upon biodiversity, recreation and heritage assets. Maximise efficient use of energy across the existing built facilities.

Map ref	Area name	Area proposal
2A.6.1	Thames Water Depot site	Work with Thames Water, London Borough of Waltham Forest and other stakeholders to identify options for a development at the Thames Water Depot site that will bring this site into a Park compatible use. Appropriate uses would include (but are not restricted to) one or more of the following: • a waterside visitor hub incorporating leisure related uses; a biodiversity based and/or heritage related visitor attraction; accommodation serving visitors to the Park 'community' related activity and uses as defined by the Authority's adopted Thematic Proposals; and new recreational or sporting facilities The type, scale and design of any development would need to be appropriate in term of the sites designation as Metropolitan Open Land and its location within the heart of the Regional Park. Development or use of the site would be expected to support and complement existing leisure and nature conservation activity and facilities in the area. It should also enhance landscape quality, the ecological values of the environment and adjoining waterways and protect and bring back into public use buildings of heritage value. The frontage of the site on to the waterways should be protected from any development as an ecological margin. Development of the site should encourage sustainable modes of transport, improve pedestrian and cycle networks and safeguard the route of the Black Path through part of the site. Development of the site which is not appropriate under the terms of the Park Act 1966 and the Park Authority's remit and does not accord with the proposals set out in the Park Development Framework will be resisted.

Map ref	Route name	Route proposal
2.R.1	Coppermill Lane	Improve Coppermill Lane as a secondary entry point to the Park focused on pedestrian and cycle access – in particular focusing on accessibility improvements at Coppermill railway viaduct and High bridge over the River Lea and measures to improve the landscape corridor along Coppermill Stream.
2.R.2	Lea Bridge Road	Significantlyimprove the quality of Lea Bridge Road as a focus for entry to and activity within the Park by: • Enhancing existing pedestrian and cycle paths adjacent to the Road and across the Navigation and Flood Relief Channel Co-ordinating public transport along this corridor including location and quality of bus stops/shelter Supporting, in principle the reopening of Lea Bridge station, to improve public transport provision for visitors directly into the Park Enhancing and creating new crossing points as key features of the 'Park road' to ensure priority is given to park visitors. New pedestrian crossings should provide safe access directly to Park facilities and visitor nodes such as the Waterworks centre Improving the landscape quality of the road to strengthen the presence and awareness of crossing the park/valley, establishing selectivevisual connections to the open spaces of the valley to the north and south implementing a co-ordinated landscape treatment for the road frontage including directional and entrance signage that reflects the range of facilities available.
2.R.3	Homer-ton Road & Ruckholt Road	Work with partners to undertake comprehensive improvements to the visual appearance and environment of Ruckholt Road as it enters the Park from the east to establish a definite entrance into the Park. Improve the provision of public transport infrastructure along the route from Ruckholt Road to Homerton Road including the location and quality of bus stops/shelters to ensure it serves Park visitors.
2.R.4	Lee Valley Pathway	Maintain and enhance the route of the Pathway for walkers and cyclists as part of the strategic route through the Park. Establish connecting paths especially from open spaces, residential and industrial areas to the east and from the Low Hall area. Create and enhance key entrance points onto the route at Coppermill Lane,Lea Bridge Road and Homerton Road.
2.R.5	Black Path	Entry into the Park along the approximate route of the Black Path to be established in the north east and south west. A route across the Park between Waltham Forest and Hackney will be maintained using existing path networks around the facilities on Lea Bridge Road. Opportunities for interpretation of this historic route and the financing of any engineering works to be explored with key stakeholders.

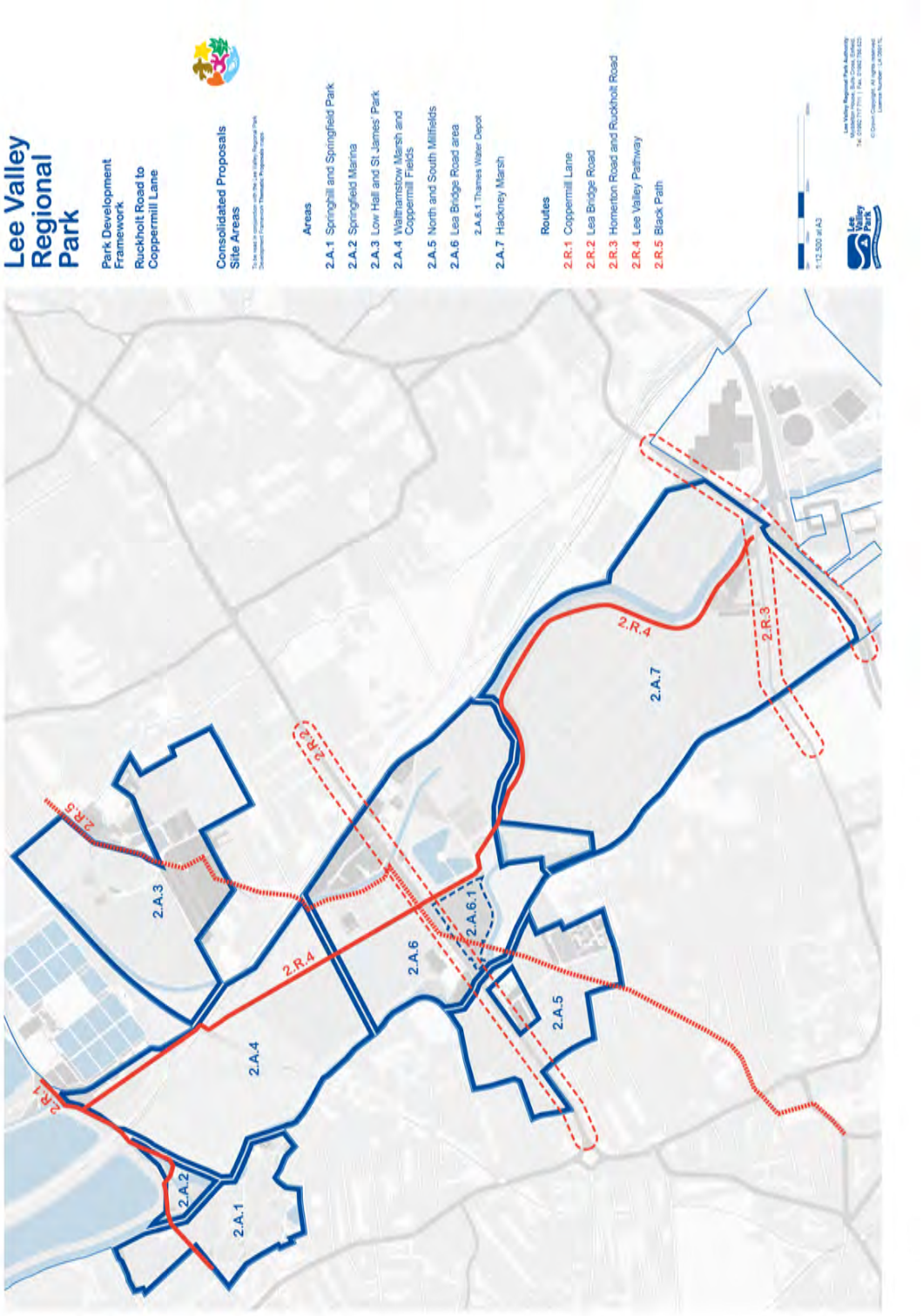

Lee Valley Regional Park
Park Development Framework
Ruckholt Road to Coppermill Lane
Consolidated Proposals Site Areas
Areas
2.A.1 Springhill and Springfield Park
2.A.2 Springfield Marina
2.A.3 Low Hall and St James' Park
2.A.4 Walthamstow Marsh and Coppermill Fields
2.A.5 North and South Millfields
2.A.6 Lea Bridge Road area
2.A.6.1 Thames Water Depot
2.A.7 Hackney Marsh
Routes
2.R.1 Coppermill Lane
2.R.2 Lea Bridge Road
2.R.3 Homerton Road and Ruckholt Road
2.R.4 Lee Valley Pathway
2.R.5 Black Path
2.A.1
2.A.2
2.A.3
2.A.4
2.A.5
2.A.6
2.A.6.1
2.A.7
2.R.1
2.R.2
2.R.3
2.R.4
2.R.5

Figure S27.1

Schedule 28 - Habitat Enhancement

28 Schedule 28 - Habitat Enhancement

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Hawkwood Pond	Path from Hawkwood Crescent to Yardley Primary School: Adjoining to northern boundary of St Francis Church: Adjoining to western boundary of 115 Hawkwood Crescent (Hawkwood Nursery).	DM36	EH1
British Legion Road Open Space	British Legion Road; highway and 1-2: Whitehall Road; highway and 75-81.	DM36	EH2
Pimp Hall Nature Reserve	Site of former Pimp Hall Nurseries; small pond and immediately adjoining land in Pimp Hall allotment site	DM36	EH3
Mansfield Park	Valley Side; 24-90 (even): Silverthorn Gardens; 2-40 (even), 47: Mansfield Hill; 1-13 (odd), 15-41 (odd), highway: Belle Staines Pleasaunce; 9-12 (all): Lawrence Hill; 6-40 (even): Mulberry Close Allotments: Old Church Road; highway: Footpath from Mansfield Hill to Valley Side	DM36	EH4
Ridgeway Park	Old Church Road; 219-265 (odd): Wellington Avenue;66, highway, former Chingford High School site: Retingham Way; Moresby House, 21-33: Goldsborough Crescent;6-38 (even): Endlebury Road; 137: Chingford Avenue; 36-80 (even): The Ridgeway; 107-135 (odd), Telephone Exchange	DM36	EH5
Chingford Mount Cemetery	Chingford Mount Cemetery, including land to east of footpath from Harold Road to Grove Road	DM36	EH6
Larkswood and Larkswood Playing Fields	Larkswood Park, including former playing field area: Epping Forest land and footpath from New Road to Larkshall Road at rear of 28-41 (even) Mead Crescent: Open land (partly Epping Forest) adjoining 2-6 Ropers Avenue E4: Bailey Close; 20 (Scout Hut) and adjoining land.	DM36	EH7

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Ainslie Wood Sports Ground	Ainslie Wood Road; highway, 128: Ainslie Wood: Underwood Road; highway	DM36	EH8
Ainslie Wood	Ainslie Wood Road;112-128 (even): Rolls Park Road;1-39(odd): Cranston Gardens; 1-59 (odd): Underwood Road;38-42(even): Woodside Gardens No.46 only.	DM36	EH9
Mallinson Park Woods	Harman Avenue;1-20: Adjoining eastern boundary of Woodford Rugby Football Club: adjoining southern boundary of Woodford County High School for Girls.	DM36	EH10
Lloyd Park and Aveling Park	Aveling Park School: Aveling Park Road; 19-81 (odd): Chingford Road; 141 (LRT Walthamstow Garage): Bedford Road;9-91 (odd): Carr Road; 6-248 (even): Winns Avenue; 4: Brettenham Road;10-288 (even)	DM36	EH11
Lloyd Park and Aveling Park	Carr Road; 2-6 (even): Winns Terrace; 7-66 (all): Lloyd Park House; 1-12 (all): Forest Road; highway: Bedford Road 9-63 (odd)	DM36	EH12
Greenway Avenue Nature Reserve	Greenway Avenue: 87-115 (odd), 131a, Tennis Courts: Upper Walthamstow Road; 78-124 (even): Forest Rise; 102-109 (all)	DM36	EH13
Low Hall Conservation Area	Part of Low Hall Sports Ground, bounded by North Access Road, Dagenham Brook, Arena and Groundsman's houses.	DM36	EH14
Low Hall Sports Ground	South Access Road; highway, Forest Business Park, Units 17-34 (all): Argall Avenue; Leyton Industrial Village, Units 6-22 (all): Lee Flood Relief Channel: Wood on west bank of Dagenham Brook: Dagenham Brook	DM36	EH15
St John the Baptist's Churchyard	Chruch Lane; rear of 46 - 54 and highway: Kirkdale Road; rear of 20 - 28 and highway: Buildings of St John the Baptist's Church: Carpark of 829 to 837 High Road Leytonstone	DM36	EH16

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
St Mary's Churchyard	Goldsmith Road; rear of 2-8, highway; Churh Road; highway, rear of 1-8 Almshouses, rear of 45 - 63:Crescent Road: rear of 1-17 and land between 17 and 23	DM36	EH17
Marsh Lane Playing Field	Dagenham Brook: Marsh Lane; highway: Orient Way; highway	DM36	EH18

Schedule 29 - Local Nature Reserves

29 Schedule 29 - Local Nature Reserves

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Ainslie Wood, Ropers Avenue, E4	Ainslie Wood Road; 112-128 (even): Rolls Park Road; 1-39 (odd): Cranston Gardens 1-59 (odd): Underwood Road; 38-42 (even): Woodside Gardens No. 46 only	DM36	LNR

Schedule 30 - Locally Important Geological Site

30 Schedule 30 - Locally Important Geological Site

LOCATION	LANDED INCLUDED	RELEVANT POLICY	MAP REF.
Chingford Hatch (Larks Wood)	Woodland forming the greater part of Larkswood Park, including Epping Forest land at rear of 36-41 (all) Mead Crescent.	DM36	GLA 5

Schedule 31 - Buildings of Importance to the Character of Town Centre Areas

31 Schedule 31 - Buildings of Importance to the Character of Town Centre Areas

PROPERTIES/LAND INCLUDED	RELEVANT POLICY
High Street; 7-17 (odd), 19-37 (odd), 39-65 (odd), 67, 145, 219-239 (odd), 2-24 (even), 78, 114, 184-200, Central Library, 230-234 (even)	DM29
Hoe Street; 184B, 186, 186A, 186B, 212-264 (even), 278-284 (even), 316-326 (even), 263-265 (odd), 269-277 (odd)	DM29
St. James's Street; 2-10 (even), 12-20 (even), 70-72 (even), 7-23 (odd), 23A	DM29
Markhouse Road; 2	DM29

Glossary

Disclaimer: *The Glossary is neither a statement of law nor an interpretation of the law, and is only an introductory guide to planning issues. It should not be used as a source for statutory definitions or interpreted as legal advice.*

Accessibility- the ability of people to move round an area and to reach places and facilities, including pensioners and disabled people, those with young children and those encumbered with luggage or shopping.

Adoption- Development Plan Documents and the Statement of Community Involvement are described as being adopted when they have been through an independent examination. When they are adopted by the Waltham Forest Council they come into force. Supplementary Planning Documents are adopted by Waltham Forest Council but do not have to go through independent examination first.

Affordable Housing- Affordable housing includes social rented, affordable rented and intermediate affordable housing, provided to eligible households whose needs are not met by the market.

Affordable Rented Housing - Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of local market rents.

Air Quality Management Area- an area declared by a local authority where it predicts that national air quality objectives will not be met.

Annual Monitoring Report- a report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.

Appropriate Assessment- required where plans or projects that are not directly linked to the management of a Natura 2000 site (a Special Protection Area (SPA), Special Area for Conservation (SAC) or proposed SPAs and Ramsar sites) may have a significant effect on the conservation objectives and would ultimately affect the integrity of the site, as outlined in Article 6.3 of the Habitats Directive 92/43/EEC.

Area Action Plan - a Development Plan Document which will be used to provide a planning framework for areas where changes are envisaged.

Arms Length Management Organisations (ALMO)- non profit making organisation set up by a local authority primarily to manage and improve all or part of their housing stock. The Council's ALMO is Ascham Homes.

Biodiversity- the diversity of life on Earth which includes plants, animals, micro-organisms and bacteria.

Biodiversity Action Plan (BAP)- a strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Blue Ribbon Network- includes the Thames, the canal network, the other tributaries, rivers and streams within London and London's open water spaces such as docks, reservoirs and lakes. It includes culverted (or covered over) parts of rivers, canals or streams.

Borough Employment Area (BEA)- land meriting protection for employment generating uses.

Brownfield Land/Sites- previously developed land/sites which are or were occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. May also be referred to as previously developed land.

Brown roofs are similar to green roofs (See Living Roofs). When a brown roof is designed, the overriding aim is to encourage biodiversity. Brown roofs usually utilise local soil and spoil to provide the substrate for the roof, the roof will often initially be brown in colour. However, over time plant species will grow over this substrate and the end result will be a green-coloured roof.

Buffer Zone (Waterways)- an area of land adjacent to waterways identified to be kept free of any permanent structures.

Building Research Establishment Environmental Assessment Method (BREEAM)– the standard for assessing the sustainability and environmental performance of buildings.

Business Improvement District (BID)- defined area within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries.

'Call-in' or Called-in Planning Application- The Secretary of State can "call in" certain planning applications that local authorities propose to approve. For example, where it may have wider effects beyond the immediate locality, significant regional or national controversy, or potential conflict with national policy. These will then be subject to a public inquiry presided over by a Planning Inspector who will make recommendation to the Secretary of State who will decide the application instead of the local planning authority.

Car clubs- clubs where a number of people share a pool car(s) for rent or otherwise for personal use.

Car-free housing- car-free development means no parking provision will be allowed on site and the occupier will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. Car-free housing can help to reduce traffic congestion and associated pollution from new developments.

Climate Change– regional or global-scale changes in historical climate patterns arising from natural and/or man-made causes that produce an increasing mean global surface temperature.

Code for Sustainable Homes (CfSH): Code for Sustainable Homes is a national standard to guide the design and construction of sustainable homes. The Code gives a sustainability rating to development which ranges from 1(*) to 6(******). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

Combined Heat and Power (CHP)– the combined production of heat (usually in the form of steam) and power (usually in the form of electricity). The heat can be used as hot water to serve a district-heating scheme.

Community Facilities- buildings which enable a variety of local activity to take place including, but not limited to, the following:

- Schools and other educational facilities
- Libraries and community centres
- Doctors surgeries, medical centres and hospitals
- Museums and art galleries
- Child care centres
- Sport and recreational facilities
- Youth clubs
- Playgrounds
- Places of worship
- Emergency services

Some community activities can also be provided via privately run facilities (e.g. pubs and shops).

Community Infrastructure Levy (CIL)- the CIL regulations enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure.

Conservation Area- an area of special architectural or historic interest where it is desirable to preserve or enhance the character or appearance.

Controlled Parking Zones (CPZ)- areas in which on-street parking is managed, usually through a permit system, typically where demands for limited space from residents, commuters, shoppers and others are in conflict.

Convergence - principle that regeneration of 2012 host boroughs will mean that within 20 years the communities within will have the same social and economic chances as their neighbours across London.

Core Strategy- a key Development Plan Document which sets out a long term spatial vision for Waltham Forest through strategic policies.

Creative Industries- industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.

Crossrail 2- Crossrail 2 (formerly known as the Hackney–Chelsea Line) will link Hackney and south-west London. The precise route, the character and the role of the link have not yet been assessed.

Development Management Policies – A set of criteria-based policies in accordance with the Core Strategy, against which planning applications for the development and use of land and buildings will be considered. Also known as Site Development Policies.

Development Plan- at a local level the development plan encapsulates Waltham Forest Council's planning policies for the future development of Waltham Forest and forms the basis for decisions on planning applications. The development plan for Waltham Forest will comprise the Development Plan Documents which make up the Local Development Framework. Waltham Forest's most recent development plan (the Unitary Development Plan) was adopted in March 2006. The Regional Spatial Strategy (The London Plan (see below)) sets out broader policies for the development of the Greater London is also part of Waltham Forest's development plan.

Development Plan Documents- these include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

Dynamic Viability- allows for changing market circumstances to be assessed periodically and therefore allows for the proportion of affordable housing sought to be closely related to market conditions.

Energy Efficiency- making the best or most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

Energy Hierarchy - a framework guiding UK energy policy as follows: Use Energy Efficiently (by turning off lights and appliances after use); Use Renewable Energy (wherever possible); Supply Remaining Energy efficiently (by using decentralised technology such as CHP systems). Following this hierarchy meets energy demand in the most efficient way and also reduces emissions of carbon dioxide (CO2).

Environment Agency (EA)– an environmental regulatory authority formed in 1996, combining the functions of the former National Rivers Authority, Waste Regulation Authorities and Her Majesty's Inspectorate of Pollution.

Evidence Base - a collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the Borough. This enables the preparation of a sound LDF meeting the objectives of sustainable development.

Examination– presided over by a Planning Inspector or a Panel of Inspectors appointed by the Secretary of State; this can consist of hearing sessions, or consideration of written representations to consider whether the policies and proposals of the local planning authority's Development Plan Documents are sound.

Floodplain- flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding.

Geodiversity – The range of rocks, minerals, fossils, soils and landforms.

Greater London Authority (GLA) – the GLA is the strategic citywide government for London. It is made up of a directly elected Mayor (the Mayor of London) and a separately elected Assembly (the London Assembly).

Green Belt (Metropolitan) – An area of countryside or land that is protected from inappropriate development in order to prevent the sprawl of existing built-up areas and to protect the openness of the countryside. Green Belts are not designated for their beauty or character, although there are many areas of high landscape quality within the Green Belt. The Metropolitan Green Belt is the protected open space that surrounds Greater London.

Green Chain - principally an ecological link that connects green spaces.

Green Corridor- accessible routes for people and wildlife.

Greenfield Land or Sites-land or sites that have not been previously developed.

Green Infrastructure- is a strategically planned and delivered network of high quality green spaces and other environmental features.

Green Roofs - See Living Roofs.

Greenway- network of mainly off-road routes which connect people and open spaces through links with other non-motorised users.

Growth Areas- areas of the borough that will be the primary focus of new development and regeneration.

Habitat Regulations Assessment (HRA)– an assessment undertaken for plans and projects which have the potential to affect European sites of nature conservation importance.

Heat Island Effect- can also referred to as the urban heatisland effect and is an effect where the average temperature of an area is higher than nearby rural areas.

Homes and Communities Agency (HCA)- the HCA is the national housing and regeneration agency for England.

Household Waste– waste from a private dwelling or residential house or other such specified premises, and includes waste taken to household waste recycling centres.

Household Waste Recycling Centre (HWRC)– facilities to which the public can bring household waste, such as bottles, textiles, cans, paper, green waste and bulky household items/waste for free disposal.

House in Multiple Occupation (HMO)- small shared dwelling houses occupied by between three and six unrelated individuals as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Housing Association- independent non profit making bodies that provide low-cost "social housing" for people in housing need.

Housing Land Availability (HLA)- the total amount of land reserved for residential use awaiting development.

Index of Multiple Deprivation(IMD)- is a Deprivation index at the small area level, created by the Department for Communities and Local Government(DCLG).

Infrastructure- a collective term for physical structures, facilities and services needed by the community, for example, buildings, roads, power supplies, health, sports and education facilities, village halls, doctors' surgeries, churches and open space.

Intermediate Affordable Rent - Housing at prices and rents above those of social rent, but below market price or rents.

Issues and Options; and Preferred Options- the "pre-submission" consultation stages on Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to government for independent examination.

Landfill– the deposit of waste onto and into land, in such a way that pollution or harm to the environment is prevented and, through restoration, to provide land which may be used for another purpose.

Lee Valley Regional Park- area of open space covering 26 miles along the banks of the River Lea, providing sports and leisure venues, heritage sites, gardens, nature reserves and riverside trails.

Legibility- the degree to which a place can be easily understood and accessed by its users.

Lifetime Homes- houses built to a set of design standards which meet the varying needs of occupiers as their lives change and are capable of being adapted easily.

Living roof/wall- a self-regenerating, cladding or roofing system using natural materials and planting.

Local Area Agreement (LAA)- a three year agreement, based on local Sustainable Community Strategies, that sets out the priorities for a local area agreed between Central Government, represented by the Government Office (GO), and a local area, represented by the local authority and other key partners through Local Strategic Partnerships (LSPs).

Local Development Documents (LDD)- these include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan).

Local Development Framework (LDF)- folder of Local Development Documents for Waltham Forest setting out the council's aspirations for the future development of Waltham Forest.

Local Development Scheme (LDS)- sets out the timetable for preparation of Local Development Documents.

Local Economic Assessment (LEA) - provide local authorities and stakeholders with an understanding of how economic conditions and forces shape places at a range of spatial levels. That understanding needs to inform: policy, priorities, resource allocation and actions.

Local Nature Reserve (LNR)- a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.

Local Strategic Partnership (LSP)- an overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

London Legacy Development Corporation (LLDC)- the Olympic Park Legacy Company (OPLC) should be reformed as a London Legacy Development Corporation, reporting directly to the Mayor and democratically accountable to Londoners

London Plan- the Mayor of London is responsible for producing a planning strategy for the capital. This replaces the previous strategic planning guidance for London (known as RPG3), issued by the Secretary of State. The London Plan is the name given to the Mayor's spatial development strategy.

London Plan Apportionment– allocates to each individual borough a given proportion of London's total waste (expressed in tonnes) for which sufficient sites for managing and processing waste must be identified within their Local Development Frameworks.

Lower Super Output Area- unit of geography used for statistical analysis matters such as deprivation. Typically smaller than ward level, usually covering an area of population of approximately 1500.

Material Consideration- a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Metropolitan Open Land (MOL)- a unique designation for London which protects strategically important open spaces within the built environment.

Mixed Use Development– a well integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

Monitoring Indicators generally include three types of indicators: contextual indicators, output indicators and local indicators including significant effects indicators. Contextual indicators provide the background information of the Borough such as population, ethnic composition, crime statistics, local history/distinctiveness etc. Output indicators are used to measure policy targets. Some local indicators as significant effects indicators measure the significant effects of the plan or programme along with sustainability appraisal objectives. Some indicators reflecting cross-cutting issues (for example crime figures) provide valuable information to help identify any unintended and unforeseen consequences. Getting continual feedback from monitoring indicators will enable the Council to identify the necessary action to attain the desired outcomes.

Multi-Use Games Area (MUGA) - An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side soccer or netball.

Natura 2000 Network– the European network of protected sites established under the Birds Directive and Habitats Directive (includes SPA, SAC, Ramsar).

North London Waste Authority (NLWA)– North London's statutory waste disposal authority. The NLWA's main function is to arrange the disposal of waste collected by its seven constituent boroughs. These boroughs are: Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.

North London Waste Plan (NLWP)– the Waste Development Plan Document being produced for north London. Also referred to as the Waste Development Plan Document.

Olympic Delivery Authority (ODA)- the ODA is the public body responsible for developing and building the new venues and infrastructure for the Games and their use after 2012.

Olympic Legacy Supplementary Planning Guidance (OLSPG): The OLSCPG clarifies the Mayor of London's priorities for the Olympic Park and the surrounding areas. It considers social and community infrastructure requirements, and sets out how the area around the Olympic Park can benefit from the legacy proposals. This document will also promote the further managed release of appropriate industrial sites for mixed use development. This Guidance will supersede the Lower Lea Valley Opportunity Area Planning Framework (LLV OAPF) where the two areas overlap when it is formally published by the Mayor following consultation.

Olympic Park Legacy Company (OPLC)- the OPLC is responsible for the long-term planning, development, management and maintenance of the Olympic Park and its facilities after the London 2012 Games.

Planning and Compulsory Purchase Act 2004- the legislation which introduced the new development planning system based on Local Development Frameworks.

Planning obligation/ financial contribution- requirements made of a developer to make planning permission acceptable. This could include matters such as the provision of affordable housing as part of the scheme, or a financial contribution towards off site works such as highway improvements.

Previously Developed Land (PDL)- see also Brownfield Land/Sites

Proposals Map– a map showing the location of the sites identified in the Local Development Framework

Public Realm- the space between and within buildings that are publicly accessible including streets, squares, forecourts, parks and open spaces.

Public Transport Accessibility Level (PTAL)- Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network. They range from 6 (excellent) through to 1 (very poor).

RAMSAR Site– wetlands of international importance designated under the Ramsar Convention.

Recycling– recovering re-usable materials from waste or using a waste material for a positive purpose.

Renewable Energy- energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

Retrofit- refers to the addition of new technology or features to older systems.

Riparian- the riparian area refers to the interface between land and a river or stream.

Saved Policies/Saved Plan- policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

Section 106 agreement- a legal agreement under section 106 of the Town & Country Planning Act 1990. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Secured by Design- police flagship initiative supporting the principles of designing out crime; e.g. windows and doors that carry secured by design approval and have been assesses to provide a high degree of resistance to break-ins.

Sequential Approach/Sequential Test- a planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

Site of Importance to Nature Conservation- a non statutory designation which seeks to protect areas of high wildlife value at a local level.

Site of Special Scientific Interest (SSSI)– land considered to be of special interest due to its flora, fauna, geological or geographical features under the Wildlife and Countryside Act 1981 (amended in 1985).

Site Specific Allocations- a Development Plan Document identifying sites for specific types of land use and any requirements related to them.

Small and Medium Enterprise (SME)– business with more than 10 and less than 250 employees.

Social Infrastructure- a wide variety of services that are essential to the sustainability and wellbeing of a community. This includes educational facilities, health services, sports and leisure facilities, libraries, jobs brokerage centres, community space and faith facilities, and meeting rooms, halls and pubs.

Social Rented Housing - Rented housing owned and managed by local authorities and registered social landlords, for which guideline targets rents are determined through the national rent regime.

Soundness- a Development Plan Document is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures including the measures set out in the authority's statement of Community Involvement.

Source Protection Zone– area designated to protect groundwater.

Spatial Development- changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

Spatial Planning- spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Special Area of Conservation (SAC)- a site defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora to protect habitats and species.

Special Protection Area (SPA)– a site designated under the European Union Directive on the Conservation of Wild Birds.

Specialised Housing- housing which meets the specialised housing needs of groups such as the elderly and disabled people.

Stakeholder- anyone with an interest in Waltham Forest's development. This includes professionals and the community.

Statement of Community Involvement- sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Statutory Bodies- these include appropriate 'Specific, Government and General' consultation bodies in accordance with Regulation 25 of the Town and Country Planning Act 2004 Regulations.

Strategic Environmental and Sustainability Appraisal (SEA/SA)- this is a systematic and continuous assessment of the social, environmental and economic effects of strategies and policies contained in development plans.

Strategic Industrial Location (SIL)- an industrial area identified in the London Plan as being of strategic importance for employment uses of a more industrial/ manufacturing nature than Borough Employment Areas.

Sui-Generis- a term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

Supplementary Planning Documents- a Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Sustainability Appraisal- see Strategic Environmental and Sustainability Appraisal (SEA/SA).

Sustainable Communities- places where people want to live and work, now and in the future.

Sustainable Communities Strategy/Plan- a programme issued by the government to set the framework for delivering sustainable communities over the next 15-20 years. The main areas of focus are housing supply, new growth areas, decent homes and the countryside and local environment.

Sustainable Development- a widely used definition drawn up by the World Commission on Environment and Development: "Development that meets the needs of the present without compromising the ability of future generations to meet their

own needs." The government has set out four aims for sustainable development in its 'A Better Quality of Life, a Strategy for Sustainable Development in the UK' to be achieved simultaneously:

• social progress which recognises the needs of everyone

• effective protection of the environment

• prudent use of natural resources

• maintenance of high and stable levels of economic growth and employment.

Sustainable Transport- a term generally related to movement by forms of transport other than the private car within the urban environment. It most commonly relates to travel by public transport, walking and cycling.

Sustainable Urban Drainage Systems (SuDS)- a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than the conventional practice of routing run-off through a pipe to a watercourse.

Swale- a long shallow channel which can be a natural or artificial landscape feature. Artificial swales can be used to manage water runoff, filter pollutants, and increase rainwater infiltration.

Townscape- the configuration of buildings and the space between them.

Transport for London (TfL)- the primary role of TfL, which is a functional body of the Greater London Authority, is to implement the Mayor of London's Transport Strategy and manage transport services across London.

Tree Preservation Order (TPO)- usually made by a local planning authority to protect specific trees (or a particular woodland) from deliberate damage and destruction, which could include felling, lopping, topping, uprooting or otherwise wilful damage.

Unitary Development Plan- an old-style development plan prepared by a metropolitan district and some unitary local authorities, which contains policies equivalent to those in both a structure plan and local plan. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

Use Classes Order- the Town and Country Planning (Use Classes) Order puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

Walthamstow Wetlands- a series of open spaces that include Walthamstow Reservoirs, Walthamstow Marshes, Marksfield Park, the Paddock Site, Tottenham Marshes, Stonebridge Lock and Springfield Marina. Improved links between these separate pockets of open space are sought under the Upper Lea Valley Landscape Strategy.

Windfall Housing- is generally any residential development that is given planning permission on land or buildings not specifically allocated for residential development in LDF.