

Waltham Forest Local Plan Supporting Document



Wood Street Area Action Plan Preferred Options Draft Consultation Report

January 2016



Draft report on written comments received during public consultation of the Wood Street Area Action Plan Preferred Options

Name/Organisation	Section	Title	Comment ID	Dates	Written Comments
Angela Atkinson, Stakeholder and Networks Officer Marine Management Organisation	section 1	Introduction	wspo311	31/01/2014	Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation. I can confirm that the MMO has no comments on this document as the geographical area it covers does not include any Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation. I can confirm that the MMO has no comments on this document as the geographical area it covers does not include any area of the sea or tidal river and is therefore not within our remit. and is therefore not within our remit.
Dr Matthew Francis	Section 1	Introduction	wspo149	04/11/2013	This (SPATAIL CONCEPT) is too vague to agree or disagree to. Site 18 - Too many homes - need another school already, Why not build that here. 5 Storeys too high given existing housing stock- will over shadow. Proposed access routes - Buck walk will damage existing residential character given greatly increase traffic, roads not designed to be through roads. Site 19 - 3/4 storeys too high- build to existing heights of housing stock otherwise will overlook my gardens and cut off light. Existing housing is needed across London. But too often, the proposals are architect driven, of poor quality and with little/token thought to existing residents. I 've been to too many consultation events where residents have been told what will happen over a pretty model and some nice refreshments. Documents such as this won't help. some points are badly worded and in general it sets out 'a plan' to which we (residents) must respond. This just feeds a planning/protesting dichotomy. A more meaningful engagement from the start would help avoid this and improve the quality of the results.
Mark Fisher	section 1	Introduction	wspo150	05/11/2013	The action plan encroaches to Chapel End This questionnaire deals with policy and a number of elements of the policy are worthy agreement with policy does not indicate agreement with the plan which fails to implement the policy. Your plan does not address the word T on the SWOT analysis. The plan does not reflect the objectives as above. You have no provision for expansion of business and therefore economic growth. The only growth you have is on population.

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					Your plan does not include open spaces. Your plan allows for no expansion of business/commercial to enable growth
Ms Jacquie Bond	Section 1	Introduction	wspo148	04/11/2013	<p>I agree with the general principles, however, as with everything else in the plan, the key concern is for the existing area, community & infrastructure. None of these seem to have been considered fully in the proposals outlined. I have concerns about the impact on already over-stretched schools, public transport & social infrastructure in general. Much more must be communicated/agreed before I would agree with of the proposals.</p> <p>The concept should include a statement about minimising impact on existing social infrastructure & community/green spaces and neighbourhood. It should include improvement/growth to local facilities to support and growth - by providing the number of schools places required.</p> <p>Site 16 - whilst development would be improvement, the facility existing should remain. Site 17 - employment opportunities are low in borough Site 18 - oppose any new road at rear of site which would impact surrounding area, destroying trees, green spaces General - Waltham Forest is one of only few London boroughs which already does not have enough school places. Employment is low in the borough and most borough residents commute which means transport infrastructure is already at pushing point (particularly in poor weather when trains cannot cope with existing load. Green space and community areas should be a priority over making this reasonably open and green area a densely populated area full of commuters.</p> <p>It would appear to me that the entire action plan was not thought through properly in the first place. As part of the study, I would have expected along the preferred options would have been a statement of associated requirements for social infrastructure. For example where a site has X homes, it would be anticipated that there would a shortage xx school, places, xx would travel by tube, xx doctors/dentist places etc. Then these proposals should be considered in its entirety - not simply for many homes to be squeezed in. Without this, I don't see how a full impact assessment</p>

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					<p>could be undertaken of any/all proposals which is crucial for understanding their feasibility and for any developer to meet. Why is this not available? Why has this not been undertaken/published. Waltham Forest is already recognised as a borough without sufficient school places. Finally, any proposal which destroys existing facilities for community should be re-thought/re-planned. Green spaces and trees should also be preserved and recognised as an important feature of the landscape.</p>
Mr John Macklin	section 1.1	Purpose of the Document	wspo224	06/01/2014	<p>It seems this document is designed to achieve a pre-determined objective of more housing, something that is needed in London. However scant regard is given to existing community and businesses. I have been completely taken aback at the attitude of people locally that the council will do what they want anyway. I do not just blame council officers for poor engagement but the six political representatives have had ample time to inform residents. I assume they have spoken to some but most have received no indication this was happening. I only found out from Cllr John Moss from Chingford. In summary The AAP should be abandoned and a Neighbourhood Plan developed by the local community (please do not take years as per this one). Failing that; Significant changes are needed to address contradictory and confusing statements and policies within the plan.</p>
Mr John Macklin	section 1.1	Purpose of the Document	wspo218	06/01/2014	<p>This does not read as an area action plan but more of a how can we squeeze in more houses plan I must take issue with you use of Our Place in London - Waltham Forest Sustainable Community Strategy (2008) a document you reference as Key Evidence document. Firstly it is not evidence but is something that informs your thinking. Therefore at best it is part of a bibliography and if referenced in text it is a reference. However my main issue is you do not seem to have engaged with the document. This document reads very much as it has been useful for maintaining the illusion of people in gainful employment writing and extensive document where there has been lots of engagement with the community since 2011. The graphic of one solitary consultation form is really not acceptable. It is pretence at thoroughness and frankly I am not fooled. Further to the point on consultation, whom was this document designed for? It appears designed to prevent engagement. The comments from the residents and business</p>

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					people at The Soup Project meeting further illustrate the paucity of engagement.
Mr John Moss	section 1.1	Purpose of the Document	wspo228	07/01/2014	The planning process, whether that is the LDF, or Area Action Plans of this type are all top-down, jargon heavy documents, largely impenetrable for non-professionals and worked up in far too much detail before the public is genuinely consulted. We are disappointed that the Council did not grasp the opportunity afforded by the Localism Act to change course in 2011 and develop this plan as a Neighbourhood Plan. We believe it should halt the AAP process and instead engage with a suitable community organisation, to do so.
Ms Juliet Richards	section 1.1	Purpose of the Document	wspo141	30/09/2013	I've recently moved to Vallentin Rd. whilst I appreciate that the proposals to 'improve' the area have to consider many different considerations including the need for more housing my concern as a resident and home owner is that the area is very built up already. The proposals suggest more flats up to 5 stories high on three sides of our house. The very limited areas which are not currently covered by buildings are to be built over instead of improving the under utilised green area. For example around the high rise tower. It's currently not utilised due to bad design. If improved people would use it. Rather than building more flats which would seriously impact on a street which already has issues around the high density of the population leading to parking problems, and lack of spaces in school. The playground which has recently been improved is to be surrounded. We have no play spaces without the plaza. There is a lack of green spaces already. I cannot see from the proposals how many more flats you are trying to fit into the area, but I'm not convinced that this is an improvement for residents, rather meeting other targets that the council prioritises. We suffer dirty streets and lack of community in this area. Bringing in more people will make this worse. Having discussed this with my neighbours many are very concerned this will make it worse and others plan to move away.
Ms Sukhpreet Khull	section 1.1	Purpose of the Document	wspo176	02/01/2014	The Mayor will issue his formal opinion on general conformity when requested at the publication stage. However, I hope that the policy matters that have been raised at the current stage for both DPDs can be addressed before then through further informal discussions with Council officers

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Revd Simon Heathfield, Chair of Governors & Team Rector The Parish of Walthamstow	section 1.1	Purpose of the Document	wspo80	28/09/2013	1.1.5 The identification of 1000 new homes will have a massive impact on the area and is in my view cannot be supported by necessary social infrastructure. This aspiration for significant residential growth is referenced throughout this document built only once do the related educational needs of these families get a mention, 4.9.14-4.9.15. This is a serious flaw. As a Chair of Governors of St Mary's & St Saviours Federated CE Primary Schools I am very aware of the massive current growth in primary places which we have all struggled to meet in recent years. The borough has to consistently find 10-12 new forms of primary places for a number of years. This has been created by using bulge classes, temporary sites and a whole range of other measures. You seem to be proposing an irreconcilable and undeliverable set of proposals given that: There is currently no space in any of the primary schools in the wood street area None of your development sites is earmarked for further educational development 1000 new homes when your stated policy of to prioritise family housing 4.4.10 and ws11 etc, will probably entail a new 2 form entry primary school (3-400 children of primary age), and given the 2 factor above there is: a) no physical site for that need and (b) no existing capacity. People will move in and find their children have to be educated elsewhere, or they displace longstanding residents children elsewhere because they live closer, and thus social cohesion is severely damaged.
Miss Eleri Randall, Planning Liaison Officer Environment Agency	section 1.2	Context	wspo145	30/09/2013	We are pleased to see that our previous comments have been taken on board on page 67 with regard to developments requiring to incorporate Sustainable Urban Drainage Systems (SuDS) green roofs and walls in order to minimise water run-off and minimise surface water flood risk. As indicated on page 67 the area is in Flood Zone 1 however you should also be using your Surface Water Management Plan (SWMP) in order to identify any Critical Drainage Areas within the Action Plan Area. In addition to the above, all sites over 1 hectare in size will need a Flood Risk Assessment (FRA) and should maximise the use of SuDS and meet Greenfield run-off rates in line with the London Plan. The mapping in SWMP is suitable to identify broad areas which are more likely to be vulnerable to surface water flooding. In addition, the mapping can also be used as an evidence base to support the

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					<p>spatial planning to ensure that surface water flooding is appropriately considered when allocating land within the Action Plan Area. Critical Drainage Areas (CDAs) are suitable for site specific detailed planning and capital works schemes where mitigation measures may be implemented to reduce flooding experienced in the flood risk zone. It can be used for application of a site wide sequential approach to development by locating buildings within the areas of lowest flood risk on a site in accordance with the areas set out within the Surface Water Management Plan and areas with increased risk of surface water flooding where would be more appropriate. In the areas outlined in the Surface Water Management Plan as areas with increased risk of surface water flooding, a Flood Risk Assessment should mitigate off site surface water flooding by aiming to achieve Greenfield run off rates or better.</p>
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 1.2	Context	wspo1	13/08/2013	<p>Why has a new building been given planning permission opposite Homebase and in Vallentin Road - changing its use from Commercial to Residential before the AAP has been agreed? This is contrary to the statement in this section which clearly states the threats are: Ad hoc 'piecemeal' development (market-led) Missed opportunities through uncoordinated development of key opportunity sites Loss of identity and character due to growth aspirations Lack of engagement by stakeholders What is the point of an AAP if it cannot control what is built in the area. This plan was well underway before these planning applications were submitted. They should have been refused until the AAP was completed.</p>
Mrs Madeleine Munday	section 1.2	Context	wspo49	12/09/2013	<p>Strengths identified include independent traders. Please do not threaten this unique character. Weaknesses; Agree that pedestrian access to the centre needs to be better. Opportunity to add housing is in the wider interest but not that of the local area: you are being disingenuous here. Threats of lack of stakeholder engagement is VERY LIKELY ; you have already alienated some of the recent successful enterprises that have started up in Wood St, such as the Soul project and the new gym Pure Muscle at the Crownlea site, as evidenced at the meeting on 9th September.</p>
Mr Michael Bostock	Figure 1.1	AAP Boundary	wspo55	24/09/2013	<p>The boundary should be extended at the south to include Whipps Cross roundabout, with an aim of increasing accessibility to Hollow Pond</p>

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Mr David Hammond, Lead Advisor Natural England	section 2	Vision and Objectives	wspo308	31/01/2014	The document sets out eleven Objectives for the Area Action Plan which can be broadly supported, especially the following; - Objective 6 in Sustainable Place, Environmental Sustainability and Climate Change; - Objective 7 A Green Place Protect and enhance and develop a network of green infrastructure Biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life. Natural England is pleased to see this recognition and encourages the Council through its Local Plan policies to ensure the borough's green infrastructure is designed to deliver multiple functions. Sustainable Development could be strengthened further by reference to Green Infrastructure, open space and or biodiversity provision, through cross referencing sections of the document. References could be made to the All London Green Grid (ALGG) and Epping Forest, helping to strengthen the document further.
Katherine Green	section 2.1	Vision Statement	wspo117	29/09/2013	I agree with the vision but I do not think your proposals support this You are proposing a high density of flats, a massive increase in population, whilst jeopardising existing successful community and social spaces, loosing historic character (Lucerne Grove and The Dairy), loosing unique businesses (God's Own Junkyard), including little information about creating new open spaces, parks, community, health, education and social spaces.
Linda Bracey, Electro Signs Ltd	section 2.1	Vision Statement	wspo202	03/01/2014	The whole plan just looks to be making Wood Street in to another new town look. That is not what Wood Street is about. It is a village, if you live and work here you understand this. You should have asked the business's about the consultation plan but it appears only the residents where consulted. Not one business I spoke to had been consulted. If you want Wood Street to prosper then use some sense and imagination. It is a diverse street with shops of different types, and characters. Take Camden or Islington or Wanstead they have small shops, with open spaces and interesting things going on. It can be done in Wood Street the same if given the chance. It needs to be given the village feel not that of a modern new town with tall flats hitting you the minute you get off the train. The attraction here is the open spaces, the trees and the low buildings.

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Matt Conway	section 2.1	Vision Statement	wspo314	13/02/2014	Define "community facilities" or give examples. Pubs and restaurants are very important for bringing the community together and I think special protection and encouragement should be offered to them.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 2.1	Vision Statement	wspo3	13/08/2013	Consultation has been very limited so far to selected groups. It is time the whole community was involved and a proper large public meeting was held to allow residents to express their views on the Vision. This Vision is only the thoughts of a few groups and the Consultants.
Mr John Moss	section 2.1	Vision Statement	wspo229	07/01/2014	We are disappointed that the AAP places such heavy emphasis on "housing-led" regeneration. Regeneration is about increasing levels of economic activity and whilst more people living in an area may help generate more economic activity, there still needs to be a balance of employment, housing, leisure, social and civic activity to create a real sense of "place". The plan states in the Vision Statement that it seeks to "widen ... employment opportunities in the area" and at 3.1.1, refers to the Core Strategy protection for the smaller industrial estates in the area, yet in paragraph 3.15 it contradicts itself this and refers to the "managed release of employment land for alternative uses".
Mr Michael Bostock	section 2.1	Vision Statement	wspo56	24/09/2013	I agree with the vision, but the detailed proposals do not seem to fit with that vision. You talk about a place for professionals to live, and protecting the historic character, but the reality is that the proposals boil down to replacing old, cheap, high density housing with new, cheap, high density housing. The historic character of Wood St, and what professionals want, is 2/3/4 bedroom houses, not flats.
Mrs Madeleine Munday	section 2.1	Vision Statement	wspo53	12/09/2013	Existing employment opportunities should be protected and nurtured, as well as new ones created. I don't want to see a binary community, with commuting "gentrified" professionals who can buy their way out of poor schools and doctors alongside people who have been "housed" (ie off the waiting list) but who have to suffer overstretched local schools and GPs and without local employment prospects.
Ms Siwan Hayward	section 2.1	Vision Statement	wspo82	28/09/2013	The vision is inspiring but the reality of these plans fall dramatically short of the vision. The SWOT analysis underplays the detrimental impact of the accumulation of chicken and betting shops, and the levels of deprivation, including the over representation of people

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					<p>with mental health, drug and alcohol problems and poor physical health in the Wood St area. recently regenerated public spaces are dsplacemen by intimidating youth gangs who terrorise other users- such as has been seen in the playground in Bisterne avenue. The local infrastructure does not have the capacity to meet the growth in housing. There is a shortage of school spaces and middle class families flee the area because the secondary school offer is so poor. Local transport is already at full capacity. Wood Street is also home to many older Londoners who are absent from this vision. The vision should be green in its aspiration with desirable eco-homes, minimising their environmental impact and maximising the link between the precious green spaces of Epping Forest And the local area at its centre. Wood Street should live up to its name and be green!</p>
Paula Smith	section 2.1	Vision Statement	wspo172	02/01/2014	<p>I'm delighted at the Vision Statement and overall aim of the action plan. Wood Street & Upper Walthamstow is a pretty special & unique place and by improving it and encouraging it's independent businesses , mix of housing stock and further enhancement and protection of open space it will become even better and more attractive to a diverse range of people. I'm delighted that Action Plan focuses attention on the need for 'High Quality' development. Please encourage building standards so that development is for generations to come and not just the next 20 years.</p>
Katherine Green	section 2.2	Objectives for the AAP	wspo118	29/09/2013	<p>Yes I agree with your objectives but I don't see where the AAP supports there - you are proposing little else but flats. And you're jeopardising some of the things that are currently successful about Wood Street.</p>
Matt Conway	section 2.2	Objectives for the AAP	wspo315	13/02/2014	<p>There is mention of housing but no specific mention of the infrastructure that an increased population needs. I am thinking about schools and nursery provision.</p>
Mr John Macklin	section 2.2	Objectives for the AAP	wspo223	06/01/2014	<p>Objective 1 - A Place to Grow To take a balanced approach to growth and achieve required growth targets whilst protecting the special character of Wood Street. Response: Balanced growth is an odd statement, as your plan seems to create imbalance. How can a community grow if they do not have social infrastructure to grow into. Schools and social space are needed such Soul Project, which is identified as a site for housing.</p>

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					<p>Objective 2 - A Distinctive Town Centre Place To create an accessible, distinctive and vibrant town centre at Wood Street which is well connected into the surrounding neighbourhood; and which has an appropriate mix of uses including a range of shops, restaurants, and facilities to support housing growth. Response: What do you mean when you want to attract stores that are found on all high streets. I think you need to consider a town centres sphere of influence and this appears not to be understood or considered here. Also an area being distinctive does not always mean good. Wood Street is already quite distinctive.</p> <p>Objective 3 - A Well Designed Place To provide a framework to coordinate change across a number of sites and over the plan period in a holistic manner to ensure that new development is of a high standard of design and that the character of the area is protected and improved where appropriate, to maximise benefits for the area as a whole. Response: I think the term massing in the document will mean area is to be too crowded for it to be considered well designed. This is regardless of how each building looks because the overall impression will be of too many dwellings in too restricted a space.</p> <p>Objective 4 - A Place to Live To provide a range of affordable, high quality, sustainable homes that address a variety of local needs and set high standards of design, quality and sustainability for the lifetime of this programme. Response: This will become a place to exist rather than live. A variety of local needs are not being met as diversity in employment is reduced, impact schools are not considered and design is about whole area not individual buildings. Why would families move here if they cannot get their children into schools?</p> <p>Objective 5 - A Connected Place To improve accessibility of the town centre and connections to adjacent housing areas and neighbourhoods and to encourage the use of more sustainable transport whilst balancing the various modal requirements in a complex town centre location. Response: connected if you cycle and walk. This restricts the areas sphere of influence. Lack of a mix</p>

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					<p>of transport options will drive businesses away.</p> <p>Objective 6 - A Sustainable Place To support the long term sustainability of our environment and respond to climate change in a practical and effective way through decentralised energy and district heating. Response: again your narrow interpretation of sustainability is unhelpful - please read Council's Sustainable Communities Strategy (2008) . Although I do think consideration needs to be given to the living environment. I would expect to see consideration for British plants that attract insect life. I think any planting needs to increase the bio-diversity of area. I would also like to think energy creation is considered, which it is not.</p> <p>Objective 7 - A Green Place To protect, enhance and develop the network of green infrastructure within the plan area and to improve access to open spaces and nature within and adjacent to the plan area, in particular Epping Forest. Response: see comments above</p> <p>Objective 8 - A Place to do Business To promote and create local employment opportunities for residents and to help the town centre to prosper. Response: It seems to be a place to do business if you are a shopkeeper. However your idea about generating custom for businesses in the area is based on increasing the population. I may add it is the nature of the population that matters. Ilford town centre is struggling because of Westfield it has attempted to increase its population but still the shopping area declines. You plans have no consideration for the changing population in Wood Street area and how this in itself will change the area. You seem to be working against the drivers for economic prosperity be overwhelming the things newer residents may want such as good schools and transport links. Walthamstow Village has a larger sphere of influence because of the unique businesses in the area. This is something Wood Street should emulate.</p> <p>Objective 9 - A Community Place To provide a wide range of high quality, integrated facilities and services that support growth and respond to the local needs of a wide range of groups and individuals and contribute towards strengthening the 'community</p>

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					<p>spirit'. Response: This is objective is quite frankly a tick box objective and it clearly has no meaning. I became aware of such when I attended the community meeting organised by residents above The Soul Project. This community resource and business was identified as possible housing use and you had not even engaged with the owner even though the meeting was in his building. At present we are struggling to provide enough school space and religious space. The need for some residents to have additional churches and mosques could be a potential point of disunity between residents.</p> <p>Objective 10 - A Safe Place To promote development which provides safe and legible layouts, including active building frontages and well connected and safe pedestrian routes. Response: developing safer walking and cycling routes is commendable but do so at the expense of other forms of transport may not be helpful in particular with regard to sphere of influence. To illustrate this point the locksmith business has a large sphere of influence whereas a coffee shop has a smaller sphere of influence generally. The key point is both businesses can be in an area but they rely on customers coming from different areas and requiring different modes of transport. It is not easy to carry a safe on a bike. It has been proven that areas are safer the greater the number of eyes on the street, or eyes at street level so this is a good design consideration. It was also interesting to note in a public meeting that it was reported that Police and PCSO's in area had not been spoken to.</p> <p>Objective 11 - A Creative and Active Place To support creativity, culture, and the art community to facilitate the contributions that the cultural sector can make towards the town centre economy and towards shaping the character, identity and urban life of Wood Street. Response: Creating 'A N Other town' is not how this will happen. This has happened in Waltham Forest, as residents move from areas that are no longer affordable. This has been happening despite the council. It is worth noting that gentrification does have winners and losers. Some of our more marginalised residents can and will feel even more marginalised as an area will change to</p>

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					reflect needs and wants of newer communities.
Mr John Macklin	section 2.2	Objectives for the AAP	wspo220	06/01/2014	I am also unhappy that your view of sustainability is linked solely to that of the environment. Again this was not the purpose of the council sustainability strategy, which is about sustainable communities. This document reads very much as it has been useful for maintaining the illusion of people in gainful employment writing and extensive document where there has been lots of engagement with the community since 2011. The graphic of one solitary consultation form is really not acceptable. It is pretence at thoroughness and frankly I am not fooled. Further to the point on consultation, whom was this document designed for? It appears designed to prevent engagement. The comments from the residents and business people at The Soup Project meeting further illustrate the paucity of engagement.
Mrs Madeleine Munday	section 2.2	Objectives for the AAP	wspo50	12/09/2013	Why is a place to grow first? What do you mean? Aren't there enough young people in the area? it doesn't seem like that.
Mr David Hammond, Lead Advisor Natural England	section 3	Spatial Strategy and Development Opportunities	wspo309	31/01/2014	Paragraph 3.1.2 refers to supporting enhancement to the Green Infrastructure network together with tackling climate change and this is welcomed and encouraged. Enhancements and improvements to the green infrastructure network could also link in to the Council's aspirations to encourage sustainable transport modes, such as walking and cycling.
Anonymous	section 3.1	Spatial Concept for Wood Street	wspo316	13/02/2014	I am a little concerned at the constant mention of new housing, but very little mention of improving infrastructure. Schools, nurseries and doctors all seem to be operating at breaking point. This must be addressed before housing projects get the go ahead. I am pleased to see mention of integrating Wood Street and the surrounding areas. We have a lot to offer E17 as a whole, and in particular I don't think it should be as fiddly to walk to Vallentin Road. The pavement at the bottom on one side narrows to an impossible size, pushed into by unrestrained tree growth from the railway embankment. This discourages well-heeled denizens of the Village, particularly the many mothers with pushchairs, visiting our rather good cafes and restaurants and spending money here. I feel that more businesses would be encouraged to set up there if the closeness to the village was more obvious and easily navigable. I also feel a pedestrian crossing at Shernhall/Vallentin would be

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					enormous benefit. Your report mentions Marlowe Road but this is not such an obvious route, and has a long way to go before it feels safe. I am also glad to see mention of improving the station area. Simply keeping it clean by adding a few more bins, having the area cleaned more regularly and making sure the bike shop keeps rubbish to a minimum after closing would help a great deal.
Katherine Green	section 3.1	Spatial Concept for Wood Street	wspo119	29/09/2013	I do not find that your proposals are balanced at all, they are far too many flats proposed with little proposals for town centre uses and activities.
Katherine Green	section 3.1	Spatial Concept for Wood Street	wspo120	29/09/2013	I do not find that your proposals are balanced at all, they are far too many flats proposed with little proposals for town centre uses and activities.
Mr John Moss	section 3.1	Spatial Concept for Wood Street	wspo230	07/01/2014	In section 5 all 19 identified sites bar Wood Street station are indicated to have the potential for residential development. Even with the caveat of this being part of mixed use schemes, the AAP policies will create immense pressure on existing uses and non-residential occupiers as setting such a policy context creates a value differential which encourages redevelopment for predominantly residential use. As schemes elsewhere in the Borough have shown, (Walthamstow Stadium, Tyco Works, Blackhorse Lane), it is very difficult to resist applications which provide much less employment than at present and which have only short-term funding from development for community uses in non-residential elements. Specifically in the plan area, the redevelopment of the Goss Components site with almost no employment use, demonstrates this only too well.
Mr Jonathan Crossley	section 3.1	Spatial Concept for Wood Street	wspo351	14/02/2014	Some public space at other sites important e.g clock tower site at Forest Road
Mrs Madeleine Munday	section 3.1	Spatial Concept for Wood Street	wspo52	12/09/2013	It depends on the balance. Stuffing housing into every little space is short-sighted.
Ms Siwan Hayward	section 3.1	Spatial Concept for Wood Street	wspo83	28/09/2013	The concepts in this section seem pretty meaningless.
Mr Michael Bostock	section 3.2	Spatial Strategy	wspo59	24/09/2013	There appear to be contradictions, both within the section, and with the rest of the document. Eg: 3.1.1 calls for more housing and more community facilities, which doesn't align with the plans to demolish existing facilities, such as the scout hall and tumble in the jungle, and replace them with housing. What we will see is the

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					double hit of more people and fewer facilities. Eg: the need for more housing has been translated into a plan to build low rise, higher density housing on pretty much any available land. This does not align with the requirement to retain the historical look and feel of the area, which is generally terraced, yet individual, housing.
Mrs Madeleine Munday	section 3.2	Spatial Strategy	wspo45	12/09/2013	The "mixed use infill" in the station cluster is presumably Vallentin Road. The neon shop is a local landmark, and although not pretty, the storage site on the railway side of Vallentin Road is part of that business. How can you put housing on that sliver of land?
Katherine Green	section 3.3	Development Context	wspo121	29/09/2013	There is currently Pure Muscle Gym on Wood Street which is one of the most popular businesses on the street at the moment. It gets more searches and visits to the Wood Street website than any other business. But your plans include demolishing that. I don't like the idea of having national chains of restaurants and coffee houses in Wood Streets as one of the key attractions and unique qualities of the area are the small family run initiatives. Introducing national chains which have much more money for advertising and marketing would jeopardise the local offer. To improve local employment - why not change one of the large proposed areas where you want to build flats, to an area of small units and studios? I know you're under pressure to build flats but this cannot be at the expense of community and jobs.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 3.3	Development Context	wspo5	13/08/2013	"a larger unit for a food store" - what nonsense. There are a vast amount of food stores in Wood Street - probably too many to all be viable. A larger one would need a car park taking valuable development space away. There should be offices for start up businesses and there should be a vision as to what the next growth area is. Gyms have popped up all over the place so one in Wood Street may not be commercially viable but pop up kitchens and shops to teach people how to cook may be the next "big thing" . IT needs to be encouraged and entrepreneurs assisted with properly connected offices and support. Antiques and craft markets work well and should be catered for.
Mr Michael Bostock	section 3.3	Development Context	wspo60	24/09/2013	I agree with all the proposals, particularly the need for a supermarket to replace the co-op, and the need to attract national chains. At the same time, I would look to the growth we have seen in the Village area recently, which has been achieved without these facilities, and would like to see specific plans to ensure wood

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					street exploits both avenues of opportunity.
Mrs Madeleine Munday	section 3.3	Development Context	wspo51	12/09/2013	You're out of date as far as restaurants are concerned. There are two good, new cafes and a new Turkish restaurants. Please no Starbucks and KFC, which realistically is what you'll get if you let in the chains. And I'm not sure about a big food store either. That won't add to the unique character.
Ms Siwan Hayward	section 3.3	Development Context	wspo84	28/09/2013	This seems a little narrow. WF Council should look to areas such as London Fields or Dalston in Hackney to understand how wealth, growth and desirability are generated.
Mr David Hammond, Lead Advisor Natural England	section 4	Proposed Policies	wspo310	31/01/2014	Natural England welcomes the links back to the spatial vision and objectives for the Area and also welcomes and supports Preferred Policies WS 18, WS19, WS20 The Council should also look at the fragmentation of open spaces and the linking of them back to paths and other sites. This would also be in line with the councils aspiration to protect and enhance it green spaces and corridors, as well as providing opportunities to link sites and areas, whilst also offering sustainable transport options through walking and cycling, together with increasing and enhancing the green infrastructure network. Sustainable Urban Drainage systems (SUDs) could also be considered appropriate along with "soft landscaping" and permeable surfaces which can help alleviate climate change effects as well as improving quality of life and encouraging biodiversity.
architectsE17	section 4.1	Prosperity - A Place to Grow	wspo79	28/09/2013	4.1.4: "...to make better use of land..." ...whilst protecting and maintaining adequate supporting infrastructure and services which support the existing uses.
Katherine Green	section 4.1	Safety and Security - A Safe Place	wspo110	29/09/2013	Retaining and improving existing community spaces, and including new ones would help engage local people. Is it possible to include a training centre or community centre that provides education, support or training for local people? Or perhaps that's outside the council's control/remit.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 4.1	Prosperity - A Place to Grow	wspo6	13/08/2013	This section talks of 1,000 new houses but does not mention homes. A home is somewhere you live with access to open space, doctor, hospital, dentist, shops, school, library, entertainment, restaurant etc.- not just a building. This plan is not including everything that is needed. Open Space is available in Epping Forest which is nearby but young children need their play areas which are currently well catered for. Teenagers need places to

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					meet and this needs to be addressed urgently. Doctor's are over subscribed so more GPs are needed in the area but Whipps Cross Hospital is nearby providing a good service. There are dentists already. Shop owners need to improve their offering to compete against the supermarkets and parking for shops need to be free as it is at the supermarkets. Additional school capacity is needed and some of the 19 sites have to be earmarked for school expansion. Restaurants and entertainment facility are best provided by the private sector and the council needs to ensure it is easy to provide these facilities by earmarking suitable sites for them and encouraging the providers to move in to the area by reduced business rates etc.
Mr Alex Muhumuza	section 4.1	Safety and Security - A Safe Place	wspo43	11/09/2013	New buildings are good but that does not provide answers to the core issues facing some of the people involved or at risk of crime. Need to work with youth workers, business leaders, families to tackle core issues and potential inspire and provide opportunities that would keep people of out trouble.
Mr John Moss	section 4.1	Prosperity - A Place to Grow	wspo233	07/01/2014	Suggested wording changes to Policy WS1 to read as follows: Meeting growth targets through appropriate mixed use development The Council will seek to generate increased economic activity in the Wood Street area to create a vibrant district centre with a mix of uses and activities which meet the needs of local residents and businesses. The Council will work with the private sector to deliver appropriate development at opportunity sites and elsewhere in the plan area to further this aim. Development proposals will be expected to: - respect the protection given to employment sites in the Core Strategy; - prioritise the provision of new family housing, predominantly houses with private gardens; - enhance the town centre offer by encouraging the provision of a new foodstore up to a maximum size of 1,500sqM, additional retail/business floor space and other complementary uses such restaurants/bars and cafes; and - contribute towards the provision of social and physical infrastructure to support growth, in particular the provision of new school places to meet existing and projected future demand.
Mr John Moss	section 4.1	Prosperity - A Place to Grow	wspo232	07/01/2014	We welcome the recognition of the need to retain and improve "residential wealth" within the Wood Street area. This needs to be followed through with specific policies on the typology and tenure of

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					new housing. In particular, new houses with gardens for families should be available to buy, not just as "affordable" homes, delivered under S106 Agreements.
Mr John Moss	section 4.1	Prosperity - A Place to Grow	wspo234	07/01/2014	Growth - respecting local character We welcome the plan's recognition of the character of Wood Street drawn largely from the terraced streets of Victorian and Edwardian housing. The plan needs to recognise that post-ward public housing development disrupted historic street patterns and that development and redevelopment offer an opportunity to address past mistakes.
Mr John Moss	section 4.1	Prosperity - A Place to Grow	wspo235	07/01/2014	Preferred Policy WS2 should be amended as follows: Respecting Local Character Future development and redevelopment creates an opportunity to address past mistakes which disrupted the urban grain and introduced incongruous building types and forms of construction. Development proposals should be based on an appreciation of the existing local context in terms of: urban grain; building type; building scale; height and mass, and, and should seek to remove buildings which have a detrimental impact on the character and appearance of the area and restore historic street patterns or create new, traditional streetscapes, including trees and landscaping. Development proposals should seek to strengthen local character and identity. Developments that are expected to have a detrimental impact on the local character of the area will not be permitted. Policy WS2 to WS11 set out the criteria that new developments will have to meet in order to preserve the character and identify of Wood Street and new developments need to be in conformity with these policies.
Mr John Moss	section 4.1	Safety and Security - A Safe Place	wspo277	07/01/2014	Safety & Security - a safe place Objective 10 states a desire, "To promote development which provides safe and legible layouts, including active building frontages and well connected and safe pedestrian routes." It should be recognised that the Plan goals include high levels of family homes and development in streets. Terraced houses with front doors facing the street and habitable rooms overlooking them will provide safety and security and "active building frontages" cannot be provided throughout the plan area if these desirable goals are to be achieved.
Mr Michael Bostock	section 4.1	Prosperity - A Place to Grow	wspo61	24/09/2013	I agree with the principle if I means offering better facilities to the existing residents, and som larger housing so that people can move within the area as growing families demand. I disagree if it

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					means offering lots of cheap high density housing that will bring in new residents to the detriment of the existing ones.
Mr Michael Bostock	section 4.1	Safety and Security - A Safe Place	wspo77	25/09/2013	I strongly agree that safety should be a priority, but this particular policy does not seem consistent with other areas of the plans. the biggest driver of anti social behaviour in the area is the cheap, high density housing, in particular the Marlowe estate tower. Retaining the tower and building more and more flats will make safety worse, not better.
Katherine Green	section 4.11	Culture - A Creative Place	wspo109	29/09/2013	I agree this is a good proposal and that Wood Streets association with film is little know, but absolutely fascinating and should be made more of. Are any of your proposed development sites on old film studios? Is there scope to run regularly summer open air cinema events on the local plaza? And to make this history an important part of the 'Wood Street' brand? Whilst the recent public realm work and art interventions have been good - they have involved very few local artists or creative industries. The council often brings in outside consultants and providers without recognising or consulting the significant talent there is within Waltham Forest. I would be interested to know how you will support local artists. I think you could be far more explicit about how you plan to support local artists and creative industries here, as it's not very clear. The Indoor Market is privately owned, and the Marlowe Road end has planning permission to develop flats, whether this happens or not, more should be done to protect and support the market. The frontage should be locally listed at least. I do think involving and supporting small start ups, creative industries and artists could be a key offering of Wood Street and help to strengthen it's unique appeal and offer.
Miss Sonja Howick	section 4.11	Culture - A Creative Place	wspo131	29/09/2013	allowing property development on vallentin road goes against the intention declared below to "build on and further strengthen Wood Street's role in arts and culture." the removal of Gods own junkyard and the red barn is a sad loss to this area. it's interesting that in point 411.2 film making is mentioned, when a number of the artefacts housed at Vallentin road featured in films, and, fairly recently, it has been used as a location for the tv drama Luther. it's unclear how the proposal will fulfil the tenets expressed in 4.11.2.
Mr Alex Muhumuza	section 4.11	Culture - A Creative Place	wspo44	11/09/2013	Good research in areas that have been successful in drawing people and businesses within the creative industries such as

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					Rivington Street, Camden, Spitafields - to see what methods could be used in Wood Street to drive this in helping with the evening economy.
Mr John Moss	section 4.11	Culture - A Creative Place	wspo279	07/01/2014	Culture - providing work studios Existing employment sites do provide space for artists and creative businesses, many of whom are single person businesses or micro enterprises. Provision of space for such users is best made within existing buildings where costs can be kept to a minimum. Retaining existing premises suitable for such businesses is more sustainable than demolishing them and building new. Building new is likely to result in prices and rents which will be unaffordable to such businesses.
Mr John Moss	section 4.11	Culture - A Creative Place	wspo280	07/01/2014	Preferred Policy WS27 should therefore be amended as follows: Providing work studios "The Council will encourage the provision of live/work units and studio spaces suitable for artists and small creative businesses within developments in the plan area, especially where conversion of historic buildings and existing employment floorspace makes provision of traditional homes or business space non-viable".
Katherine Green	section 4.2	Shopping - A Town Centre Place	wspo116	29/09/2013	Many traders have been really negatively affected by the Council's changes to parking a few years ago, the Council have been very slow to respond to this and to respond to local businesses. Some concessions have been made but not enough. Business have closed down and many have lost a lot of money because of this. Sometimes council workers don't understand the stresses and strains of working for yourself and how income can be drastically impacted by the introduction of business permits for parking or parking restrictions. The Council needs to get better at listening and responding quickly to these issues as they have had a very negative impact on many traders. You are also losing many unique attractions on Wood Street - The Pie & Mash shop is for sale, I understand that parking restrictions had a huge impact on their business and the 15 min parking allowance isn't enough time to eat a pie! They've been there for over 36 years and provide a very cheap alternative to all the fast food in the area. The Council should have done more to protect them and it's a loss that they're going. Due to the proposals for flats in the area, God's Own Junkyard is also going - it's unfortunate that the Council was too slow to recognise the significance of this extremely attractive and

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					unique venue that's been there for many years. Far too many fast food restaurants have recently opened and the council seem powerless to stop them. In an area where there are health issues, more effort should be made to support residents in healthy life style choices.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 4.2	Shopping - A Town Centre Place	wspo7	13/08/2013	Basically this section has correctly identified the issues and solutions correctly.
Mr John Macklin	section 4.2	Shopping - A Town Centre Place	wspo221	06/01/2014	A point I want you to consider carefully is shops are closing across the country. We have many shops empty across Waltham Forest. Council's simplistic understanding of mixed-use development means more shops are being built and left unfilled. I include a picture of a shop in Ilford that was Benetton and is now a fruit a vegetable shop. Ilford has an increasing population and that has not buffered it from pan London developments and migration patterns. The WAAP needs to consider how it adapts to pan London population changes. This is something WF council tried to grasp in Sustainability strategy created 5 years ago How can an economic revival be built solely upon increasing population and upon shops and shopping in an area? How can you be certain you have got this right? I notice the plan does not consider any reports on developing an economy. I am sure one has been produced recently?
Mr John Moss	section 4.2	Shopping - A Town Centre Place	wspo236	07/01/2014	The Town Centre - strengthening and enhancing vitality and viability If Wood Street is to grow to be sustainable economically as a District Centre in the hierarchy of centres in the Borough, it needs to provide a similar experience to other District Centres. Specifically, provision should be made within the plan for an anchor foodstore of a reasonable size, (up to 1,500sqM).
Mr John Moss	section 4.2	Shopping - A Town Centre Place	wspo237	07/01/2014	Preferred Policy WS3 should therefore be amended as follows: Strengthening and enhancing the town centre Improve the quality and quantity of facilities including shopping, restaurants and community facilities, also ensuring the provision of a range of unit sizes to meet the demand of different shop operators; Encourage the redevelopment of designated retail and town centre sites for new retail floorspace (up to /circa 5,000 sqm net gain) including provision for a new anchor foodstore of up to 1,500 square metres

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					gross area, together with attendant parking provision, to provide main and bulk food shopping commensurate with Wood Street's role as a District Centre; - Protect the existing character, identity and amenity of the town centre by seeking to protect and sensitively upgrade the indoor market; - Retaining and protecting shops fronts located in 'Shop Front Character Areas' and resisting inappropriate development which would detract and alter their special character; - Resist the amalgamation of existing single retail units into units larger than 250 square metres; and - Improving and enhancing new shop fronts located along the high street in accordance with High Street Life (2011).
Mr John Moss	section 4.2	Shopping - A Town Centre Place	wspo238	07/01/2014	In addition, preferred policy WS4 should be amended as follows: Preferred Policy WS4 Consolidating Wood Street Consolidate town centre uses within the designated town centre boundary as proposed in Figure 4.2. Accommodation for a single unit for a main and bulk food store up to 1,500 square metres, together with attendant parking, for small-scale independent retail, leisure-related uses and for cultural/creative community facilities will be particularly encouraged in the designated town centre boundary. New retail activity will be particularly focused within the designated primary frontage (as shown in Figure 4.2). In these frontages retail activity will be the dominant use in accordance with policy DM26 in the Development Management Policies DPD. In the designated secondary frontages, as defined in Figure 4.2, a mixture of uses will be permitted in accordance with policy DM26 in the Development Management Policies DPD.
Mr Michael Bostock	section 4.2	Shopping - A Town Centre Place	wspo62	24/09/2013	Agreed but in the current climate of ever increasing growth of online shopping, I wonder how realistic the policy is. I would not like to see new commercial properties created, only for them to be filled with yet more fried chicken take aways.
Ms Sukhpreet Khull	section 4.2	Shopping - A Town Centre Place	wspo174	02/01/2014	Wood Street is indicated as a strong District centre in the emerging 2013 Town Centre Health Check report. The aspiration of strengthening and enhancing the town centre is supported, including the encouragement of provision of large retail floorspace (up to/circa 5000 sqm net gain) to meet demand from multiple retailers. In many cases, large retail developments (the default threshold for which is 2,500 sqm gross floorspace) would have potential adverse effects on small shops, e.g. adverse impacts of

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					trade diversion that could lead to the loss of small shops. Therefore, when considering proposals for retail development of this scale, the borough should consider whether it is appropriate to include a policy to provide or support affordable shop units suitable for small or independent retailers and service outlets and/or to strengthen and promote the retail offer, attractiveness and competitiveness of the centre in light of Policy 4.9 Small shops in the London Plan and guidance in the Town Centre Draft SPG.
Ms Sukhpreet Khull	section 4.2	Shopping - A Town Centre Place	wspo178	02/01/2014	Regarding WS4/5, TfL supports the consolidation of town centre uses within a compact area as it will help to reduce the need to travel, especially by car. Furthermore the creation of mixed used developments, the enhancement of active frontages and relationship with public and private spaces will improve general permeability which will lead to a better quality connected pedestrian environment and therefore encourage sustainable travel.
Ms Sukhpreet Khull	section 4.2	Shopping - A Town Centre Place	wspo177	02/01/2014	The identity and character of the town centre should also be protected by ensuring that the transport impact of proposed development including new retail floor space of up/ circa 5000 sqm is thoroughly assessed. Any impacts such as highway, parking, walking, cycling, servicing and access to public transport would need to be properly mitigated by s106 agreement and planning conditions.
Ms Wendy Davis	section 4.2	Shopping - A Town Centre Place	wspo160	31/12/2013	I read in the document that you want to encourage independent shops which is great - and in the same para you say you are trying to encourage restaurant chains! We dont want them! We are sick of every town centre looking the same with the same chains driving out interesting and unique offerings again, please re-consider.....
Mr John Moss	section 4.3	Placemaking - A Well Designed Place	wspo239	07/01/2014	Approach to Placemaking In order for the spending power of the local community to support the effective regeneration of Wood Street, higher income households need to be attracted and retained within the area. Adopting appropriate forms of development in terms of street layout, home typology and tenure will help to achieve this.
Mr John Moss	section 4.3	Placemaking - A Well Designed Place	wspo240	07/01/2014	Preferred Policy WS5 should be amended as follows: Placemaking principles Developments in the plan area will be expected to comply with the following place-making principles: a) Appreciating

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					the context; b) Designing for diversity and mixed uses; c) Creating a fine grid of traditional streets; d) Augmenting permeability of the area and making places easy to understand and to get around e) Providing strong and continuous frontage with active ground floor uses along primary frontages f) Contributing to a clear definition of public and private spaces g) Orienting fronts and backs correctly h) Designing for community safety Major Development will be expected to demonstrate that they meet the Building for Life Criteria.
Mr John Moss	section 4.3	Placemaking - A Well Designed Place	wspo241	07/01/2014	Re: Placemaking - protecting and enhancing historic assets and local heritage New development in the immediate environs of historic buildings needs to respect not just the built fabric, but also the setting and context of historic buildings and heritage assets. It is important when assessing the economic viability of any proposed development or redevelopment involving historic buildings and heritage assets that the true value of the property in its existing use, taking full account of planning and listed building policy requirements, is used as the basis of any viability assessment.
Mr John Moss	section 4.3	Placemaking - A Well Designed Place	wspo242	07/01/2014	Preferred Policy WS6 should therefore be amended as follows: Protecting and enhancing historic assets and local heritage The Council will seek the retention and enhancement of historic buildings and heritage assets and their immediate environs through appropriate, renewal, refurbishment or redevelopment of historic buildings and heritage assets, supported where necessary by appropriate changes of use, to preserve the historic and valued character of the area. Should development of historic buildings and heritage assets be proposed, developers will be required to demonstrate through rigorous viability assessment the necessity for changes of use, partial or complete demolition. No regard will be taken in such assessments of the price paid or agreed to be paid for land or buildings unless this fully reflects the planning policies and historic nature of the buildings. The Council will require development in the vicinity of historic buildings and heritage assets to demonstrate that they take account of and minimise the impact on the setting of local assets and historic buildings.
Mr John Moss	section 4.3	Placemaking - A Well Designed Place	wspo243	07/01/2014	Placemaking - building heights and tall buildings We strongly support the statement made at 4.3.23 that "tall buildings are not appropriate in Wood Street". We suggest this is reinforced within

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					Preferred Policy WS7 as follows: Building heights and tall buildings. The height and scale of new development should fit into the urban context of Wood Street and should follow the existing built form which for the majority of the plan area would indicate buildings no higher than two or three storeys. Taller buildings (as defined in the Core Strategy CS15) may be appropriate adjacent to main road frontages in Wood Street and Forest Road, subject to the highest quality of design and fully meeting the criteria set out in Development Management policy DM32 and the Council's Urban Design SPD.
Mr Michael Bostock	section 4.3	Placemaking - A Well Designed Place	wspo63	24/09/2013	I agree with the principle, but the specific proposals are not consistent. For example building lots of new blocks of flats, and leaving the biggest problem - the Marlow estate tower - in place, will make the area less, not more safe. 4.3.23 states quite clearly, and correctly, that tall buildings are not appropriate in wood street. On this basis it is not appropriate to leave the existing tower in place, and it is absolutely ludicrous to argue that, having decided to leave it in place, we should build even more high rises around it so it doesn't stand out as much. I believe this is the single biggest flaw in these proposals.
Ms Sukhpreet Khull	section 4.3	Placemaking - A Well Designed Place	wspo179	02/01/2014	TFL comments Regarding WS4/5, TfL supports the consolidation of town centre uses within a compact area as it will help to reduce the need to travel, especially by car. Furthermore the creation of mixed used developments, the enhancement of active frontages and relationship with public and private spaces will improve general permeability which will lead to a better quality connected pedestrian environment and therefore encourage sustainable travel.
Katherine Green	section 4.4	Housing - A Place to Live	wspo115	29/09/2013	I am very concerned by the number of flats you are proposing for the area, you will increase the populations by several thousand, and I do not think the local schools, health centres, parking and transport can support that.
Katherine Green	section 4.4	Housing - A Place to Live	wspo114	29/09/2013	I am very concerned by the number of flats you are proposing for the area, you will increase the populations by several thousand, and I do not think the local schools, health centres, parking and transport can support that.
Lucy Harrison	section 4.4	Housing - A Place to Live	wspo204	06/01/2014	I am writing with some comments regarding the Wood Street regeneration plans. I am not sending specific comments on

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					particular buildings or plans but rather a general comment that such a large number of new flats in one area is too much and will damage many of the good things that have been developing in Walthamstow for the past few years. While I understand the need for housing in the area the impact of such a large amount in one particular area is too much and will create pressure on services, traffic and other facilities.
Mr John Macklin	section 4.4	Housing - A Place to Live	wspo222	06/01/2014	I am also worried that in a desperate attempt to attract developers (in Waltham Forest this normally means Housing Associations) the number of properties for social rent will be reduced on the basis of developing site/s will be uneconomical. Also as is usual in Waltham Forest in a desire to get something done developers will produce plans for small inaccessible community spaces and offer some limited Section 106 that will not meet areas potential greatest need schools, but be sufficient to get through planning. The council has a fear developers will walk away. It is likely social housing landlords developers known, as Housing Associations will be the main partners. I still get annoyed thinking council signed a tenancy agreement for business premises near Blackhorse Lane tube and were not allowed to use the car park - absolutely shocking.
Mr John Moss	section 4.4	Housing - A Place to Live	wspo244	07/01/2014	Housing - a place to live There is a general theme running through this section which seeks a mixture of unit types and sizes on all developments. As many developments in the plan area will be small in size, there should be a recognition that this cannot be achieved and may not be desirable in all cases. We strongly support the intention expressed at paragraph 4.4.4, first bullet point, that social housing is over-represented in the Wood Street area and that new development should contribute to achieving a better mix and balance of tenures. This should explicitly state that a higher than normal proportion of market housing for purchase and housing for purchase through shared ownership will be encouraged in the plan area and that all new affordable homes to rent in the plan areas should benefit from the Right to Buy. We do not support the blanket designation of all identified opportunity sites, bar Wood Street station, for residential-led development for reasons stated earlier.
Mr John Moss	section 4.4	Housing - A Place to Live	wspo246	07/01/2014	Housing - mix and tenure We do not support the requirement for all homes to be built to Lifetime Home standards. Part M adequately

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					provides for accessibility and adopting a blanket requirement for Lifetime Home standards limits developers options in respect of home typology.
Mr John Moss	section 4.4	Housing - A Place to Live	wspo247	07/01/2014	Paragraph 4.4.9 should be amended as follows: 4.4.9 It is considered that a well-balanced community in Wood Street can be achieved through the provision of an appropriate mix of new dwellings in terms of size, type and tenure. The Council wants new homes to be attractive to, and meet the needs of all ages and sections of society including those with disabilities. All homes should meet Part M of the Building Regulations, with 50% of all new homes being designed to Lifetime Home standards with 10% of units being suitable, or easily adaptable for wheelchair users in line with the Council's Inclusive Design SPD.
Mr John Moss	section 4.4	Housing - A Place to Live	wspo252	07/01/2014	At paragraph 4.4.16, new development is asked to meet the unit mix criteria set out in table 1. We believe it is important to recognise that as many sites in the plan area are quite small, they may not be able to accommodate the desired mix without exceeding the desired densities expressed later.
Mr John Moss	section 4.4	Housing - A Place to Live	wspo253	07/01/2014	We support the statement in paragraph 4.4.21 that higher densities are only appropriate close to Wood Street station and that "Larger family houses at lower density should be provided in all other parts of the AAP." However, would point out that development of traditional terraced houses with gardens - the most popular form of family housing in London - can easily be developed at Hr/Ha densities higher than those indicated by the London Plan density matrix. It is stated in paragraph 4.4.21 that up to 100 units per hectare may be appropriate close to the station, but this figure does not accord with the London Plan Density Matrix figure for a suburban location with a PTAL of 2/3, particularly when the stated desire for a higher provision of larger family homes is taken in to account. In a Development Plan Document at this level, it is appropriate to be more specific and this ought to be expressed in expressed as a maximum figure and by reference to habitable rooms per hectare.
Mr John Moss	section 4.4	Housing - A Place to Live	wspo256	07/01/2014	Preferred Policy WS11 should be amended as follows: Marlowe Road Estate High quality family housing will be provided through the redevelopment of the Marlowe Road Estate. Proposals for the Marlowe Road Estate will be developed in conjunction with the

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					<p>Plaza redevelopment to maximise mutual benefits and synergies. The preferred built form for the redevelopment is as a network of streets with a predominance of traditional terraced houses with private gardens. Apartment homes should be limited to the Plaza area and primary frontages to avoid overlooking and loss of amenity. The estate currently contains significant areas of under-used open space. Re-provision of private gardens and semi-private shared garden areas as part of the redevelopment of the estate should be counted towards the re-provision of "open space" in order to facilitate the desired home typologies. Northwood Tower is a particular feature of the area and its setting and the amenity of its residents must be taken in to account in any development proposals brought forward.</p>
Mr John Moss	section 4.4	Housing - A Place to Live	wspo251	07/01/2014	<p>Policy WS9 should therefore be amended as follows: Housing mix and tenure To ensure that mixed sustainable communities are created, development proposals will be required to: a) provide an appropriate mix of dwelling sizes within each development in accordance with the requirements set out in the Development Management Policies DPD, with particular emphasis on the need to provide for larger families (3 bedrooms and above); where appropriate, allow developments of up to 30 traditional family houses of 3+ bedrooms without the provision of on-site affordable housing. b) Where appropriate allow a lower percentage of affordable housing than required by the Development Management Policies DPD, with requirements established on a site-by-site basis. Also in accordance with the Development Management Policies DPD, where developments provide less affordable housing, deferred contributions will be required. c) Across the plan area, developments should adopt appropriate housing typologies that blend into the existing urban form, scale and massing of the plan area in order to make a positive contribution to the street and to properly define public and private spaces; d) promote high architectural, urban design and environmental standards, regardless of tenure; and e) make funding contributions towards community infrastructure provision in accordance with policy DM37 of the Development Management DPD.</p>
Mr John Moss	section 4.4	Housing - A Place to Live	wspo245	07/01/2014	<p>Preferred Policy WS8 should be amended to reinforce this, as follows: Housing growth To increase housing capacity in the Wood</p>

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					Street area, the Council will encourage residential-led development of those key sites (as identified in section 5) subject to appropriate provision of supporting social infrastructure and development providing an appropriate mix of housing types and tenures to meet the objectives of policies WS6 and WS7.
Mr John Moss	section 4.4	Housing - A Place to Live	wspo248	07/01/2014	We strongly support preferred approach as stated at paragraph 4.4.10 to "prioritise the provision of family housing". However, this should mostly be in the form of houses with gardens or lower floor maisonettes with gardens in terraced apartment blocks of the type referred to in paragraph 4.3.14 and illustrated at page 42. However, this is contradicted by the wording of this paragraph.
Mr John Moss	section 4.4	Housing - A Place to Live	wspo249	07/01/2014	Paragraph 4.4.10 should therefore be amended as follows: 4.4.10 The Council's preferred approach is to prioritise the provision of family housing in Wood Street. It is envisaged that family homes will be provided as houses with gardens or lower floor maisonettes within the preferred housing typologies referred to in paragraph 4.3.14 and illustrated at page 42, which will make a positive contribution to the streetscape and defining coherent public and private space (see also Preferred Policy WS5).
Mr John Moss	section 4.4	Housing - A Place to Live	wspo250	07/01/2014	We support the preferred approach expressed in paragraph 4.4.11 to allow a lower provision of affordable housing than required by Council's adopted targets.
Mr John Moss	section 4.4	Housing - A Place to Live	wspo254	07/01/2014	The figures for density in policy WS10 ought to reflect the London Plan. Preferred policy WS 10 should therefore be amended as follows: Distribution and Density of Homes In pursuit of the London Plan 2011 density matrix (Table 3.2) and the preferred housing mix set out in Table 31 above, developments will be required to meet a density of: - 50 - 95 units per ha for areas with a PTAL of 3, at a maximum density of 250 habitable rooms per hectare; - 35 - 80 units per hectare for areas with a PTAL of 2, at a maximum density of 250 habitable rooms per hectare; and - 35 - 65 units per ha for areas with a PTAL of 0-1, at a maximum density of 200 habitable rooms per hectare. Higher residential densities should be concentrated in the following areas and may be appropriate: - along key Wood Street frontages; - adjacent to the train station; - fronting the Plaza; - where development takes the form of traditional terraced houses.

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Mr John Moss	section 4.4	Housing - A Place to Live	wspo255	07/01/2014	Housing - Marlowe Road We strongly support the proposed redevelopment of the Marlowe Road estate and the provision within this of more family homes. Where possible these should take the form of traditional streets of terraced houses with gardens. The opportunity also exists to build replacement dwellings for existing residents of the estate to suit their needs, rather than as like-for-like replacement. It might therefore be appropriate to retain a degree of flexibility within the matrix of preferred unit sizes to accommodate this. It is also possible to provide single floor accommodation for elderly residents as ground floor apartments beneath maisonettes while maintaining the appearance traditional terraced streets in keeping with the local character. Where land is at a premium, this might be preferable to developing bungalows as suggested. The redevelopment of the estate and particularly the Plaza area will have a significant impact on the residents of Northwood Tower. If the tower is to remain, due account must be taken of the impact of development on the amenity of its residents.
Mr Paul Powell	section 4.4	Housing - A Place to Live	wspo164	31/12/2013	I am writing to oppose the extravagant and ill-considered plans to redevelop Wood Street. Not least the proposal to build an additional 1,000 homes in the area at the expense of green space, local business and community facilities. I do not think proper consultation has been carried out, either with the residents. local businesses or the local schools.
Ms Marysa Dowling	section 4.4	Housing - A Place to Live	wspo155	31/12/2013	We are writing to let you know our thoughts about the proposed changes to the Wood Street area. We have lived around Wood Street for over 13 years, Upper Walthamstow road and now Wigram Square. While we fully agree that changes need to be made to the area and are delighted with the regeneration that has already taken place, but having looked at the proposals we are extremely disappointed to see that nearly everything involves building flats. This will lead to a further squeeze on the resources, rather than adding resources for the current residents. Wood street is a unique and interesting high street with a real sense of community. We would like to see this being nurtured and encourage rather than knocked down and rebuilt as something different. As home owners with a 13 months old son we are very keen to see Wood Street continue to be developed into an interesting and vibrant high street, with a real sense of community.

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Ms Sukhpreet Khull	section 4.4	Housing - A Place to Live	wspo180	02/01/2014	TfL supports the inclusion of the London Plan density matrix as it will reinforce the presumption in favour of higher density development adjacent to transport nodes and the consequent reduction in needs for vehicular travel as this will help to minimise highway and traffic impacts.
Paula Smith	section 4.4	Housing - A Place to Live	wspo173	02/01/2014	I would strongly urge the plan to not push for very high density housing and too many high rise developments. One of the less obvious attractions of the area is the fact that you can see so much sky! The sense of open space here is wonderful and should be protected. Whilst I can appreciate single story dwelling are not the best use of land. Going too high and too dense might have a detrimental impact longer term. Communities do not want to be packed in like sardines! People need a sense of space and providing a mixture of housing stock for different ages, lifestyles, and family sizes is a positive way to go.
Jim Holmes	section 4.5	Connections - A Well Connected Place	wspo162	31/12/2013	It's great to know there are professionals thinking so deeply about how to improve our area. - The document reveals an appreciation that PTAL is a blunt instrument and section 4.5.6 suggests things are not as bad as the ratings suggest. However, observation of the train station at peak times shows it is nearing capacity, so the low PTAL should not be dismissed because transport could be a real problem when these new residential blocks are built. Perhaps this could provide additional impetus to the plans to re-open the Hall Farm Curve thus increasing service frequency on the Chingford line. Section 4.5.15 alludes to transport improvement but fails to mention this possibility explicitly. - I feel very positively about the prospect of improved access to Wood Street station. Step-free would mean we wouldn't take the meandering walk to Walthamstow Central station when we have the pushchair with us.
Jo Clift	section 4.5	Connections - A Well Connected Place	wspo217	06/01/2014	I own and live in a property on Greenway Avenue. We do not currently have residents parking (which we would like). Increasingly, commuters who use Wood st station are parking on greenway avenue, which is creating unreasonable pressure on our parking spaces. I would like to know how the Council intend to deal with increased parking for a significantly increased population, if the housing plans go ahead? Similarly, how will the public transport issues be tackled? The overland and underground trains are already busy at peak hours. How will the council manage an

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					increase in transport users? I don't use local buses myself, but what is the overall transport plan that goes alongside the development plan please?
Linda Bracey, Electro Signs Ltd	section 4.5	Connections - A Well Connected Place	wspo201	03/01/2014	There appears to be absolutely no parking provision for local business, shoppers, or residents. This is a big problem to an area that needs parking for it to succeed.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 4.5	Connections - A Well Connected Place	wspo10	13/08/2013	The recent works have failed to provide a good environment for cyclists or pedestrians. The ability to park on the pavement spoils the pedestrians experience and some of the parking spaces have reduced the pavement so that it is impossible for 2 people to walk past the parked vehicle at the same time. All parking should be in the car parks behind the shops and the first half hour should be free so that a motorist just wanting to pop into a shop can do so easily. The whole car policy for Wood Street needs to be changed and pedestrians given priority. As a District Centre it is reasonable to assume local residents will use it and can walk or cycle to the shops. The current arrangement makes it difficult to cycle in the area and pedestrians are constantly threatened with cars mounting the pavement to reach the parking spaces. It is also more difficult to cross the road as some of the crossing points have been removed. Nothing has been done about the difficult junction with Fyfield Road and Wood Street. The 230 double decker bus is not needed from Whipps Cross roundabout to Bisterne Avenue and should be discontinued. A smaller local bus service is needed to connect with Whipps Cross Hospital and Wood Street. There is no point in tarding up the station until something is done to make this junction safer. Traffic lights is the only solution with a good pedestrian phase to assist the people accessing the station
Mr Alex Muhumuza	section 4.5	Connections - A Well Connected Place	wspo42	11/09/2013	Currently great transport links in the area - in need of a refurbishment of Wood Street station (potential on site Cafe and/or more visual aids for the promotion of what is available at Wood Street centre, market etc.
Mr John Macklin	section 4.5	Connections - A Well Connected Place	wspo227	06/01/2014	Transport needs of all community should be considered and that also means businesses. They are the key to your regeneration after all.
Mr John Moss	section 4.5	Connections - A Well Connected	wspo257	07/01/2014	Connections - A well-connected place Whilst it is undoubtedly the case that Wood Street has excellent links to The City and West

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		Place			End because of access at Wood Street station to regular train services, it must be recognised that the train can also take people quickly away from the area just as easily as bringing them to it. It is therefore important that Wood Street is attractive to residents, businesses and visitors in its own right and provides for everybody who wants to come here, whether they use public transport or not.
Mr John Moss	section 4.5	Connections - A Well Connected Place	wspo258	07/01/2014	Connections - an attractive and functional High Street Wood Street is an important District Centre in the hierarchy of centres in the Borough as recent studies by Mary Portas and Bill Grimsey have identified, adequate provision of parking for shoppers is a crucial factor in maintaining and strengthening the viability of local High Streets. The failure to mention parking in this context is a missed opportunity. However, this needs to be balanced against the desirability of preserving the pedestrian character of the high street which makes visiting the area a pleasant experience.
Mr John Moss	section 4.5	Connections - A Well Connected Place	wspo259	07/01/2014	Preferred Policy WS12 should therefore be amended as follows: Ensuring a functional high street The Council will protect the function of the different streets in the Wood Street area by ensuring that an appropriate balance is made between the different requirements of road users., including the provision of an adequate number of short and medium stay parking spaces for visitors, shoppers and business customers. Proposals are expected to contribute to the creation of a safe and vibrant environment for all visitors and residents such that there will be no negative impacts on the amenity of all road users, in particular, vulnerable users. Proposals which have the potential to lead to an increase in vehicle movements will be expected to demonstrate how these impacts can be mitigated and contribute towards the cost of any physical measure required to protect the character of Wood Street as a pedestrian-friendly shopping street,
Mr John Moss	section 4.5	Connections - A Well Connected Place	wspo260	07/01/2014	Connections - walking & cycling Policy WS 13 should make reference to the desirability of removing "urban clutter" in the form of street signs, pedestrian barriers, bins etc from our streets where possible.
Mr John Moss	section 4.5	Connections - A Well Connected Place	wspo261	07/01/2014	Connections - public transport Enhancement of the appearance of and facilities at Wood Street station should be an ambition of the Plan. London Overground take over the franchise for this line and station from 2015. It is therefore an ideal opportunity to establish an

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					early consortium to radically overhaul the station and environs.
Mr John Moss	section 4.5	Connections - A Well Connected Place	wspo262	07/01/2014	Preferred Policy WS14 should be amended as follows: Public transport The Council will continue to work with Transport for London (TfL) and Network Rail to improve the frequency, quality and reliability of public transport services and infrastructure. The Council will seek to bring forward early proposals for the enhancement of Wood Street station and its environs, including the provision of lifts to both platforms. Developer contributions will be sought to contribute towards this.
Mr John Moss	section 4.5	Connections - A Well Connected Place	wspo263	07/01/2014	Connections - parking Residential Parking The Plan policies on housing typology, the desire to increase the number of family homes and to increase residential wealth in the area will lead to an increase in the number of private cars in the area. Whilst we accept this growth has to be managed, adequate provision for this will need to be made. The Plan should recognise the contribution that on-street parking in well-designed streets can make in meeting this need.
Mr John Moss	section 4.5	Connections - A Well Connected Place	wspo264	07/01/2014	Visitor / Shopper Parking We strongly disagree with the statement at paragraph 4.5.24 that it is "desirable to reduce the parking provision in the area". Recent studies by Mary Portas and Bill Grimsey have highlighted the importance of adequate provision of short and medium stay parking, at reasonable or no cost, in supporting the viability and sustainability of local high streets like Wood Street. Whilst current parking demand may be below provision as stated in paragraph 4.5.30, this may be a consequence of pricing policy. The Plan calls for an increase in the amount of retail space in the core town centre of 5,000sqM, which would require 33 additional parking spaces to meet the standard set out in Appendix 4 of the Development Management Policies DPD, particularly if this includes main and bulk food shopping, as operators of such units are likely to require some dedicated parking provision in support of any such investment. We therefore do not support any reduction in the current provision of on-street or off-street parking for shoppers and other business visitors.
Mr John Moss	section 4.5	Connections - A Well Connected Place	wspo265	07/01/2014	Preferred Policy WS16 should therefore be amended as follows: Parking The amount of car parking in residential development proposals should not exceed the maximum parking standards set

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					<p>out in Appendix 4 of the Development Management Policies DPD. Parking levels for individual developments will be determined on the basis of need in accordance with the parking hierarchy, public transport accessibility levels, supporting Transport Assessment and the Travel Plan. Car-free developments will be encouraged in areas that are close to the station. An adequate number of short and medium stay parking spaces will be provided along Wood Street and off-street to support local shops and businesses in accordance with the Development Management Policies DPD, together with adequate provision for loading, deliveries and residential visitors. The Council will prioritise the Brandon Road car park for the use of medium-stay visitors to local shops and businesses.</p>
Ms Sukhpreet Khull	section 4.5	Connections - A Well Connected Place	wspo183	02/01/2014	Policy WS12 - The creation of a safe, vibrant environment that balances the needs of all road users is supported, with particular emphasis on vulnerable users.
Ms Sukhpreet Khull	section 4.5	Connections - A Well Connected Place	wspo197	02/01/2014	TfL comment: Whilst the requirement for a parking management plan for the Thorpe Coombe Hospital site is supported, TfL recommends that the use of parking management plan should be extended to other sites as necessary.
Ms Sukhpreet Khull	section 4.5	Connections - A Well Connected Place	wspo184	02/01/2014	Policy WS13 TfL also supports the proposal to improve walking and cycling connections between key destinations such as Walthamstow town centre, Walthamstow Centre and Whipps Cross Hospital, which forms part of the London Cycle Network (LCN+). Also, an appropriate way-finding strategy such as TfL's Legible London scheme could promote walking through the area and emphasise the interchange function of Wood Street station. To ensure that bus operations will not be adversely impacted by the implementation of public realm proposals and other safety measures such as traffic calming, TfL should be consulted at an early stage in the design process.
Ms Sukhpreet Khull	section 4.5	Connections - A Well Connected Place	wspo185	02/01/2014	Policy WS14 The Council shall continue to work with TfL and Network rail to improve local public transport services. Given that the AAP inspires the provision of 1000 residential units and other land use, this will impact on bus service capacity. Therefore, the council should support bus service and infrastructure by securing improvements from developments. This document infers that as TfL operates only two routes along Wood Street, this area is not

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					well served for 'time critical journeys'. Within the AAP boundary there are actually three other bus corridors; Forest Road, Lea Bridge Road and Shernall Street. Eight bus services operate along Lea Bridge Road alone; 20, 56, W12, W15, W19, 230, 257 and 357. As such TfL considers that the area is well served by buses but would be nevertheless happy to discuss any potential improvement and review demand as new development proposals emerge, with appropriate funding secured.
Ms Sukhpreet Khull	section 4.5	Connections - A Well Connected Place	wspo187	02/01/2014	Policy WS16 TfL notes that for individual developments, appropriate parking levels will be determined based on need. The policy wording could be strengthened by clarifying this how need will be applied. For example in respect of operational use, disabled persons, car clubs etc. Furthermore, the policy could identify specific locations where car free housing is appropriate. It should specify that blue badge parking should be provided in line with the Mayor's Housing SPG and electric vehicle charging points in line with London plan standards. TfL also notes that the provision of car clubs and the presence of controlled parking zones (CPZs) have been recognised by Waltham Forest Council as effective tools in managing on-street parking demand and encouraging bus priority. As such the policy could refer to securing these measures, along with 'permit free agreements though planning obligations.
Ms Sukhpreet Khull	section 4.5	Connections - A Well Connected Place	wspo195	02/01/2014	Policy WS15 Whilst TfL notes that the AAP area does not include any roads that are designated as part of the Transport for London Road Network (TLRN), the impact of any proposed highway or junction improvements will need to be assessed in relation to their effect on the operation of the A104 Lea Bridge Road which forms part of the Strategic Road Network and in particular at the junction with Wood Street.
Ms Sukhpreet Khull	section 4.5	Connections - A Well Connected Place	wspo186	02/01/2014	Policy WS15 TfL emphasises that transport assessments and travel plans are required to assess any impact on the wider transport network, including public transport, walk & cycling and traffic. Accordingly the policy wording should be amended to read '....supported by a transport assessment and a travel plan demonstrating that sufficient transport capacity is available to meet additional transport demands and how impacts on the transport and highway network will be minimised and mitigated.' For clarity, the policy should also refer to the latest TfL Transport Assessment

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					Best Practice Guidance, and TfL travel planning guidance respectively. It should also emphasise that the cumulative impact of planned and committed development will be taken into account where appropriate.
Revd Simon Heathfield, Chair of Governors & Team Rector The Parish of Walthamstow	section 4.5	Connections - A Well Connected Place	wspo211	06/01/2014	One key frustration for people locally is parking and the charges. It has been shown nationally and I believe borne out locally that free parking is what people want in town centres. Or restrictions which prevent commuters (say no parking between 2-3 in the afternoon) but allow locals. The car parks are used but at different times. For instance Brandon Street Car Park is vital for visitors and staff at Woodside school and other businesses, what will happen to them? It seems to me to be an arrogant claim that you have the right to try and regulate who has a car and who does not (4.5.6 and 4.5.12), it is a free country and people need to be able to make such choices for themselves. We may disagree with them but using public policy to force the argument is dubious/
Miss Eleri Randall, Planning Liaison Officer Environment Agency	section 4.6	Sustainability and Energy - A Sustainable Place	wspo170	31/12/2013	We are pleased to see that our previous comments have been taken on board on page 67 with regard to developments requiring to incorporate Sustainable Urban Drainage Systems (SuDS) green roofs and walls in order to minimise water run-off and minimise surface water flood risk. As indicated on page 67 the area is in Flood Zone 1 however you should also be using your Surface Water Management Plan (SWMP) in order to identify any Critical Drainage Areas within the Action Plan Area. In addition to the above, all sites over 1 hectare in size will need a Flood Risk Assessment (FRA) and should maximise the use of SuDS and meet Greenfield run-off rates in line with the London Plan. The mapping in SWMP is suitable to identify broad areas which are more likely to be vulnerable to surface water flooding. In addition, the mapping can also be used as an evidence base to support the spatial planning to ensure that surface water flooding is appropriately considered when allocating land within the Action Plan Area. Critical Drainage Areas (CDAs) are suitable for site specific detailed planning and capital works schemes where mitigation measures may be implemented to reduce flooding experienced in the flood risk zone. It can be used for application of a site wide sequential approach to development by locating buildings within the areas of lowest flood risk on a site in

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					accordance with the areas set out within the Surface Water Management Plan and areas with increased risk of surface water flooding where would be more appropriate. In the areas outlined in the Surface Water Management Plan as areas with increased risk of surface water flooding, a Flood Risk Assessment should mitigate off site surface water flooding by aiming to achieve Greenfield run off rates or better.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 4.6	Sustainability and Energy - A Sustainable Place	wspo14	16/08/2013	These are fine words but actions speak louder than words. All the additional lighting that has been installed must use more energy - if the public are to be expected to reduce their energy use then the council must be seen to be doing so. The new lighting should have been saving energy by partially switching off after midnight and not having any unnecessary lighting such as lighting trees. This may not have a energy high use in Wood Street but taken across the Borough it will have an impact. The Big Screen in the Town Centre is another example of the council not taking this subject seriously. Why are lights left on in Wood Street Library overnight?
Ms Siwan Hayward	section 4.6	Sustainability and Energy - A Sustainable Place	wspo92	28/09/2013	The Council should set higher standards and targets for sustainable development.... Rather than compromise for economic reasons.
Katherine Green	section 4.7	Open Space and Nature - A Green Place	wspo113	29/09/2013	Please include more green space at the Forest Road entrance to Wood Street and in Wood Street South.
Mr David Hammond, Lead Advisor Natural England	section 4.7	Open Space and Nature - A Green Place	wspo153	30/12/2013	1) Natural England is pleased to see this recognition and encourages the Council through its Local Plan policies to ensure the borough's green infrastructure is designed to deliver multiple functions. 2) Sustainable Development could be strengthened further by reference to Green Infrastructure, open space and or biodiversity provision, through cross referencing sections of the document. 3) References could be made to the All London Green Grid (ALGG) and Epping Forest, helping to strengthen the document further. 4) Enhancements and improvements to the green infrastructure network could also link in to the Council's aspirations to encourage sustainable transport modes, such as walking and cycling. 5) The Council should also look at the fragmentation of open spaces and the linking of them back to paths and other sites. This would also be in line with the councils aspiration to protect and enhance it green spaces and corridors, as

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					well as providing opportunities to link sites and areas, whilst also offering sustainable transport options through walking and cycling, together with increasing and enhancing the green infrastructure network. 6) Sustainable Urban Drainage systems (SUDs) could also be considered appropriate along with "soft landscaping" and permeable surfaces which can help alleviate climate change effects as well as improving quality of life and encouraging biodiversity.
Mr John Moss	section 4.7	Open Space and Nature - A Green Place	wspo266	07/01/2014	We have commented earlier on the desirability of counting new private garden space as "open space" in the case of the redevelopment of the Marlowe Road estate. In other areas and accordance with the stated aims of the spatial strategy, we support the focus of activity in the Wood Street area in and around the core retail area and The Plaza in particular. We believe this should form part of the specific policies.
Mr John Moss	section 4.7	Open Space and Nature - A Green Place	wspo267	07/01/2014	Preferred Policy WS18 should be amended as follows; Protecting the Public Real and providing new open spaces New development in Wood Street must protect and not detract from the existing Public Realm and will be expected to enhance existing open spaces within and in proximity to the plan area, in particular; the Plaza area at the core of the primary retail area of the Town Centre, Epping Forest and designated Sites of Local Importance to Nature. A new and/or improved public open space in the plan area will be provided to support the provision of green infrastructure and create more alternatives for recreational use. Where appropriate, the Council will require developer contributions for the enhancement and maintenance of existing green infrastructure.
Mr Michael Bostock	section 4.7	Open Space and Nature - A Green Place	wspo74	25/09/2013	I strongly agree with the need for more open space, but having created it, the council needs to ensure the space is safe and maintained. For example, we have recently seen redevelopment of the Bisterne Ave playground, but most parents I know will not take their children there as you are almost certain to end up sharing the climbing frame with teenagers smoking drugs. We need a much greater community policing presence and CCTV to deter anti social behaviour; we also need indoor social spaces for teenagers.
Mrs Davenport	section 4.7	Open Space and Nature - A Green Place	wspo68	25/09/2013	

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Ms Siwan Hayward	section 4.7	Open Space and Nature - A Green Place	wspo93	28/09/2013	There should be far greater emphasis on green development to strengthen the connection with Epping forest.
Katherine Green	section 4.8	Employment - A Place to do Business	wspo112	29/09/2013	Supporting the local businesses and encouraging the growth of small independent business in the area is very important. Please find a way to better engage with and support local businesses. Having a unique offer and advertising it, will encourage people to come and shop in the area and spend money in the local economy.
Mr John Macklin	section 4.8	Employment - A Place to do Business	wspo225	06/01/2014	The protection of employment sites as adopted in the Core Strategy should pass through to the AAP.
Mr John Macklin	section 4.8	Employment - A Place to do Business	wspo219	06/01/2014	A key aspect is not allowing Waltham Forest to become a dormitory town. However your housing led approach to regeneration does actually lead to the creation of dormitory town. The Strategy was keen on creating employment opportunities. Your plans seem to be about driving out diverse employment opportunities and creating jobs within shops. This has an effect on who is employed and the type of employment. Your plans do not consider the impact upon existing businesses. The main reason for this appears to be because you have not engaged effectively with local businesses. These plans in effect act like Sword of Damocles over local businesses that will now spend years considering whether they should invest further or leave the area. The consequence could be to hasten decline of the area. Also designating so much land as housing will encourage landowners to sell in order to develop housing at the expense of existing businesses and services.
Mr John Moss	section 4.8	Employment - A Place to do Business	wspo272	07/01/2014	Preferred Policy WS23 should therefore be amended as follows: Protecting Local Amenity Employment uses will be required to be of a suitable type and nature to complement town centre uses. All employment proposals will be required to demonstrate to the Council's satisfaction that they will not result in material negative impacts on neighbouring uses. Therefore, the development needs to demonstrate that a) the amenity of local residents is protected; b) the development is of a scale, form and character appropriate to its location and incorporates high quality design; c) there are no significant adverse impacts on the function and vitality of Wood Street as a town centre; d) there is no significant adverse impact on the historic environment or the recreational, open space and landscape character or value of the area; e) there are no significant

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					adverse transport impacts outside or inside the site as a result of the development, in particular with regards to the pedestrian and cycle environment; and f) the development makes a <u>proportionate</u> the contribution to climate change adaptation and mitigation.
Mr John Moss	section 4.8	Employment - A Place to do Business	wspo269	07/01/2014	Preferred Policy WS21 should therefore be amended as follows: "Protecting Borough Employment Sites The Council will protect the borough employment sites at Clifford Road and Barrett Road and will seek to retain and enhance the existing employment levels within the AAP area through the adoption of a sequential approach, as follows: - Where businesses are currently operating from an opportunity site, those businesses, if financially viable, should be retained as part of any redevelopment; - Where businesses are not able to be accommodated within proposed development, suitable alternative accommodation should be identified and appropriate support given to the businesses by the development to allow them to relocate and continue to operate; - Where no businesses are operating from the development site, applicant will be expected to demonstrate by way of a Marketing Report that all reasonable efforts have been made to secure re-use of the premises for employment use. In all cases of redevelopment of existing employment sites proposals should include as a minimum replacement levels of employment use floor space, sufficient to generate equivalent levels of employment commensurate with the AAP goal of increasing employment in the Plan area."
Mr John Moss	section 4.8	Employment - A Place to do Business	wspo270	07/01/2014	Preferred Policy WS22 should also be amended as follows: Creating new jobs and diversifying the area "The Council will seek to diversity the employment offer in the area and encourage developers to provide flexible employment space, suitable for a variety of business uses. In assessing viability, "price paid" evidence will be disregarded and the residual valuation method will be used."
Mr John Moss	section 4.8	Employment - A Place to do Business	wspo231	07/01/2014	Wood Street has a large number of employment sites which are well used and which provide employment in a number of varied industries. There is a TV station, there is a dairy, there are artists and there is a major charitable social enterprise offering a unique experience in the Borough. All these are threatened by opening up the possibility of residential use on these sites. We recommend that the Walthamstow Business Centre and Ardleigh Works should be

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					expected to remain in employment use and that more robust policy wording is needed to protect non-residential uses on other sites.
Mr John Moss	section 4.8	Employment - A Place to do Business	wspo268	07/01/2014	Employment Preserving and enhancing levels of employment in the plan area go hand in hand with the desire to address low levels of economic activity in the Borough. Proposing "residential-led" development of existing employment sites create value expectations among owners which can force out lower value uses and speed the loss of employment. We therefore strongly support the reference made in paragraph 4.8.6 to "protect, intensify and upgrade the Borough Employment Sites at Barratt Road and Clifford Road". However, we do not support the contention that this can be achieved through "mixed use" development. It is also the case that the use of "price paid" evidence in Viability Assessments drives up expected land values for residential use. Within the Plan area, "price paid" evidence should be disregarded in viability assessments and the residual valuation method used.
Mr John Moss	section 4.8	Employment - A Place to do Business	wspo271	07/01/2014	The Council must also guard against setting too high hurdles for those wishing to invest in the Borough and create jobs for local residents. Whilst it is important that new development of employment uses do not adversely impact on the local environment and residential amenity, attracting development for new employment uses is consistent with the Plan's wider goals and the strategic vision for the Borough.
Mr Michael Bostock	section 4.8	Employment - A Place to do Business	wspo75	25/09/2013	I agree with the principle of improving the volume and diversity of commercial buildings, however care must be taken with the implementation. Opening more shops only for them to be turned into fried chicken take-aways, and destroying unique existing businesses such as God's Own Junkyard, are not acceptable.
Revd Simon Heathfield, Chair of Governors & Team Rector The Parish of Walthamstow	section 4.8	Employment - A Place to do Business	wspo208	06/01/2014	2. Employment The wholesale use of these sites for housing will create an imbalance in the need for local jobs which will not be provided. Without local employment people and businesses will not be attracted to the area. The uncertainty around the Plaza development and the consultation with local businesses will create chaos. At the recent meeting the Post office pointed out they had just spent £85,000 of refurbishment and are now being told they will have to move, but with no indication of where or what level of reinstatement will be. Likewise other businesses have told me that the nature of the plans will probably mean they will; leave. It is very

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					unlikely that the area will create a night time economy which seems to be your key hope (4.2.27 and elsewhere). You may know that the same has been said of the High Street and the Village over the last 10 years none of which has materialised, and so I doubt Wood Street will.
Revd Simon Heathfield, Chair of Governors & Team Rector The Parish of Walthamstow	section 4.8	Employment - A Place to do Business	wspo209	06/01/2014	One key frustration for people locally is parking and the charges. It has been shown nationally and I believe borne out locally that free parking is what people want in town centres. Or restrictions which prevent commuters (say no parking between 2-3 in the afternoon) but allow locals. The car parks are used but at different times. For instance Brandon Street Car Park is vital for visitors and staff at Woodside school and other businesses, what will happen to them? It seems to me to be an arrogant claim that you have the right to try and regulate who has a car and who does not (4.5.6 and 4.5.12), it is a free country and people need to be able to make such choices for themselves. We may disagree with them but using public policy to force the argument is dubious/
Allison Lang	section 4.9	Social Infrastructure - A Community Place	wspo161	31/12/2013	It is with concern that I have learned about the proposed development of the Wood St Area. While I welcome redevelopment as a general rule, I am extremely concerned that this proposal is lacking in any issues <u>surrounding schooling and provision of healthcare in the area</u> ; both services are already stretched. I quote from page 85 of the report: Providing for the identified need for additional primary and secondary school places has been identified within the plan area will be a challenge in a climate of public spending cuts. And a relating Rejected Object from page 88: We have considered and rejected the following option: Higher provision of social infrastructure within the plan area. This option has been rejected because there is already a good supply of social infrastructure. Higher provision would require additional funding sources and potentially higher developer contributions and might jeopardise the viability of developments coming forward. As a local resident I would very much like to learn more about this seemingly dichotomous view that has been taken surrounding the provision of social infrastructure as presumably this project will impact significantly on the services I regularly support.
Jim Holmes	section 4.9	Social Infrastructure - A Community Place	wspo163	31/12/2013	Section 4.9 3 seems an attempt to shrug off considerations for demand on facilities like schools. This ignores the fact that all of the

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					<p>borough's schools are under pressure, and seems at odds with other stated goals of creating a centre and managing traffic levels. The segregated nature of the schools (selection by parental faith), which is applied more as demand increases and schools are oversubscribed, means the cultural diversity we came here for will not be as available to us. If this looks likely to be a problem, we'll be off. Curbing the ability of schools to segregate by faith would make provision of places less complex by eliminating this factor. Since we could all simply go to the nearest school, this would help to reduce peak time travel congestion as fewer would feel the need to drive the school run. Above all, schools with a mix of faiths and cultures provide the most appropriate social conditions for young people who are going to live in a culturally diverse area. The segregated schools of Northern Ireland gave the divisive elements the perfect conditions to work with in creating the mistrust that lead to the Troubles. In this area, the likes of EDL and Islamists are both watching for opportunities to exploit the kinds of suspicion that cannot arise when "us" and "them" grow up knowing each other because we all went to the same school. This is a plea to provide school places that are not segregated by parental faith, and not just (as 4.9.7 sets out) headline "sufficient" in number.</p>
Jo Clift	section 4.9	Social Infrastructure - A Community Place	wspo216	06/01/2014	<p>My concerns regarding the proposals are around infrastructure for the local population I would like to know more about how services for the increased population will be provided. There is already great pressure on GP and health services in the area. And what about school places? There is already a lot of pressure on those too. How will they be increased as part of this plan?</p>
Karen Miller-Fields	section 4.9	Social Infrastructure - A Community Place	wspo212	06/01/2014	<p>The development mainly seems to focus on building a large volume of flats. I would be very concerned that the area does not have the infrastructure to support such a rise in population. Schools are already oversubscribed, as are health care services and the transport networks serving the area. The plans fall short of outlining how local services will meet the increasing demands of a sharp rise in the wood street population. Any plans for redevelopment should also focus on developing community spaces where residents can come together to celebrate the community and engage in meaningful social/creative activity. Little consideration seems to have been given to community spaces.</p>

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Katherine Green	section 4.9	Social Infrastructure - A Community Place	wspo111	29/09/2013	Your proposals threaten the current community spaces and meeting halls, including The Soul Space and Scout Hut, they don't include many/any proposals for green spaces, community hubs and spaces, or educational spaces - but at the same time you're proposing bringing 1000+ flats to the area, which could mean 2000+ people at a conservative estimate. I am extremely concerned about this huge increase of population with little infrastructure to support them. The Library could be far better used and advertised, currently it's open part-time, the outside is poorly maintained. This could be doing far more outreach work to support the local community. Much of this kind of work is left to local people's initiatives and not often supported by the council. Pubs - there are now only two pubs left on Wood Street - please do all you can to support these. They are so important to some sections of the community and provide an important meeting place and community base for some of the community. Both buildings are beautiful, the Duke's Head is locally listed, and the Flower Pot should also be - the interior is unusual and there's not many original pubs left like this. Wood Street is a deprived area, but it's also an area where there's a lot of initiative and independent businesses, please support local people with training and a support centre to help people into training or work. Having a community space around the Plaza area could be really beneficial to the community.
Mr Alex Muhumuza	section 4.9	Social Infrastructure - A Community Place	wspo41	11/09/2013	A facility design and resourced with the purpose for community cohesion and opportunities for business/social/environmental initiatives that would be a 'hub' in Wood Street area for local residents and tourists to quickly be informed of the great things happening in the area and how they may get involved or build on their own ideas. A solid community centre (with a different name than Wood Street Community Centre) which does not just focus one set of people but can be lead by local people for young people (education, career), families, elderly, disabled, local business.
Mr John Macklin	section 4.9	Social Infrastructure - A Community Place	wspo226	06/01/2014	Provision should be made for new school places to address existing demand and safeguard capacity for future demand.
Mr John Moss	section 4.9	Social Infrastructure - A Community Place	wspo274	07/01/2014	Preferred Policy WS24 should therefore be amended as follows: Provision of social infrastructure to support growth "The Council will work in partnership with other bodies (such as CCG, NELFT, and

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					<p>the Local Education Authority) to enable the provision of a suitable range of social infrastructure facilities in Wood Street plan area to meet existing and future demand. New developments will lead to an increased demand for community facilities, particularly school places at both primary and secondary level. Developments will be expected to provide or contribute to the provision of appropriate social infrastructure to meet the needs of residents, employees and visitors. Where possible provision or relocation of social infrastructure should form part of development proposals, but ground floor frontages to the principal retail areas in the core Town Centre should be avoided. The Council will monitor the delivery of social infrastructure requirements throughout the plan period. For new housing proposals the Council will require developers to support their proposals with an audit of existing social infrastructure provision in the area and demonstrate how the the needs of the new residential occupiers will be met. The Council considers the Opportunity Sites identified at Willow House, Wood Street Corner, Woodside School (bridge site) car park and the Dairy to be suitable for potential expansion of existing school provision or the provision of new education facilities."</p>
Mr John Moss	section 4.9	Social Infrastructure - A Community Place	wspo276	07/01/2014	<p>Preferred Policy WS25 should therefore be amended as follows: Consolidating community uses "Proposals to develop new or extend existing community facilities for which there is a local need, will not normally be permitted in primary, ground floor retail frontages of the core area of Wood Street - in particular, the Plaza area."</p>
Mr John Moss	section 4.9	Social Infrastructure - A Community Place	wspo273	07/01/2014	<p>We believe the plan is fundamentally flawed in that it fails to make provision for new school capacity within the Plan area to meet both existing pressures and future demand generated by the proposed new housing. As the majority of this housing is intended to be family homes, this demand is likely to be significant. Further detailed consideration should be given to the current and anticipated future demand for school places and how this demand can be met either within the plan area or nearby. Four of the identified Opportunity Sites have the potential to provide expansion options for existing schools and they should be protected for this purpose until such time as it can be demonstrated that current and expected future demand can be satisfied. Illustration The Wood</p>

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					Street Corner site could be combined with the Wood Street Library and adjoining nursery with a view to accommodating new school buildings. This could form an extension or replacement of the existing Woodside School. The Willow House site could form part of a more comprehensive scheme to expand Woodside School. The Dairy site and Woodside School (Bridge Site) car park site could provide expansion sites for Woodside School at that location.
Mr John Moss	section 4.9	Social Infrastructure - A Community Place	wspo275	07/01/2014	Paragraph 4.9.19 states that social infrastructure uses could be consolidated in the core Town Centre area around The Plaza area. This area is likely to be the most attractive for new retail use, particularly a larger unit for main and bulk food shopping and the concentration of social infrastructure in this location could have negatively impact on that desirable outcome. In addition, siting social infrastructure provision in locations outside the primary retail frontages of the core Town Centre will generate pedestrian flow to other parts of Wood Street, helping to sustain a diverse offer along the length of the street.
Mr Michael Bostock	section 4.9	Social Infrastructure - A Community Place	wspo76	25/09/2013	I strongly agree with the policy. If the area is to attract and retain younger, professional families, it will need to focus particularly on the provision of schools. Some of the primary schools are excellent, but secondary schools are poor - this needs to be an absolute priority.
Mr Paul Powell	section 4.9	Social Infrastructure - A Community Place	wspo165	31/12/2013	I write as a Foundation Governor of St Mary's primary school which is sited on Brooke Road. While the catchment area is traditionally centred within the Hoe Street ward, as from Sept 2013 the school is based within the Wood Street ward The rise in the local population will have a considerable impact on demand for school places, especially when taken in consideration with enormous housing developments planned for the former dog track, the former arcade site in the town centre, Walthamstow Central train station and now South Grove. Infrastructure is already inadequate in the Wood Street area and schools throughout Walthamstow are suffering from lack of resources and demand for places. Recent problems with St Mary's have proved the cataclysmic failure of long-term planning and the shortfalls of ill-considered decision-making.
Ms Marysa Dowling	section 4.9	Social Infrastructure - A Community Place	wspo156	31/12/2013	There is a great need for more community, play and educational spaces. And of course more flats will require more community

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					resources which do not appear to be planned.
Pat Stannard, The Woodside School	section 4.9	Social Infrastructure - A Community Place	wspo169	31/12/2013	At a recent public meeting at The Soul Project, a local authority spokesman was asked why a school car park, part of an expanding school, was chosen as a designated site for development. The response was that the car park was perceived as under-used, which is patently untrue. We are very concerned that no-one approached the school or the governors to ascertain the usage of the car park before incorporating it in the proposed Area Action Plan. We also have some more generic concerns with the Wood Street Area Action Plan. These questions were asked at the public meeting but not properly answered. We estimate that there is a minimum of 1,000 new homes proposed. A very conservative estimate would suggest an additional 1,000 children of school age in the area. Where will these children be schooled, both for primary and secondary stages? What are the proposals for other new public services? For example doctors, nurseries, welfare? When and where will the public consultation for the final proposals take place?
Revd Simon Heathfield, Chair of Governors & Team Rector The Parish of Walthamstow	section 4.9	Social Infrastructure - A Community Place	wspo81	28/09/2013	I have already commented in section 1 of the extreme problems you will create by <u>lack of attention to educational provision</u> . Here also the aspiration for social provision is laudable, but the practicalities seem to be very difficult. Given, for instance, the <u>current space of the Soul Project and the soft play area</u> , the Scouts use and other community groups, coupled to your desire to provide for present and future need, where will this be provided in the current proposals. Everything seems to be wished to be focussed round the Plaza, but there will be insufficient space for the use of groups like The Soul Project and others. Given the cuts to council youth and community provision, the way in which community workers can affect and area positively, it seems to me to be very unlikely you will have enough space to make sure even exiting provision can continue. Also given the almost complete lack of consultation with community groups in this process you stand to lose their goodwill, which I would have thought is essential.
Revd Simon Heathfield, Chair of Governors & Team	section 4.9	Social Infrastructure - A Community Place	wspo207	06/01/2014	It was interesting to read the AAP and can I say from the start that of course we are glad to hear an aspiration to improve and area and also to improve the quality of housing for local people. 1.

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Rector The Parish of Walthamstow					<p>Educational Provision You continually state that there will be up to 1000 new homes through the plan (1.1.5, 4.1.1, WS8, 4.4.10, WS11, etc..). This will bring an <u>estimated 4-500 children of primary school age</u> which is the <u>equivalent to a new 2/3 entry primary school of need into the area</u>. You also state you wish for a ' holistic' solution (1.17) and make many comments about the need for social cohesion, community spirit etc. I believe these aspirations to be unrealistic, to be to the detriment of community cohesion and potentially cause chaos in surrounding wards for the following reasons: €ç In your site specific plans not one mentions the development of any primary education that is I assume because you realise that there are no suitable sites at all in the ward. I can say that categorically as a Chair of Governors and as someone who has looked in the last few years for sites in the area for educational and other uses.. So there is no physical space and you have no plans to create any. €ç As Chair of Governors of a 5 form entry primary Federation and an expanded school on Brook Rd, I know, as I am sure you must be, that through the last 3-5 years LBWF has been seeking to deal with a crisis in primary places across the borough requiring the equivalent of 10-12 new forms of entry each year and this is on-going. As school we were asked to take Bulge years, our sites were then measured and filled again to capacity and most recently some of us moved to new sites to create even more capacity. None of the existing primaries in Wood Street Ward (Woodside, St Mary's, St Georges, Henry Maynard)have any capacity. So you cannot build new, or create any capacity in the existing schools. €ç The first 2 points will force these new families to either (a) displace existing families for school places by simple luck of choosing or being given accommodation closer to the school, or (b) have to bus their children way out of the ward for education. Both options create an unacceptable risk to community cohesion. €ç Simply stated I believe you have not done your homework on what has been happening and your proposal are unworkable for lack of physical space, capacity and infrastructure to receive the number of families you aspire to live here.</p>
Revd Simon Heathfield, Chair of	section 4.9	Social Infrastructure - A Community Place	wspo210	06/01/2014	3. Community Cohesion Your current proposals will see the location of <u>the Soul Project</u> turned into mainly residential (the

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Governors & Team Rector The Parish of Walthamstow					<p>residual space on the ground floor will not be big enough) and Tumble in the Jungle, the only sort play facility in the Borough will also be lost. The development on Marlow Rd only relies on developers to provide some sort of community space facility. However although you aspire to open up routes through the new estate it will not in all probability be accessible to as many peoples TSP currently is. Again by increasing people and reducing community facilities I(because no matter how many you build the funding for the workers is being cut year on year), cohesion will be severely disrupted. Local knowledge was very short in evidence at the meeting where your mangers and planners seemed to think the communities of Northwood Towers and Marlow Rd were the same if not similar. They are absolutely not and until your plan seeks a <u>more sensitive socio-demographic understanding</u> it is hard to see how it will succeed. It seems to me that the action plan is over driven by the London Plan and housing targets completely ignore the realities of educational possibilities and is focused on getting funding for improving public housing and too higher cost giving profit to developers. For instance <u>the loss of car parks and play space around the bottom of Northwood towers</u> (not to mention the view from the first 10 story windows) is a very significantly dubious plan. A more sensitive development, yes with new housing, but the considerable infrastructure requirements that are needed is what is required. As someone who works with many local groups I need to say that I have not found anyone in favour of the current proposals. The <u>lack of consultation with community organization like ourselves and the Soul Project</u>, and schools, is lamentable and shows that the community consultation part of such a major development is currently woefully lacking. At the meeting it was clear that no answers could be given, presumably because these things have not been thought of. As I said at the start we want to see improvements, but this plan is not sufficiently supple, mature or connected to the needs and views of many local; residents.</p>
Mr John Moss	section 5.1	Cluster 1 - Fulbourne Road	wspo281	07/01/2014	Cluster 1 Fulbourne Road The further loss of employment sites within this cluster would be detrimental to the employment prospects of local residents and the health of the local economy.
Mr Adrian Stannard, Planning Watch	section 5.1.1	Site 1 - Cedar Wood House	wspo23	02/09/2013	As already mentioned this makes a mockery of the AAP. The decision to allow a change of use to residential should not have

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Convenor Civic Society					been allowed until the AAP was completed. This land should have been retained as commercial/industrial to ensure jobs in the area and a sustainable community. What is the point of the AAP now! This site obviously has to be removed from the plan as its future as housing is already guaranteed as the bulldozers have started work.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.1.1	Site 1 - Cedar Wood House	wspo25	02/09/2013	Cedar Wood House should be retained as office accommodation to ensure jobs for local residents. To create a sustainable community residents need to be able to leave their cars behind and walk to work - an idealistic approach but if the buildings are not available to provide jobs then there is no chance of a sustainable community.
Mr John Moss	section 5.1.1	Site 1 - Cedar Wood House	wspo282	07/01/2014	Cedarwood House should be included within the boundary of the Borough Employment Site designation within the LDF to enhance the protection of the building for employment use.
Andy Green	section 5.1.2	Site 2 - Goss Components	wspo140	30/09/2013	The locals to this development were firmly against this and yet you passed it . People are cynical that any sort of consultation is merely lip service and the deals have already been done in the background . I hope disgust at your approach this is reflected in the next local election. You will reap what you sow when in a few this borough is in gridlock and has not the services to support these additional developments
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.1.2	Site 2 - Goss Components	wspo24	02/09/2013	My previous comment was meant for this site! This makes a mockery of the AAP as a change of use to residential has already been agreed and the bulldozers have moved in. This will now have to be removed from the AAP.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.1.2	Site 2 - Goss Components	wspo26	02/09/2013	This makes a mockery of the AAP process. The decision for a change of use to residential has already been taken and the bulldozers have moved in. The planning committee should not have been asked to rule on this site until the AAP was confirmed. This AAP has been taking far too long to be developed and reality is overtaking it making it a pointless exercise. Either get to grips with the sites and do not allow any planning permission to be granted before the AAP is in place or abandon the AAP process.
Mr John Moss	section 5.1.2	Site 2 - Goss Components	wspo283	07/01/2014	The Goss Components site is being redeveloped. Up to date information should be included.
Mr Adrian Stannard, Planning Watch	section 5.1.3	Site 3 - Walthamstow Business Centre	wspo27	02/09/2013	This site should be retained as an employment site but now the Goss site is going to become residential then the noise and

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Convenor Civic Society					disturbance from commercial use needs to be considered. Here is another example of the pointlessness of the AAP process. Because the Goss site is now being built on for residential use it makes this area less sustainable for commercial use. Developers will see the Goss site as an example of the money they can now make by buying up this site and applying for a change of use to residential. The opportunity to have a proper sustainable community in Wood Street is now lost.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.1.4	Site 4 - Ardleigh Works	wspo28	02/09/2013	As the Goss site has been lost to residential use more of this site should be protected for industrial/commercial use. again it is important to create a sustainable community.
Mr John Moss	section 5.1.4	Site 4 - Ardleigh Works	wspo284	07/01/2014	Clifford Road should retain its designation as a Borough Employment Site. Residential use should not be included as a preferred option for this site.
Mr John Moss	section 5.1.4	Site 4 - Ardleigh Works	wspo285	07/01/2014	The Council should seek to build on the success of the media/TV business already operating from Ardleigh Works. Residential use should not be listed as a preferred option for this site. Consideration should be given to locally listing the historic building on the site which is of considerable merit, being of an unusual "Top Lit" style.
Katherine Green	section 5.2	Cluster 2 - Forest Road Gateway	wspo126	29/09/2013	You've suggested a huge number of flats in this area without suggesting any parks, social or community spaces. There's going to be a lot of people living in flats with little or no access to their own green space. Please make one of these sites available for the community - there's no parks in this area at present. Please consider possibly adding a park to the library, or a green community space somewhere here. Such an area could be used for educational activities and social activities - it could be used by the library as an extension of community programmes. You're suggesting too many flats for this area.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.2	Cluster 2 - Forest Road Gateway	wspo29	02/09/2013	This site should be kept for commercial use as it is a poor place to live next to a very busy road junction. We agree the site needs redevelopment to use the land more efficiently and part of Homebase car park could also be taken as that is never full and is partly used for washing cars. The priority should not be to create a "gateway" building to enhance an architects ego but a building that

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					will attract commercial businesses with adequate space for their staff to park.
Mr John Moss	section 5.2	Cluster 2 - Forest Road Gateway	wspo286	07/01/2014	Cluster 2 - Forest Road Gateway This cluster represent one of the few areas where public ownership allows for the Borough's strategic need for increased provision of school places to be addressed. Its location on a busy main arterial route makes residential development unattractive.
Ms Sukhpreet Khull	section 5.2	Cluster 2 - Forest Road Gateway	wspo175	02/01/2014	While the AAP considers that the Forest Road Gateway (Cluster 2) sites have the potential to deliver up to 70 dwellings as part of a comprehensive mixed development TfL queries why the medium to longer term vision for this area does not include the adjacent Homebase site. This site together with the Stirling and Willow sites provide an ideal long term opportunity to deliver mixed use development in one of the more accessible parts of the AAP area. This is also relevant for the Sites Specific Allocations Development Plan.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.2.1	Site 5 - Stirling House	wspo30	02/09/2013	Same comment as Willo House. Both sites need to be developed as a whole to maximise land usage.
Mr John Moss	section 5.2.1	Site 5 - Stirling House	wspo287	07/01/2014	Stirling House is a privately owned office building providing valuable employment in professional services. It is unlikely to be brought forward for development. Retention of employment use should be the preferred option. Only where it can be demonstrated that there is no demand for the building for employment use should residential use be considered.
Ms Sukhpreet Khull	section 5.2.1	Site 5 - Stirling House	wspo191	02/01/2014	TfL comment While the AAP considers that these two sites have the potential to deliver up to 70 dwellings as part of a comprehensive mixed development TfL queries why the medium to longer term vision for this area does not include the adjacent Homebase site. As with the Stirling and Willow sites, it is inefficiently occupied with single storey buildings and large areas of underused surface car parking.
Andy Green	section 5.2.2	Site 6 - Willow House	wspo144	30/09/2013	I disagree on point 4 .. I do not think buildings should be 5 or 6 stories . I would say 4 stories at most.
Katherine Green	section 5.2.2	Site 6 - Willow House	wspo127	29/09/2013	5 to 6 storeys is too high for this location, please reduce the height to 3 storeys.

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Katherine Green	section 5.2.2	Site 6 - Willow House	wspo108	29/09/2013	5 or 6 storeys high is too high for this area.
Mr John Moss	section 5.2.2	Site 6 - Willow House	wspo288	07/01/2014	Willow House and its car park offer one of the few sites in the Plan area large enough to accommodate a new school building. The site should be protected for education purposes unless it is demonstrated that alternative additional provision elsewhere meets the demand for new school places. Should this site be released for alternative uses, then, only where it can be demonstrated that there is no demand for the building for employment use should residential use be considered.
Ms Sukhpreet Khull	section 5.2.2	Site 6 - Willow House	wspo192	02/01/2014	TfL comment While the AAP considers that these two sites have the potential to deliver up to 70 dwellings as part of a comprehensive mixed development TfL queries why the medium to longer term vision for this area does not include the adjacent Homebase site. As with the Stirling and Willow sites, it is inefficiently occupied with single storey buildings and large areas of underused surface car parking.
Katherine Green	section 5.2.3	Site 7 - Wood Street Corner	wspo128	29/09/2013	I really object to this. Squeezing in up to 25 flats up to 4 storeys high is far too much. Wood Street is predominantly low rise, and this dense development on a small site will not be in keeping with the area. This is likely to become an unsightly landmark and unwelcome approach to the entrance to Wood Street shopping area.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.2.3	Site 7 - Wood Street Corner	wspo31	02/09/2013	The only solution to this site is to develop it for education in conjunction with Woodside School. The school will have to continue to expand as the population grows and this site is needed by the school. Any residential development would pit the residents against the school for noise reasons, access, parking and removal of green space. It is totally unacceptable to consider any other use with such a shortage of school places in Walthamstow.
Mr John Moss	section 5.2.3	Site 7 - Wood Street Corner	wspo289	07/01/2014	The boundaries of the Wood Street Corner site should be expanded to take in the Library, Woodside School and the adjoining day nursery. This will provide a site of significant size, suitable for redevelopment for education purposes. This should be the preferred location in the plan area for the provision of a new school to meet existing and anticipated demand. Any redevelopment would have to retain the facade of the library,

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					provide replacement library facilities and sensitively incorporate this in to any new building.
Mr Jonathan Crossley	section 5.2.3	Site 7 - Wood Street Corner	wspo377	14/02/2014	Need to consider employment uses and attractiveness of sites to potential employment provided which require car parking. Does the proposal involve redevelopment of the library - 2-3 storeys?
David Hunt	section 5.2.4	Site 8 - Millenium Clock Corner	wspo305	13/01/2014	Tesco/Park and 4 Storey flats in Albion Road Parking is difficult at best of times. Work late and cant find parking in Wyatt Lane or nearby streets. The Council has allowed too many people to build in Parkstone Road(No 56-60). You simply cannot allow the garages/open space to go. I appeal to the Council not to develop the garages.
Figen Manzoor	section 5.2.4	Site 8 - Millenium Clock Corner	wspo154	31/12/2013	I am writing to raise my objections to the proposed demolition of garages at the end of my road/Parkstone Road in order to build Tesco's car park or a 4 storey block of flats. Both of these proposals will mean a higher volume of traffic in Albion Road / Parkstone Road. Albion Road and Parkstone Road are quiet residential area with numerous children living in these roads and a higher volume of traffic will do nothing but endanger our youngsters. I hope you take our objections into account when making your decision. Waltham Forest Council have already forced permit parking on us, I hope they are not going to make us suffer more by building a car park for Tesco's or a block of flats.
Katherine Green	section 5.2.4	Site 8 - Millenium Clock Corner	wspo94	29/09/2013	I strongly disagree with your suggestion of putting 5 to 10 flats here of up to 4 storeys high. It will not be an attractive and welcoming entrance to wood street shopping area. Please retain this as a public space but make it a park. Please reflect your aims of making Wood Street an attractive community area by creating an attractive public space here, and a place for the 100's of people in the flats to visit. (I submitted a similar comment for the Wood Street corner and saved it as a draft, but now it's disappeared, no idea how to get it back!)
Mr & Mrs Clancy	section 5.2.4	Site 8 - Millenium Clock Corner	wspo206	06/01/2014	As residents of Parkstone Road we are writing to object to the proposed plans in demolishing the garages at the end of Albion Road to make way for either a Tesco's car park or 4 storey block of flats, neither are welcome. 1) 14 out of the 16 garages are rented by residents including ourselves (the reason behind the other 2 which are vacant is because the council have not replaced the

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					broken doors). If we lose our garages where do you expect us to park as the 2 roads are over populated with cars anyway? 2) Why does Tesco's need a car park anyway its not like it's going to be a superstore (given there is large one in Highams Park) more like a metro store. 3) Whether it's a car park or additional housing built the traffic and parking will be horrendous. We the residents are entitled to a say in the council's decisions and are asking that you take into consideration how everyone will be affected.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.2.4	Site 8 - Millenium Clock Corner	wspo32	02/09/2013	This site is too small for development and is already the "gateway" to Wood Street. It should be removed from the list of possible development sites.
Mr Gary Webb	section 5.2.4	Site 8 - Millenium Clock Corner	wspo151	30/12/2013	I feel that the council planners really need to make the residents of this area aware of the benefits to them as I have heard a lot of negative opinion on this scheme. I live in one of the roads that will be affected by part of the new builds and it is also one of the developments that I have concerns with on an aesthetic level as well. The development of the millennium clock site is such a prime position, being the entry point to Wood Street and sitting opposite the library. I feel that any new building there must be of a very high standard and must balance in design with the position it will hold in the area. A square block with a bit of glass will just not 'cut the mustard' in this prime location. The other concern is that it is essential that parking is provided with a minimum of one space per property plus at least one visitor space per every two properties. As I live in Albion Road providing no parking spaces will have a major effect on this quiet road. In addition if there is a possibility that the developer can be asked to relay the road surface after it has been abused by building lorries delivering materials to the site that would be something appreciated by the residents.
Mr John Moss	section 5.2.4	Site 8 - Millenium Clock Corner	wspo290	07/01/2014	We have no comment on the proposals for the Millennium Clock site.
Mr Jonathan Crossley	section 5.2.4	Site 8 - Millenium Clock Corner	wspo378	14/02/2014	The public space here is a positive feature.
Mr Nick Bishop, English Heritage	section 5.2.4	Site 8 - Millenium Clock Corner	wspo304	13/01/2014	English Heritage is keen to ensure that the protection of the historic environment is fully taken into account throughout the local plan and we welcome the opportunity to comment on this document.

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					<p>Having reviewed the document we are pleased to see the inclusion of a range of policies to protect historic character as a basis for local distinctiveness alongside growth. As part of this it may be worth providing a link through to the Waltham Forest Characterisation Study which provides part of the evidence base for this. We would be pleased to review the shop conversions Supplementary Planning Document referred to in paragraph 4.2.18 in due course, if it would be helpful. We welcome the policies outlined to promote reinstatement and repair of historic shop fronts via the designation of shop front character areas and other measures. We are also pleased to see building heights parameters set out in the developments sites section of the document. Conclusion English Heritage would strongly advise that staff with expertise in heritage matters are closely involved throughout the preparation of the Core Strategy and associated Sustainability Appraisal, as they are often best placed to advise on: local historic environment issues and priorities, sources of data and consideration of options relating to the historic environment.</p>
Mr Stephen Masawe	section 5.2.4	Site 8 - Millenium Clock Corner	wspo215	06/01/2014	<p>I occupy "garage" property G14 St Davids Court E17 3HS, Ref 31277349. I have informed that TESCO has submitted a proposal plan to buy the garage area at the end of Albion Road next to St Davids Court E17 to make way for Tesco car park or build Four storey block of flat. Allowing this will affect my secured garage for my car and also increase the difficult of parking at the area. I would strongly request you to object the plan of selling this area to Tesco.</p> <p>I occupy "garage" property G14 St Davids Court E17 3HS, Ref 31277349. I have informed that TESCO has submitted a proposal plan to buy the garage area at the end of Albion Road next to St Davids Court E17 to make way for Tesco car park or build Four storey block of flat. Allowing this will affect my secured garage for my car and also increase the difficult of parking at the area. I would strongly request you to object the plan of selling this area to Tesco.</p>
Mrs Cronin	section 5.2.4	Site 8 - Millenium Clock Corner	wspo306	17/01/2014	<p>Residents of Parkstone Road are writing to object to the proposed plans to demolish the garages at the end of Albion Road to make way for either a Tesco's car park or 4 storey block of flats. The plans are only spoken of as only proposals, but other planning proposals have in the past gone ahead despite petitions and protests. I am quite upset about the thought of losing my use of the</p>

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					<p>garage. Being a lone woman pensioner, I feel safe using the garage. This is third rented garage local to my house to be under threat to go. The garages are not underused/derelict. They are regularly used except for 2 boarded up garages. Parking is a problem in the area. There is CPZ coming to the residential roads of Albion and Parkstone and Wyatt Lane where parking is already at overflow levels. New housing will not have sufficient parking and will add to the parking problem. The Council should have informed those who rent the garages. It is understood that Tesco have bought the shops near the Wood St/Forest Road junction to open a new store. A lot of people are unaware of these proposals. We do not need Tesco A lot of money has been spent re-modelling the Millennium corner site and this would all be destroyed by these plans The plans for Thorpe Coombe which is at the back of my house are unclear as to the total number of housing to be built, parking layout and access to the site, schools I agree with some re-vamping of Wood Street and larger areas used for housing e.g. Goss Components. Consideration should be given to the utilities, sewage, GP surgeries, parking and education. I do not want my name/address published. (To be noted)</p>
Simon Barnett	section 5.2.4	Site 8 - Millenium Clock Corner	wspo303	13/01/2014	<p>I'm not usually moved to write about planning policy, even if I'm against the idea, I can usually see some wisdom in the proposal. Having said that the whole idea of turning Acorn Carpets into a Tesco Metro and then threatening to demolish these garages in order to facilitate this is beyond the pale. Leaving aside the fact that Tesco have terrible employment practices and are probably the worst of the supermarkets anyway. They already have 2 Superstores in the Borough and are slowly ringing Walthamstow with Tesco Metro's, 5 I can think of instantly, maybe even 6. There is a Co-op and a 24 hour Co-op nearby and local businesses are struggling because of this over-presence. There's already a CPZ in place, displacing the parking problem, leave the garages for current residents of St. Davids Tower and do not facilitate the corporate nightmare that is Tesco. I for one would not shop there and have no desire to see further parking problems in the area that this sort of facility would bring, nor do many other local residents and businesses I speak to or use daily. Unless of course LB of WF's desire is to kick-start the British Revolution, in which case.....(This</p>

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					is no laughing matter, but that is designed to be humour :)
Susan Roberts	section 5.2.4	Site 8 - Millenium Clock Corner	wspo307	17/01/2014	It has come to my attention that there is a proposal to demolish the garages at the end of the Albion Road to make way for wither a Tesco in Wood Street of a 4 storey block of flats. I own the shop at 10 Wood St. I object to the plans as follows: We have rear access to the shop behind the garages that is vital to our business. Removal of this access will cause considerable damage to our business. We rent of the garages, which we need on an on- going basis. We have 2 flats above the shop, one rented and one in which we are planning to live. The additional traffic will be a nuisance if it comes via Albion Rd. Access to the plot from Forest Rod will be dangerous. There have been several accidents at the Wood St/Forest Rd traffic lights over the past year. Having an entrance so close to the junction would be crazy. A 4 storey block of flats would reduce the light to the rear of the building and have a very detrimental effect on our 2 flats which would be overlooked by the proposed block.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.3	Cluster 3 - Thorpe Coombe Hospital	wspo33	02/09/2013	We agree the listed building should be restored and a health centre provided and low rise housing designed to complement Thorpe Coombe Hospital building.
Mr John Moss	section 5.3	Cluster 3 - Thorpe Coombe Hospital	wspo291	07/01/2014	Cluster 3 - Thorpe Coombe Hospital The hospital site is under-utilised and should it cease to operate as part of the local NHS provision, redevelopment would offer an opportunity to provide new health facilities, supported by change of use of the historic buildings and sensitive redevelopment of surplus land. The historic buildings fronting Forest road should be retained. Change of use to residential should be considered. The part of the site fronting Forest Road, east of the historic building is suitable for the provision of a new health centre. None of the buildings to the rear of the site are of merit and can be removed. This part of the site is suitable for residential development, accessed from Shernhall Street.
Andy Green	section 5.3.1	Site 9 - Thorpe Coombe Hospital	wspo143	30/09/2013	Are you developing the existing building or knocking down and starting again. You should develop the existing building
Katherine Green	section 5.3.1	Site 9 - Thorpe Coombe Hospital	wspo95	29/09/2013	Please help support the need for health facilities in the area with providing local people with some green space, something like a

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					community garden and small allotment. Working in conjunction with the library and health centre, this could be a space to provide community education and activities.
Simon Jones, North East London NHS Foundation Trust	section 5.3.1	Site 9 - Thorpe Coombe Hospital	wspo138	30/09/2013	<p>Site 9 - Thorpe Coombe Hospital The identification of the Thorpe Coombe Hospital Site (Site 9) as one of the key sites allocated to deliver the objectives of the Wood Street Area Action Plan (AAP) is strongly supported. Furthermore, the recognition of the suitability of this for a mixed use development comprising health and residential uses is, subject to a few alterations that are detailed below, supported. The comments made below reflect the headings used at Section 5.3.1 of the Wood Street AAP Preferred Options document, and which are used to justify the preferred approach put forward by the Council.</p> <p>1. Appropriate Land Use The identified mix of the uses is fully supported. More specifically, the proposed use of part of this site to provide a modern health care facility is fully in accordance with the Council's aspirations outlined in the adopted Core Strategy (Policy CS13) and the emerging Development Management Policies document, which seek to enhance the provision of social infrastructure within the Borough. In addition, the site is considered to be entirely suitable for residential and satisfies the various tests contained within the National Planning Policy Framework (NPPF) relating to deliverability. These tests are considered in more detail below:</p> <p>Available The existing health care facility predominantly provides facilities for administrative staff, together with a base for local community mental health staff, and a small degree of inpatient services for individuals with mental health problems. Following a review of services, the Trust's intention is to consolidate the existing facilities and provide a modern health care facility on the site which better meets the modern requirements of the Trust and commonly the proposed replacement health care facility will require a substantially reduced area to that of the existing facility, creating the opportunity for the remainder of the site to be developed for an alternative use, identified as residential. The Trust's aspiration is to fund the construction of the improved health care facility through the sale of the remainder of the site for residential development. On this basis, in accordance with advice currently contained within the NPPF, the site which extends to 1.49Ha, is available for mixed use development, incorporating</p>

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					<p>residential uses. It should be noted that whilst Thorpe Coombe House is owned by Heritage of London Trust Operations Ltd, a Collaboration Agreement has been reached with the Trust to facilitate the redevelopment of the site. Suitable Location The site occupies a suitable location for residential development. The site, which is redeveloped would constitute previously developed land in a location which is highly sustainable. The site is located immediately adjacent to Forest Road, which forms part of the principal highway network, and is within close proximity of a number of bus stops, including one immediately to the north of the site. Furthermore, Wood Street railway station which provides direct services into central London is approximately 5 minutes from the site. Initial layout plans which have been prepared in order to inform pre-application discussions with Council Officers have demonstrated that the site, could in principle be developed to provide a mixed use development incorporating a health facility and approximately 100 dwellings. The initial proposals demonstrated how the site could be redeveloped to provide a mix of apartments and houses whilst maximising opportunities afforded by the site. More specifically, the proposed development would respect the surrounding area in terms of scale, height and massing and ensuring that there is no adverse impact in terms of amenity on surrounding properties, including the listed properties to the north and south of the site. On the basis of the forgoing, it is evident that the site occupation is a suitable location for residential development and is capable of satisfying key policies within the adopted development plan. Delivery within 5 years As detailed above, pre-applications discussions relating to the redevelopment of the site have commenced. Therefore, subject to the grant of planning permission, it is the Trust's intention to redevelop part of the site to provide a modern health care facility, with the remainder and majority of the site providing residential units. It is considered that the site will be developed within the next 5 years. Viability The initial layout plans prepared to inform pre-application discussions with the Council have been worked in close consultation with BNP Paribas, who provide development advice to the Trust. As part of this work, BNP Paribas are undertaking development appraisals at various stages to ensure that the proposals being discussed with</p>

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					<p>the Council are viable. In preparing these appraisals, consideration has been given to key planning policy requirements, including the provision of affordable housing, energy efficiency requirements, as well as potential contributions by way of Section 106 Agreements and the Community Infrastructure Levy. In addition, the appraisal has given consideration to site specific matters i.e. utilities provision, drainage, which will potentially impact on the cost of the redevelopment with the site. The development appraisals have indicated that the proposed development is viable. It should be noted that in accordance with the Council's Development Management Policies document, the proposals incorporate a proportion of affordable housing/ Section 106 payments sufficient to ensure the scheme remains viable and deliverable. The exact amount and tenure which would need to be discussed and agreed further with the Local Planning Authority through the planning process. Summary In summary, the proposed uses identified for the site are considered to be entirely appropriate. In accordance with the guidelines contained within the National Planning Policy Framework (NPPF), the site is considered to be available for development, in a sustainable location, and is a viable and deliverable proposition that can be delivered within 5 years. In addition, the identified appropriate land uses are considered to be entirely consistent with the objectives of the adopted Core Strategy, specifically policies CS2 and CS13. 2. Integration in Surrounding Area. The draft text states that development of the rear part of the site should be low rise in order to protect and open up views to the historic building to the south. In order to ensure consistency with other policies within the AAP, specifically Preferred Policy WS7, and therefore accord with guidance with the NPPF, it is recommended that reference to 'low rise', is removed from the text. More specifically, the use of the phrase 'low rise' is too restrictive and fails to recognise that proposals which may be greater than 2-3 storeys could be developed on this part of the site which are capable of respecting and enhancing the setting and location of the listed building to the rear. It is also recommended that the text is revised to advise that the Forest Road/Shernhall Street corner provides an opportunity through its gateway location to create a landmark building.</p>

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Simon Jones, North East London NHS Foundation Trust	section 5.3.1	Site 9 - Thorpe Coombe Hospital	wspo132	30/09/2013	<p>Site 9 - Thorpe Coombe Hospital The identification of the Thorpe Coombe Hospital Site (Site 9) as one of the key sites allocated to deliver the objectives of the Wood Street Area Action Plan (AAP) is strongly supported. Furthermore, the recognition of the suitability of this for a mixed use development comprising health and residential uses is, subject to a few alterations that are detailed below, supported. The comments made below reflect the headings used at Section 5.3.1 of the Wood Street AAP Preferred Options document, and which are used to justify the preferred approach put forward by the Council.</p> <p>1. Appropriate Land Use The identified mix of the uses is fully supported. More specifically, the proposed use of part of this site to provide a modern health care facility is fully in accordance with the Council's aspirations outlined in the adopted Core Strategy (Policy CS13) and the emerging Development Management Policies document, which seek to enhance the provision of social infrastructure within the Borough. In addition, the site is considered to be entirely suitable for residential and satisfies the various tests contained within the National Planning Policy Framework (NPPF) relating to deliverability. These tests are considered in more detail below:</p> <p>Available The existing health care facility predominantly provides facilities for administrative staff, together with a base for local community mental health staff, and a small degree of inpatient services for individuals with mental health problems. Following a review of services, the Trust's intention is to consolidate the existing facilities and provide a modern health care facility on the site which better meets the modern requirements of the Trust and commonly the proposed replacement health care facility will require a substantially reduced area to that of the existing facility, creating the opportunity for the remainder of the site to be developed for an alternative use, identified as residential. The Trust's aspiration is to fund the construction of the improved health care facility through the sale of the remainder of the site for residential development. On this basis, in accordance with advice currently contained within the NPPF, the site which extends to 1.49Ha, is available for mixed use development, incorporating residential uses. It should be noted that whilst Thorpe Coombe House is owned by Heritage of London Trust Operations Ltd, a Collaboration Agreement has been reached with the Trust to facilitate the redevelopment of the site. Suitable</p>

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					<p>Location The site occupies a suitable location for residential development. The site, which is redeveloped would constitute previously developed land in a location which is highly sustainable. The site is located immediately adjacent to Forest Road, which forms part of the principal highway network, and is within close proximity of a number of bus stops, including one immediately to the north of the site. Furthermore, Wood Street railway station which provides direct services into central London is approximately 5 minutes from the site. Initial layout plans which have been prepared in order to inform pre-application discussions with Council Officers have demonstrated that the site, could in principle be developed to provide a mixed use development incorporating a health facility and approximately 100 dwellings. The initial proposals demonstrated how the site could be redeveloped to provide a mix of apartments and houses whilst maximising opportunities afforded by the site. More specifically, the proposed development would respect the surrounding area in terms of scale, height and massing and ensuring that there is no adverse impact in terms of amenity on surrounding properties, including the listed properties to the north and south of the site. On the basis of the forgoing, it is evident that the site occupation is a suitable location for residential development and is capable of satisfying key policies within the adopted development plan. Delivery within 5 years As detailed above, pre-applications discussions relating to the redevelopment of the site have commenced. Therefore, subject to the grant of planning permission, it is the Trust's intention to redevelop part of the site to provide a modern health care facility, with the remainder and majority of the site providing residential units. It is considered that the site will be developed within the next 5 years. Viability The initial layout plans prepared to inform pre-application discussions with the Council have been worked in close consultation with BNP Paribas, who provide development advice to the Trust. As part of this work, BNP Paribas are undertaking development appraisals at various stages to ensure that the proposals being discussed with the Council are viable . In preparing these appraisals, consideration has been given to key planning policy requirements, including the provision of affordable housing, energy efficiency requirements, as well as potential</p>

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					<p>contributions by way of Section 106 Agreements and the Community Infrastructure Levy. In addition, the appraisal has given consideration to site specific matters i.e. utilities provision, drainage, which will potentially impact on the cost of the redevelopment with the site. The development appraisals have indicated that the proposed development is viable. It should be noted that in accordance with the Council's Development Management Policies document, the proposals incorporate a proportion of affordable housing/ Section 106 payments sufficient to ensure the scheme remains viable and deliverable. The exact amount and tenure which would need to be discussed and agreed further with the Local Planning Authority through the planning process. Summary In summary, the proposed uses identified for the site are considered to be entirely appropriate. In accordance with the guidelines contained within the National Planning Policy Framework (NPPF), the site is considered to be available for development, in a sustainable location, and is a viable and deliverable proposition that can be delivered within 5 years. In addition, the identified appropriate land uses are considered to be entirely consistent with the objectives of the adopted Core Strategy, specifically policies CS2 and CS13. 2. Integration in Surrounding Area The draft text states that development of the rear part of the site should be low rise in order to protect and open up views to the historic building to the south. In order to ensure consistency with other policies within the AAP, specifically Preferred Policy WS7, and therefore accord with guidance with the NPPF, it is recommended that reference to 'low rise', is removed from the text. More specifically, the use of the phrase 'low rise' is too restrictive and fails to recognise that proposals which may be greater than 2-3 storeys could be developed on this part of the site which are capable of respecting and enhancing the setting and location of the listed building to the rear. It is also recommended that the text is revised to advise that the Forest Road/Shernhall Street corner provides an opportunity through its gateway location to create a landmark building.</p>
Mr Adrian Stannard, Planning Watch Convenor Civic	section 5.4	Cluster 4 - Marlowe Road and Plaza	wspo34	02/09/2013	Agree with this but do make the plaza more green and friendly - it is currently a bleak area of white granite which is hard on the eyes in bright sunlight and very dreary when the sun is not shining. It

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Society					was very badly designed and the fountains are a poor joke. They should have been built in a circle with seating around to make it a friendly space to spend time. Currently you can't even rush through it for fear of getting squirted with water!
Mr John Moss	section 5.4	Cluster 4 - Marlowe Road and Plaza	wspo292	07/01/2014	Marlowe Road and Plaza We support the proposed redevelopment of the Marlowe Road estate. The opportunity should be taken to restore a traditional pattern of streets, with terraced houses and private gardens where possible. Ground floor uses in the Plaza area should seek to capitalise on its location at the core of the primary retail frontage. Where possible, social infrastructure uses should be located in secondary frontages.
Mr Michael Bostock	section 5.4	Cluster 4 - Marlowe Road and Plaza	wspo78	25/09/2013	The Marlowe road estate is already essentially a no go area for any non residents, and the majority of anti social behaviour in the area originates here, or at least the other housing blocks. The area should be levelled and replaced with the housing demanded by the young families and professionals the policy claims to want to attract - 2/3/4 bedroom houses. this will never be 'the heart' of the wood street area.
Katherine Green	section 5.4.1	Site 10 - Marlowe Road	wspo96	29/09/2013	I really hope that the new development will be well designed and high quality. Some recent developments such as the tower blocks at Walthamstow central are extremely unattractive and already look tatty and aged. Please include a central community space here for residents.
Mr Jonathan Crossley	section 5.4.1	Site 10 - Marlowe Road	wspo379	14/02/2014	Design and density need to avoid engulfing the bottom of tower
Andy Green	section 5.4.2	Site 11 - The Plaza	wspo142	30/09/2013	It not possible to comment on the type of building that you are proposing as there are no models available to view .. Developments should be limited to 4 stories although I would prefer to keep any developments in line with the majority of the housing stock ie the 2 story housing in line with the terraced housing. you say this as justification for height "providing sufficient enclosure to the plaza and improving the setting of the existing Northwood Tower". I don't agree with this justification. You seem to be saying because there is one oversized tower we should put more in to balance it out ? Will be the same justification you will use to put up an ugly looking building when it comes to the planning stage ?
Karen Miller-Fields	section	Site 11 - The Plaza	wspo214	06/01/2014	Cafe Bonito is an amazing cafe that has bought increasing

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	5.4.2				numbers of people into the area and helped to put Wood street on the map. They serve good food, engage with community issues and provide a great space for like-minded residents and people to socialise. Plans to disrupt their trade may mean the area loses this institution, which would be detrimental to the current new wave of enthusiasm for the wood street area. Will these plans erode what is so special about the culture here? The closing of gods own junk yard is an example of this. The junkyard is an irreplaceable cultural institution and little consideration has been given to the cultural detriment of it shutting down.
Katherine Green	section 5.4.2	Site 11 - The Plaza	wspo97	29/09/2013	a) 6 storey's is much too high for this area. Wood Street is a low rise area, and the sense of space at the Plaza is currently very attractive. b) Please retain shopping spaces under any proposed flats. If there are a flats built above shops - would this compromise any night time events that could happen on the Plaza? c) Having invested a lot of money in the new concrete Plaza and play area - are you suggesting that this should entirely be redeveloped? d) I agree that this could be the 'heart' and centre of Wood Street, and that some flats above shops could be useful in ensuring that the plaza is overlooked e) Will you provide anything for young people to do? If you're redeveloping the play area again, please make the space more green. f) The Post Office is an important part of the community here, how will you ensure that this continues? g) Please help the businesses here by providing good and easy parking (for more than 15 mins!).
Linda Bracey, Electro Signs Ltd	section 5.4.2	Site 11 - The Plaza	wspo199	03/01/2014	The points I object to on the regeneration plan are: 1. Removing business's from the wood street area 2. Taking all possible premises for a business to work from away by buying them up to build flats 3. Not helping Gods Own Junk Yard to stay in the area which brought in 600-700 visitors from all over the country every week. 4. The emphasis is far too high on building thousands of flats but by taking away businesses you are leaving people with nowhere to work.
Linda Bracey, Electro Signs Ltd	section 5.4.2	Site 11 - The Plaza	wspo200	03/01/2014	The buildings that are proposed for accommodation will make the whole place look and be a ghetto. As it is the open spaces that make it easy for the Police to patrol. You can ask them yourself but that is what the Bobbies on the beat here have told me regularly. So it will be harder to Police.

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Linda Bracey, Electro Signs Ltd	section 5.4.2	Site 11 - The Plaza	wspo203	03/01/2014	I have no problem with the regeneration of the Marlow Road estate housing as I leave this to the residents to decide but as a local business in Wood Street that has just been kicked out of our business premises only to find it appear on the Wood Street Area Action Plan is extremely disappointing. To have your successful business closed down to build 18 flats is not on especially since it put Wood Street on the map and encouraged celebrities to the area, had BBC TV series filmed here, photo shoots etc. I think the whole thing is far too radical, it needs to be carefully thought out and possibly some go ahead but for goodness sake do not do a chemo treatment on the place and just hope some of your business's will survive the poison.
Mr Simon Munk	section 5.4.2	Site 11 - The Plaza	wspo54	23/09/2013	I do not agree that 6 storeys are appropriate for the site - they'll cast any outdoor space (both cafe seating, the plaza itself and children's play sites into shadow and will loom over them. Stepped arrangements starting at 2-4 storeys on the plaza/open space edges could, if carefully planned, be suitable, with six storeys reserved for near Northwood Tower only. This otherwise, risks a massive overintensification of the area resulting in a wind-blown and hostile piece of public space jammed in between semi-highrise buildings.
Ms Sukhpreet Khull	section 5.4.2	Site 11 - The Plaza	wspo188	02/01/2014	TFL comment It is welcomed that parking provision will be below the maximum standards, as these sites are in close proximity to Wood Street station and therefore record higher public transport accessibility levels.
Mr John Moss	section 5.5	Cluster 5 - Station Area	wspo294	07/01/2014	Improving the appearance of and facilities at the station area Consideration should be given to including the Travis Perkins site as an Opportunity site, with the intention of designating this for A1 retail to meet the need for a food store of sufficient size to meet the need for bulk/main food shopping, together with the attendant car parking. Development could include upper floor residential to the Wood Street frontage.
Katherine Green	section 5.5.1	Site 12 - Brandon Road Car Park	wspo107	29/09/2013	If we're losing this carpark, please make the Cuthbert Road carpark better signposted, better lit and maintained. Car parking is essential to support local businesses.
Katherine Green	section 5.5.1	Site 12 - Brandon Road Car Park	wspo106	29/09/2013	If we're losing this carpark, please make the Cuthbert Road carpark better signposted, better lit and maintained. Car parking is essential

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					to support local businesses.
Mr John Moss	section 5.5.1	Site 12 - Brandon Road Car Park	wspo293	07/01/2014	The Brandon Road car park should be retained for the use of medium stay visitors to local shops and businesses. Consideration should be given to including this with the Travis Perkins site as suitable for a foodstore.
Mr Jonathan Crossley	section 5.5.1	Site 12 - Brandon Road Car Park	wspo380	14/02/2014	This site is in bad condition. Would be used more if better maintained.
Katherine Green	section 5.5.2	Site 13 - Wood Street Station	wspo98	29/09/2013	I agree that the current station is very unattractive and making it accessible is very important.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.5.2	Site 13 - Wood Street Station	wspo35	02/09/2013	Step free access? Does this mean an escalator? We do not believe the funds will be available to do a major rebuild of the station and any tinkering with it could undermine the bicycle shop which has provided an excellent service for decades. The best improvement would be to repave the path through the station which is horrendously slippery when it gets wet.
Mr John Moss	section 5.5.2	Site 13 - Wood Street Station	wspo295	07/01/2014	We support efforts to improve the station and facilities for rail travellers. The Council should seek specific developer contributions towards this, in particular securing step-free access to both platforms.
Ms Sukhpreet Khull	section 5.5.2	Site 13 - Wood Street Station	wspo193	02/01/2014	TfL comment It should be noted that the Government has agreed in principle for Chingford - Liverpool Street services to be devolved to the Mayor and TfL from 2015. Therefore TfL should be involved in future discussions on any improvement proposals to the station, including any increase in cycle parking provision. Notwithstanding the above, TfL considers that, given the site's operational transport role and the limited development potential, that is should be omitted from the schedule of development sites.
Andy Green	section 5.5.3	Site 14 - Vallentin Road	wspo139	30/09/2013	I was absolutely horrified and disgusted at your eviction of Gods Own Junkyard. Your approach demonstrates you have no real appreciation of local business and the creative industries within E17 . Developers interests seem to be the main thing you are considering throughout this consultation and many times before not listening to the people views.. The consultation is not even over before the eviction. Your council is a joke ..
Katherine Green	section 5.5.3	Site 14 - Vallentin Road	wspo99	29/09/2013	This is the site of God's Own Junkyard, which is a significant and unique part of Wood Street - people travel from all over London to visit this venue, they spend money in the local area. It's a positive

Name/Organisation	Section	Title	Comment ID	Dates	Written Comments
					and unique part of Wood Street and something that should be preserved and retained. Loosing this venue to flats will be a great and significant loss to the area and should be avoided.
Lucy Harrison	section 5.5.3	Site 14 - Vallentin Road	wspo205	06/01/2014	It is a shame that the council can't instead support local initiatives and see the value in local businesses such as the world-renowned God's Own Junkyard which is being evicted to make way for the developments. I see this as incredibly short-sighted and parochial of the council, and has created bad feeling amongst local residents when people should be feeling positive about new developments. I urge the council to take notice of local residents for once and to put these plans on hold while their views are properly listened to.
Matt Conway	section 5.5.3	Site 14 - Vallentin Road	wspo347	13/02/2014	At most of these sites building height of 3-4 storeys are deemed appropriate. Surely 2-3 storeys better reflects what is currently here? and 6 storeys at the Plaza would be great mistake. Why improve the setting of the current tower block by blocking another one beside it. Two wrongs do not make a right. Site 14 is already quite interesting as it is a neon art display, although the frontage could be more welcoming, and light industrial use does not fit in with the fact that the plot is very thin and borders the railway. The most pressing need for change by this area is the very urgent need for widening of the footpath, which is currently too narrow to walk down, let alone push a pushchair down, the ability to do so could encourage more people to visit the area from the village.
Miss Sonja Howick	section 5.5.3	Site 14 - Vallentin Road	wspo129	29/09/2013	i don't understand why a part of walthamstow's heritage, and a visitor attraction is being demolished to make way for flats. It seems counter intuitive to remove such a place of interest as part of a project to regenerate the area.
Miss Sonja Howick	section 5.5.3	Site 14 - Vallentin Road	wspo130	29/09/2013	i don't understand why a part of walthamstow's heritage, and a visitor attraction is being demolished to make way for flats. It seems counter intuitive to remove such a place of interest as part of a project to regenerate the area.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.5.3	Site 14 - Vallentin Road	wspo36	02/09/2013	Once again you are removing industrial/commercial land from a successful business area. The AAP process has once again been undermined by the granting of planning permission for a 5 storey block of flats on the old car showroom site. This is a totally inappropriate place for homes on such a narrow site bang up again the railway embankment - would you want to live there?

Name/Organisation	Section	Title	Comment ID	Dates	Written Comments
Mr John Moss	section 5.5.3	Site 14 - Vallentin Road	wspo296	07/01/2014	The Valentín Road site has secured consent, up to date information should be included.
Mr Jonathan Crossley	section 5.5.3	Site 14 - Vallentin Road	wspo381	14/02/2014	Protected employment use?
Mr Philip Creasy	section 5.5.3	Site 14 - Vallentin Road	wspo13	14/08/2013	The current very narrow pavement on the railway side (southern side) of Vallentin road after the first few yards from the mini roundabout is still dangerous. Could space be taken from the roadway, maybe compensated on the other side where the pavement is wider? I've read of possible endangerment to the 'god's own junkyard' site, which although not very graceful has a legitimate claim to international significance as a source for neon and other signs for Hollywood films. It would be a pity for the only similar claim to be Hitchcock's connections with the area.
Ms Marysa Dowling	section 5.5.3	Site 14 - Vallentin Road	wspo157	31/12/2013	It seems that you plan to knock down some of the area with character and potential, such as the precinct, to build more flats. Most probably removing many of the smaller, interesting independent businesses along with it. We are very sad to hear that God's Own Junkyard has been evicted and have not yet found a new site. A tragedy if such a successful and well know business is let down but it's own council and community.
Ms Steph Sweeney	section 5.5.3	Site 14 - Vallentin Road	wspo152	30/12/2013	So much well considered thought in the document. As a Wood St resident it was really heartening to read it all. Sensitivity to most of the areas key cultural assets was also welcome. Which made the short term thinking on the Vallentin Rd project all the more baffling. God's Own Junkyard is a cultural asset with worldwide significance. Something that really will enhance the significance of the area and help cement and encourage so much of the change you want to induce. To shut it down to build a small number of flats is like pouring money down the drain. The money made by building flats may represent a short term financial gain, but it is short sighted in the extreme. A massive, massive cultural own goal. WAKE UP AND VALUE THIS ASSET.
Ms Sukhpreet Khull	section 5.5.3	Site 14 - Vallentin Road	wspo189	02/01/2014	TFL Comments It is welcomed that parking provision will be below the maximum standards, as these sites are in close proximity to Wood Street station and therefore record higher public transport accessibility levels.
Ms Wendy Davis	section	Site 14 - Vallentin	wspo158	31/12/2013	I don't know if I have been correctly informed, but I have been told

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	5.5.3	Road			that God's Own Junkyard is being forced out - absolutely unique enterprise that LBWF should be doing everything to KEEP in Wood St.
Katherine Green	section 5.5.4	Site 15 - Woodside School Car Park (Bridge Site)	wspo100	29/09/2013	If this carpark can no longer be used and you're introducing so many more people to the area - where are they going to park? The parking restrictions have already had a negative impact on businesses in the area as the council deemed that parking was currently a problem. How are you going to address this?
Matt Conway	section 5.5.4	Site 15 - Woodside School Car Park (Bridge Site)	wspo348	13/02/2014	Site 15 should be more educational facility or mixed school/community open space. Surely, the demands of a proposed increased population in the area could in part be met at this most suitable site. I cannot see mixed educational/residential working.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.5.4	Site 15 - Woodside School Car Park (Bridge Site)	wspo37	02/09/2013	Another ridiculous suggestion to use the car park for residential. Schools are noisy places and have a lot of traffic and do not make compatible neighbours to homes. The school is likely to expand as time goes by so could use this land for additional classrooms, but currently it needs the space for parking to ensure the best teachers are attracted to the school - it is difficult carrying a pile of books to be marked home on the train! This part of Wood Street needs some open space so the spare land here could be planted up for wild life or even a children's play ground. Housing must be rejected.
Mr John Moss	section 5.5.4	Site 15 - Woodside School Car Park (Bridge Site)	wspo297	07/01/2014	Woodside School Car Park should be retained in education use and identified as a possible site for the expansion of education facilities.
Mr Jonathan Crossley	section 5.5.4	Site 15 - Woodside School Car Park (Bridge Site)	wspo382	14/02/2014	This car park is in use by the school
Ms Sukhpreet Khull	section 5.5.4	Site 15 - Woodside School Car Park (Bridge Site)	wspo190	02/01/2014	TFL Comments It is welcomed that parking provision will be below the maximum standards, as these sites are in close proximity to Wood Street station and therefore record higher public transport accessibility levels.
Pat Stannard, The Woodside School	section 5.5.4	Site 15 - Woodside School Car Park (Bridge Site)	wspo168	31/12/2013	I am writing on behalf of The Woodside Primary Academy to express our extreme concern regarding one of the proposals recently tabled as part of the Wood Street Area Action Plan. The proposal within the Action Plan is to build a 4/5 storey residential block in the car park of the Academy's Bridge site. This proposal is

Name/Organisation	Section	Title	Comment ID	Dates	Written Comments
					<p>totally inappropriate for what is a School site and is strongly objected to for the following reasons: The car park is within the school demise and is included within the 125 year lease agreed with Reach2 Academy Trust The car park is used daily by teachers and visitors to the school, is utilised to capacity and is already too small for the large and growing school it serves. We are currently developing plans to increase the number of parking spaces The land also provides the only pedestrian access to the school office and main reception and must be kept open A building of this height would have views into the school grounds and classrooms. This is not acceptable for child protection reasons A building of this height would put the school offices and some of the classrooms into shade. These offices and classrooms have been in place for more than 19 years and as such have acquired rights to light. It is not clear how the building would be accessed and serviced but an increase of traffic and turning vehicles would be a safety issue and potentially put children's lives at danger adjacent to the main entrance of a school.</p>
Katherine Green	section 5.5.5	Site 16 - Scout Hall and Church (former factory)	wspo101	29/09/2013	<p>Please do not include the Scout hut in your proposals. The building is an important community building in anotherwise deprived area. If you include this the private owner will be encouraged to sell it and the community will loose this important asset. The council has recently invested money in improving the front of the scout hut to make it more attractive - why then waste this money when you've identified it's importance? It's irresponsible to include the scout hut in your proposals. The piece of waste land next to the scout hut is a problem and flats on here could be appropriate.</p>
Mr John Moss	section 5.5.5	Site 16 - Scout Hall and Church (former factory)	wspo298	07/01/2014	<p>The Scout Hall and church, together with the adjoining land should be developed in keeping with the remainder of the frontage. Where possible, active ground floor uses should be sought, with residential use on upper floors.</p>
Katherine Green	section 5.6	Cluster 6 - Wood Street South	wspo105	29/09/2013	<p>You're proposals for this area are too densely populated, you're jeopardising important community spaces, The Soul Project & Scout hut, by including their building here and potentially losing two buildings of particularly good and unique character - Lucerne Grove & The Dairy. This is a particularly weak part of the plan, it lacks focus, community spaces, green spaces and doesn't include anything that would support local businesses.</p>

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Mr John Moss	section 5.6	Cluster 6 - Wood Street South	wspo299	07/01/2014	Wood Street South This cluster is the area where blanket designation for residential use has the greatest potential to drive existing employment and social infrastructure uses out of existing premises. Viability assessment in this cluster must be based on the residual valuation method and not use "price paid" information for land purchase costs.
Katherine Green	section 5.6.1	Site 17 - Dairy Site	wspo102	29/09/2013	The oldest part of the dairy is a very attractive building - this should be listed and retained.
Mr John Moss	section 5.6.1	Site 17 - Dairy Site	wspo300	07/01/2014	If the current employment use of the Dairy site ceases, this site should be protected for education purposes, providing a potential expansion site for the adjoining school. Only where it can be demonstrated that provision elsewhere meets the demand for school places should the site be considered for alternative uses. In that case, residential use is appropriate, preferably with some employment use, for example as "live/work" units. If possible, the historic building fabric should be retained.
Mr Jonathan Crossley	section 5.6.1	Site 17 - Dairy Site	wspo384	14/02/2014	Employment and variety of uses on street should be encouraged
Karen Miller-Fields	section 5.6.2	Site 18 - Crownlea	wspo213	06/01/2014	The plan to build an access road near the dairy/buck walk will have devastating consequences for the area of upper Walthamstow that many residents have moved to in order to enjoy the quieter feel and green spaces. building a road feeding wood street will completely change the feel of the area, will make it less safe for the kids to play and will destroy the community space that is the cricket club.
Katherine Green	section 5.6.2	Site 18 - Crownlea	wspo103	29/09/2013	I strongly disagree with you including The Soul Project and PM Gym in your proposals for demolition. Whilst they're privately owned, including them here could encourage the owners to sell them. The Soul Project is extremely popular and has had a very positive impact on the local community and the crime in the area. This has been built up by the community over many years and including it here is irresponsible and unsupportive of the community. It's successful - why destroy it? The Pure Muscle Gym is very popular and a positive addition to Wood Street. I think you are proposing too many flats for this site, it will be too densely populated.
Matt Conway	section	Site 18 - Crownlea	wspo349	13/02/2014	Site 18 should be retained as it is. The Soul project, Tumble in the

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	5.6.2				Jungle etc are very important to the community, and should not be disturbed or disrupted. Also, this is where the film studios were. Could you not make more use of the history here?
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 5.6.2	Site 18 - Crownlea	wspo38	02/09/2013	We are in agreement for residential use here. We would insist you ensure access to any new development should be via Wood Street. A short while ago there was concern that the two land owners had fallen out and one of them wanted to access the site via a new road built alongside Greenway sports club removing all the trees alongside Buck Walk. This is totally unacceptable and the AAP must make it clear access to this site can only be from Wood Street and the developers will have to reach agreement on any land swap that is needed to achieve this.
Mr John Moss	section 5.6.2	Site 18 - Crownlea	wspo301	07/01/2014	The Crownlea site contains a number of existing businesses and provides a significant number of local jobs. There is a major social enterprise, The Soul Project, operating in the existing buildings. Redevelopment of the site must seek to retain the existing level of employment and provide equivalent replacement space for The Soul Project. The frontage buildings should be retained where possible, with employment use intensified to retain the existing levels of employment. Development to the rear of the site must address access issues with provision of a new entrance central to the frontage of the site. Ideally the existing vehicular access next to Buck Walk should be removed. No vehicular through route to Morgan Avenue should be allowed. Residential use is appropriate to the rear of the site.
Mr Jonathan Crossley	section 5.6.2	Site 18 - Crownlea	wspo383	14/02/2014	If developed social space is replaced must be area to match type as existing or negotiated to meet requirements of service provider.
Mr Paul Powell	section 5.6.2	Site 18 - Crownlea	wspo166	31/12/2013	Finally, I am concerned by rumour that the Soul Project will be forced to relocate as a result of these proposals. I believe they are doing excellent work in the community and with local children. Certainly Tumble in the Jungle has been an absolute life-saver for my family and many more.
Ms Wendy Davis	section 5.6.2	Site 18 - Crownlea	wspo159	31/12/2013	I have also been told that The Soul Project is under threat this is a totally amazing social enterprise that is like gold-dust - if the rumours are true please re-consider.
Paula Smith	section 5.6.2	Site 18 - Crownlea	wspo171	02/01/2014	In particular I am very concerned about point 5.6.2.1 point 8 as it's not clear what is meant by "Development will need to maximise

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					<p>permeability and legibility by creating new streets and links between Wood Street to Epping Forest. This will help to improve access to open space and nature." If the approach is to propose an access road from the Crownlea site, through the cricket ground joining Morgan Avenue, I think it would be detrimental to the neighbourhood and would rip the heart and soul out of this area of the plan. Point 8. also seems to completely contradict what point 7. states: "Development will need to protect existing adjoining open space, including trees and minimise potential adverse impacts." The Cricket Ground is a valuable resource for the community and will become even more important as the community grows (as proposed in the action plan). The loss of green space and mature trees would seem to contradict the ambitions of the plan to encourage access to open space and could generate more traffic rat running and congestion in the local area. As a resident of Forest Rise, we already have to suffer much rat running and congestion at peak times, with the proposed increase in population densities for the Wood Street area this, I believe will increase if such an access road was granted. I strongly support the idea of a Homezone and the encouragement of car free communities. This site could be a real showcase for how such a development is done.</p>
Katherine Green	section 5.6.3	Site 19 - Lucerne Grove	wspo104	29/09/2013	<p>Lucerne Grove is an extremely attractive and unusual Victorian building and should be listed and retained. In an area that lacks character, all attempts possible should be made to retain the character that is already there. Please retain this building.</p>
Mr John Moss	section 5.6.3	Site 19 - Lucerne Grove	wspo302	07/01/2014	<p>The large Victorian House at the entrance to Lucerne Grove is of little architectural merit, is in poor condition and provides very poor quality accommodation. The frontage site could provide significantly more accommodation if this were removed and this should be considered as part of a more comprehensive redevelopment of Lucerne Grove, with a more intensive development of apartments on the frontage site, possibly providing replacement homes for the current occupiers of the flats to the rear. The rear land could then be redeveloped to provide more traditional family houses with private gardens.</p>
Mark Matthews, Town Planning Manager Thames	section 6.1	Implementation Framework	wspo167	31/12/2013	<p>Thames Water support the text included in Section 6.1.7 of the AAP. With regard to the text in Section 6.3.5 it is recommended that text is included to advise developers to contact Thames Water</p>

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Water Property Services					at an early stage to discuss any water and wastewater infrastructure requirements and how they will be delivered to ensure that the developments comply with Policy CS3 of the Core Strategy and Policy DM35 of the Development Management Policies DPD.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	section 6.2	Delivery Plan	wspo39	02/09/2013	Sites 7, 8 and 15 should be removed from this list. These are not suitable sites for redevelopment as previously explained in earlier sections of this document.
Ms Sukhpreet Khull	section 6.2	Delivery Plan	wspo194	02/01/2014	TFL comment All development demand within the AAP area will be expected to be consistent with the accessibility and capacity of the local public transport and highway networks. The package of mitigation measures, as outlined in Chapter 6.2 'Delivery Plan' is therefore welcomed, as is the reference to the future requirements of a borough-wide Community Infrastructure Levy (CIL).
Ms Sukhpreet Khull	section 6.2	Delivery Plan	wspo196	02/01/2014	TFL comment In the interests of smoothing traffic flow and in accordance with London Plan policy 6.11, any changes to the junctions or highways network in the Wood Street area must be designed to ensure they do not have an unacceptable impact on nearby sections of the SRN, as described above. This matter should be highlighted, where appropriate in the delivery issues section of section 6.2 be appropriate.
Ms Sukhpreet Khull	section 6.3	Infrastructure Plan	wspo198	02/01/2014	TFL comment: Clarification should be provided as to any funding expectations on TfL with regard to highway and public transport improvements as set out in table 4.
Mrs Madeleine Munday	Appendix	Appendix 1 - Key Evidence Documents	wspo48	12/09/2013	Why was the consultation done this way? it's so convoluted, much too long. No wonder nobody has commented yet ! Please make the next consultation more accessible !
Matt Conway	Preferred Policy WS01	Meeting growth targets through mixed use development	wspo317	13/02/2014	Again, worried about the emphasis on housing without specific details on how to ensure schools and healthcare provision. I strongly disagree with the idea of attracting a national restaurant/coffee shop chain. One the Walthamstow's many charms is the large numbers of independent retailers, who keep money in the local economy. So many high streets have become "identikit". Please do not let this become a priority or even a desire. Wood Street has a number of great, one-off shops, cafes and pubs. Long may this continue.

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Mr Jonathan Crossley	Preferred Policy WS01	Meeting growth targets through mixed use development	wspo353	14/02/2014	About prioritising provision of new housing, this should not be at the expense of other existing service and amenity provsion.
Ms Siwan Hayward	Preferred Policy WS02		wspo85	28/09/2013	Gods Own Junkyard was the epitome of Wood Street's local character. The Council's decision to compulsory purchase this land for flats is an absolute disaster for the area and symptomatic of the Council's failure to understand or appreciate what creates vibrancy or vitality in local areas.
Matt Conway	Preferred Policy WS03	Strengthening and enhancing the town centre	wspo319	13/02/2014	What happened to the neon strip lights? That was a good idea that money was spent on and then for no good reason not continued. It marked our Wood Street as a unique area. Same goes for the projector. Where is that now? Why is it not being used? Also quality over quantity of facilities please! Also the shop front character area seems to be very limited. Is it just the areas in red? Also, we have lost a couple of pubs in recent years, and there is currently no new landlord at the Pig and Whistle. Experience has shown in many varied parts of London that an interesting local pub has been the catalyst for development in an area. Is there anything the Council can do help save this building use as a pub? Could one of the many small "craft beer" type chains be encouraged to take it over and provide a different type of pub experience for the area?
Mr Jonathan Crossley	Preferred Policy WS03	Strengthening and enhancing the town centre	wspo355	14/02/2014	Not large units that may jeopardise small shops. Appeal of area is small independent shops and businesses, the viability of which may be weakened by larger concerns. Support for start ups, studios, office, creative uses, widening possible uses of shop units while there is over-provision.
Matt Conway	Preferred Policy WS04	Consolidating Wood Street	wspo320	13/02/2014	Re: Night time economy. Wood street does seem to be one of the busier areas of the Walthamstow at night, it feels fairly vibrant and safer, and this certainly encouraged me to move here. Again, the neon strips would be great if they were ever on, and maybe the celebrated neon sign designer near the station could be commissioned to design a unique artwork to further mark out the area at night. I do think the restaurants, pubs and any other possible night time entertainment and leisure businesses should be encouraged as much as possible.
Ms Siwan Hayward	Preferred Policy	Consolidating Wood Street	wspo86	28/09/2013	The number of chicken shops and betting shops is excessive, and the number of off licence needs to be restricted as they distort the

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	WS04				local area and make it an intimidating place.
Simon Jones, North East London NHS Foundation Trust	Preferred Policy WS04	Consolidating Wood Street	wspo134	30/09/2013	Policy WS4 Whilst the general principle of the policy is recognised, flexibility should be incorporated into the proposed policy to recognise that in certain circumstances, town centre uses can, in principle, be acceptable in alternative areas, where they are of a scale to be ancillary/complimentary to principal uses within a mixed use development.
Katherine Green	Preferred Policy WS05	Placemaking principles	wspo124	29/09/2013	Waltham Forest have a history of approving ugly cheap looking buildings (Walthamstow Central Tower blocks being a most recent example) - I'm not sure what qualifications you need to be able to approve these (I presume when there's such a great impact on the local area and character they must have some qualifications?) but please don't do this to Wood Street. Please try to ensure there's some sense of unity in the design of the whole area.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	Preferred Policy WS05	Placemaking principles	wspo8	13/08/2013	Tall buildings are not required as they are an eyesore. The existing two tower blocks add nothing to the area and until they were refurbished some years ago were real eyesores making the area look like a slum. Tower blocks only work in clusters and if they are iconic designs otherwise they detract from an area. The AAP should make it clear the maximum height of any new building should be 5 storeys. The historic buildings need to be properly protected and refurbished so they become a real asset to the area.
Mr Jonathan Crossley	Preferred Policy WS05	Placemaking principles	wspo357	14/02/2014	Regarding appreciating the context, need to accept and push creative boundaries - imaginative approaches welcomed
Ms Siwan Hayward	Preferred Policy WS05	Placemaking principles	wspo87	28/09/2013	The principles are fine but I'm yet to see evidence of WF Council making wise, exciting choices unit the architects and urban planners it uses to create a built environment. To make places, though socially unacceptable to say, requires people and families with disposable incomes and a desire to create safe, welcoming places for their children to grow up. Therefore the type of housing and development needs to attract a certain type of person. Wood Street has great history, and the recent investment in highlighting its history has been grTheist his needs to be capitalised on.
Simon Jones, North East London NHS Foundation Trust	Preferred Policy WS05	Placemaking principles	wspo135	30/09/2013	Preferred Policy WS5 Whilst the general principles of policy WS5 are supported, it is considered that Part E needs to be amended to reflect that it may not be possible, or appropriate, for or

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					development proposals to provide active uses at ground due to the both the nature of the building and their location.
Katherine Green	Preferred Policy WS06	Protecting and enhancing historic assets and local heritage	wspo123	29/09/2013	Please protect Lucerne Grove, and The Dairy site, pls I think the entrance to Wood Street Market, plus the small weather boarded shop on the entrance to Marlowe Road should be listed, as should the Flower Pot (particularly the unique interior).
Matt Conway	Preferred Policy WS07	Building heights and tall buildings	wspo323	13/02/2014	I do not see how buildings taller than 3 storeys would be appropriate or beneficial at either of the 2 sites mentioned. Any more tall buildings would destroy the already very fragile character of Wood Street. The rows of Victorian and thirties housing are a great plus about the area, the tower blocks and estates are sadly minuses. Please do not repeat the mistakes of our forefathers. High rise buildings date far faster than low rise.
Mrs Madeleine Munday	Preferred Policy WS07	Building heights and tall buildings	wspo47	12/09/2013	Please no more tower blocks. They're fine near a transport hub like Liverpool st, but not Wood St! It's not exactly a transport hub is it?
Ms Siwan Hayward	Preferred Policy WS07	Building heights and tall buildings	wspo88	28/09/2013	Northwood tower has to be brought down as its height totally distorts the local area.
Katherine Green	Preferred Policy WS08	Housing growth	wspo125	29/09/2013	You're encouraging too much residential development in this area.
Matt Conway	Preferred Policy WS08	Housing growth	wspo324	13/02/2014	Employment use is important for outer London areas such as Wood Street. I do feel that sometimes the Council prioritises getting house built over a sensible consideration of the needs of the new and existing tenants of an area. If there is to be new housing, full and proper studies of the impact on local schools, doctors etc should be considered and proper thought should be given to increasing the provision of these essential amenities should they be found lacking. I personally feel provision of these services is already stretched.
Mr Jonathan Crossley	Preferred Policy WS08	Housing growth	wspo358	14/02/2014	Every site needs consideration individually. Not residential focus on all sites.
Mr Michael Bostock	Preferred Policy WS08	Housing growth	wspo64	24/09/2013	We don't need to encourage population growth, and doing so in high density housing, on main roads, will only serve to perpetuate the existing social problems.

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Ms Siwan Hayward	Preferred Policy WS08	Housing growth	wspo89	28/09/2013	1000 extra homes seems ridiculous. I understand that there is a huge shortage of social housing but wood street is already too deprived.
Mr Jonathan Crossley	Preferred Policy WS09	Housing mix and tenure	wspo359	14/02/2014	About balanced provision of of dwelling sizes: - provided adequate provision is provided for schools and other services
Mr Michael Bostock	Preferred Policy WS09	Housing mix and tenure	wspo65	24/09/2013	I agree with the principles, but do not see that the proposals are consistent. What we need are houses, not blocks of flats. The flats on Fulbourne road, taken as an example, are very nice on paper, but in 20 years will be beset by exactly the same problems that we soon on the current Marlowe estate. At the same time the Victorian terraces will continue to be fit for purpose.
Matt Conway	Preferred Policy WS10	Distribution and Density of Homes	wspo326	13/02/2014	High density tall housing has been bringing the area down for a long time. Please do not go back down that route. Wood Street has enormous potential which would be totally ruined by building more towers. This is not central London. This is not even Central Walthamstow. This is Wood Street, on the edge of Epping Forest and just down from the village. If you want it to stop under-achieving, please forget the idea of towers.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	Preferred Policy WS10	Distribution and Density of Homes	wspo9	13/08/2013	People need room sizes that are adequate for their needs (bedrooms where you can walk around a double bed!) - trying to squeeze more units into an area just creates overcrowding and the subsequent social problems. Building housing units is only a small part of creating homes - all the other infrastructure is needed - parks, doctors, shops etc.
Mr Jonathan Crossley	Preferred Policy WS10	Distribution and Density of Homes	wspo360	14/02/2014	About A - Is this is broadly in compliance with the Mayor's London Design Guide? About B: - Provided infrastructure can cope. Should be considered carefully in development.
Mr Michael Bostock	Preferred Policy WS10	Distribution and Density of Homes	wspo66	24/09/2013	What we need is more low density housing, so that growing families can stay in the area, and professionals are attracted to move in. Many of the current problems are caused by poorly designed, high density, housing estates, and so replacing them with more estates will just perpetuate the problems. I also fail to see the point of building flats on main roads - there has never been a flat built above a shop that was anything other than cheap, nasty, and temporary.
Mr Alex Muhumuza	Preferred	Marlowe Road Estate	wspo40	11/09/2013	This would be a great if a number of those long term residents at

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	Policy WS11				Marlowe Road Estate were guaranteed homes once the redevelopment has been complete.
Mr Michael Bostock	Preferred Policy WS11	Marlowe Road Estate	wspo67	24/09/2013	The estate should be flattened and rebuilt as terraced housing. All the key problems in the area originate with the estate, and leaving the tower in place and building even more flats will absolutely perpetuate the problems. The estate is the largest area of land under proposal for redevelopment, and failure to tackle this issue is an absolute failure by the planners to take the opportunity to really improve the area.
Matt Conway	Preferred Policy WS13	Walking and Cycling	wspo329	13/02/2014	I'm not sure the lack of segregation of different road users particularly works in Wood Street. Cars that now park on the pavement tend to go very close to pedestrians as they park and manoeuvre back into the road. Prams and pushchairs appear to be at particular risk as drivers manoeuvring are concentrating on the road and not low-down on the pavement side. Could this be addressed in any way? Also, the 20 mph zone will not amount to anything unless it is actually policed. There is a 20mph zone on Upper Walthamstow Road but traffic still speeds up and down as there is little signage and no speed traps Also I repeat my request that both sides of Vallentin Road become useable by pedestrians and that the crossroad at Vallentin/Shernhall is improved for quick and safe pedestrian crossing. I do think this is quite key in unlocking the area.
Mr Jonathan Crossley	Preferred Policy WS13	Walking and Cycling	wspo362	14/02/2014	About A - But not at the expense of car parking, the lack of which may hinder full potential of retail and commercial uses.
Matt Conway	Preferred Policy WS14	Public transport	wspo330	13/02/2014	I think this is key. Wood Street and its great connections to Central London are central to the appeal of the area. Sadly, the station is ugly, dirty and access for the disabled/pram/pushchair users very poor indeed. When TfL takes over the station, please could they be encouraged to improve access, cleanliness and the look and feel of the station? At the moment it looks pretty horrific and quite scary at night if you don't know the area. Also, I know the Council has tried in the past to reopen the Hall Farm Curve, but could there perhaps be renewed effort in this direction, given TfL taking over the line?. It would properly link up the branch with the rest of the overground network, but also connect Walthamstow (and beyond) with many new employment and growth opportunities in Stratford. At the

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					moment travelling to Stratford is very difficult. If not the Hall Farm Curve, could there be a new bus route that links Wood Street with Central Line somewhere?
Mr Adrian Stannard, Planning Watch Convenor Civic Society	Preferred Policy WS14	Public transport	wspo11	13/08/2013	All bus stops should be shelters and have the display showing when the next bus is due. This makes buses far more attractive if you know when they are due and can shelter from the weather. A new route to replace the 230 double decker route is needed. The 230 is not required from Whipps Cross to Bisterne Avenue but a route from the hospital via Whipps Cross roundabout to connect to the existing services and then along Wood Street, under the railway bridge to Forest Road and then on to the Crooked Billet.
Ms Siwan Hayward	Preferred Policy WS15	Transport impacts	wspo90	28/09/2013	The volume and speed of traffic on wood street is intolerable, drivers are aggressive and anti-social. There akin sufficient road space to accommodate traffic and pedestrians and cyclists though the central 'high street' area.
Matt Conway	Preferred Policy WS16	Parking	wspo332	13/02/2014	Re: 4.5.30 - The car parks do not look safe to me, so I never park in them. They are also badly sign posted. This could be why the survey recorded such a low use.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	Preferred Policy WS16	Parking	wspo12	13/08/2013	All parking except for loading and unloading should be banned in Wood Street and decent secure car park provided behind the shops. The charging policy should allow the first half hour to be free and then reasonable charges for the next hour or two and then prohibitive ones after two hours to discourage long term parking. No charges should apply in the evenings to encourage the night time economy.
Mr Jonathan Crossley	Preferred Policy WS16	Parking	wspo365	14/02/2014	Family units - 3/4 bed should have special consideration for car parking
Mr Jonathan Crossley	Preferred Policy WS16	Parking	wspo385	14/02/2014	Loss of car parking or lack of provision needs careful examination and consultation with residents and businesses. Will lack of car parking decrease the potential of growth?
Ms Siwan Hayward	Preferred Policy WS16	Parking	wspo91	28/09/2013	Parking to use wood street station is excessive in surrounding streets which means the station is overcrowded and not serving local community.
Mr Adrian Stannard, Planning Watch Convenor Civic	Preferred Policy WS17	Combined Heat and Power (CHP) and Decentralised Energy	wspo15	16/08/2013	Proper research has to be carried out to ensure this is cost effective and actually saves energy. New piping and cabling needs natural resources and energy to be manufactured so is this taken in

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Society					to effect when analysing this method of providing power. Where will the local power station be based and will it be bringing in fuel from miles away? A biomass boiler is not automatically good for the environment or energy saving.
Matt Conway	Preferred Policy WS18	Providing new open spaces	wspo333	13/02/2014	Re:4.7.2 The plaza was actually greener before it was improved. It's great to hear that it is not considered "finished" yet. More trees and better access please, and more than anything something to sit down on in the Plaza that isn't one of the awful grey blocks. I hardly ever see anyone sitting on them, and of course never the elderly, because they simply can't sit on them. They seem to have been designed to make it very uncomfortable to sit on. I realise you might have been trying to discourage street drinkers but the needs of the ordinary citizens should be considered too, i.e. a few comfortable sets please. This has been done quite well in Brixton with small groups of seats i.e. for one or two people, which is no good for groups of drinkers but good for parents, elderly people etc. 4.7.4 I have made the journey to Hollow Ponds many times by foot and bicycle and I'm still not sure what the correct safe way is. It would be great to have this improved.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	Preferred Policy WS18	Providing new open spaces	wspo16	16/08/2013	It is important the council ensures funding is available for the maintenance of the green spaces. As it is a non-statutory service it is one of the first areas to suffer from cut backs. A decent pedestrian crossing is needed by St Peters church to gain access to the forest. There are plenty of paths converging through the forest opposite St Peters but no easy access from the footpath by St Peters across Woodford New Road. Bisterne Park has proved a great success over the years so any new park should be designed along the same planning principles to provide facilities for all ages.
Mr Jonathan Crossley	Preferred Policy WS19	Provision and quality of private and communal spaces and play areas	wspo368	14/02/2014	Preference for A
Matt Conway	Preferred Policy WS20	Connections to open spaces and nature - Epping Forest	wspo335	13/02/2014	Again, safer pedestrian and bicycle crossing at Whipps Cross roundabout for people going from Wood Street to Hollow Ponds very important. There are lights further down Lea Bridge Road, but they are not used as they are too far from the crossing point. Could the whole section be better thought out, with lights at the junction enabling both pedestrians to cross and also traffic heading north up

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					Wood Street from Whipps Cross to be able to cross Lea Bridge Road safely. I know this manoeuvre is quite dangerous and scary for novice drivers, as there is rarely a break in the traffic heading east on Lea Bridge Road, and the traffic comes around a corner, and immediately after the turning there is a pedestrian crossing across Wood Street that often seems to be the last thing on drivers minds as they look for the little gap in the traffic.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	Preferred Policy WS21	Protecting Borough Employment Sites	wspo18	24/08/2013	So why did the planning committee allow the Goss factory to be changed to residential when it is part of the Clifford Road industrial area? This makes a mockery of long term planning. There is no need for more housing on Fulbourne Road so keeping this industrial site was important and has now been lost.
Matt Conway	Preferred Policy WS24	Provision of social infrastructure to support growth	wspo339	13/02/2014	Wording is a bit wooly - which parts of Social infrastructure (fact box) should be available locally or in Walthamstow Central as mentioned in 4.9.2? I think that Education, health, libraries, meeting rooms and pubs need to be provided in the Wood Street Area, not Walthamstow Central Also, there does seem to be a lack of non-faith education in the immediate area and Wood Street Medical Centre seems to be operating beyond its means. It is good to read the Justifications 4.9.9- 4.9.17. Perhaps more could be made out of them or greater emphasis placed on them, maybe by mentioning this before talking about new housing.
Mr Adrian Stannard, Planning Watch Convenor Civic Society	Preferred Policy WS24	Provision of social infrastructure to support growth	wspo20	24/08/2013	Possible sites for expansion of Bremer School need to be urgently safeguarded. The council failed to safeguard the land around the existing school by allowing housing to be built on the site. Homebase should be compulsory purchased to create space for expanding the school. What is the point of an AAP if it cannot be radical and acquire land to enhance the community facilities.
Matt Conway	Preferred Policy WS25	Consolidating community uses	wspo340	13/02/2014	This shouldn't mean that community facilities should only be in the plaza area. These facilities should be encouraged above all else wherever they are.
Matt Conway	Preferred Policy WS26	Strengthening the town centre with cultural and arts facilities	wspo341	13/02/2014	Spend your money wisely - have a plan and stick to it. Turn on the neon strip lights. Whilst you are probably right that one off events have raised the areas profile, they might be a bit superficial. I'd prefer a few longer running improvements. Re: the Market: It is good that the Council recognises the importance of the market and wishes to promote it, and its probably right that public resources be

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					<p>spent on promoting a private concern. If this is to be the case, though, I think it would be prudent to talk to the current traders and probably more useful some of the people who have recently set up and then had to close businesses there. Closing their shops there has often been because of poor footfall, but speaking to some of the traders and ex-traders myself, I have heard stories from them that sometimes the management there is only interested in collecting the rent, whilst requests that the market always be opened on time, or that money spent on advertising or other forms of marketing have often fallen on deaf ears. These are often creative and industrious people with great ideas about how to make the market work, but have left because they have become tired of struggling hard to get the market as a whole to work.</p>
Matt Conway	Preferred Policy WS27	Providing work studios	wspo342	13/02/2014	Wood Street is perfect for artists and artists will bring a lot to Wood Street. Good idea.