

Local Development Framework Core Strategy – Issues and Options Consultation

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Useful abbreviations

AMR	Annual Monitoring Report
APZ	Archaeological Priority Zone
BSF	Building Schools for the Future
CABE	Commission for Architecture and the Built Environment
DCLG	Department of Communities and Local Government
DCSF	Department for Children, Schools and Families
DPD	Development Plan Document
GLA	Greater London Authority
HGV	Heavy Goods Vehicle
JRF	Joseph Rowntree Foundation
LAA	Local Area Agreement
LDF	Local Development Framework
LDS	Local Development Scheme
LEAs	Local Education Authorities
LSP	Local Strategic Partnership
PCT	Primary Care Trust
PPG/PPS	Planning Policy Guidance/Planning Policy Statement
RPG	Regional Planning Guidance
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SEA	Strategic Employment Area
SEN	Special Education Needs
SME	Small & Medium sized Enterprises
SPD/SPG	Supplementary Planning Document/Supplementary Planning Guidance
TfL	Transport for London
SSSI	Site of Special Scientific Interest
UDP	Unitary Development Plan
wfm	Waltham Forest Magazine

1 Introduction

Purpose of this document

1.1 This document seeks your opinion on how Waltham Forest Council should plan for, and manage change and development over the next 15 years. Planning affects many aspects of our lives - from where we can live, to where we can work, to where and how we can enjoy ourselves. So it is important that we get it right. This consultation document is an important stage in preparing the Core Strategy - the key planning framework document for the area of Waltham Forest.

1.2 In September 2004, the Government introduced new legislation, which changed the way local councils plan for the future development needs of their community. The Planning and Compulsory Purchase Act replaced the old system of Unitary Development Plans (UDP) with a new system of Local Development Frameworks (LDF). Instead of having a large document like the Waltham Forest Unitary Development Plan, in the new system, the development plan is split into a number of different documents which can be created, reviewed and replaced to different timescale. This is expected to speed up the planning system and allow for greater flexibility. Accordingly, instead of reviewing the Waltham Forest UDP adopted March 2006, the Council is now preparing documents that will make up the new Waltham Forest LDF.

1.3 The LDF deals with spatial issues - relating to land use and physical development. It seeks to co-ordinate and plan for the range of activities likely to affect spaces, including transport, environment, education, housing, employment, health, shopping etc, also integrating the other policies and programmes of other government departments/agencies and other key players whose activities also contribute in 'place shaping' the borough.

The Waltham Forest Local Development Framework

1.4 The Council's Local Development Framework is made up of the following documents:

- **The Local Development Scheme (LDS)** is a timetable identifying which local development documents will be produced, in what order and when.
- **Statement of Community Involvement (SCI)** sets out the standards the Council will achieve when involving local communities in producing local development documents.
- **Core Strategy (this Document)** is the overarching policy document setting out the broad policy framework for all other documents in the LDF. All development plan documents in the LDF must be in conformity with the Core Strategy.
- **Development Management Policies** will translate the strategic policies in the Core Strategy into more detail to be used in assessing planning applications.
- **Supplementary Planning Documents (SPDs)** will help to explain specific issues or sites in more detail.

- **Site Specific Allocations/Proposals Map** will identify sites for specific uses.
- **Area Action Plans** will have a geographic dimension focussed on smaller areas of the boroughs - setting out areas in which change is expected. These include Blackhorse Lane, Walthamstow Town Centre and the Northern Olympic Fringe.

1.5 The Planning and Compulsory Purchase Act 2004 requires local development documents to be subject to a Sustainability Appraisal, which incorporates the requirements of the Strategic Environmental Assessment (SEA Directive).⁽¹⁾

Waltham Forest: Our Place in London

1.6 Government guidance on the preparation of Local Development Frameworks requires the Core Strategy to draw on any other strategies of the local authority and other organisations that have implications for the development and use of land in their area. Where appropriate, the Core Strategy should become part of the implementation mechanism for delivering aspects of these other strategies.

1.7 Towards the end of 2006, the Council embarked on an innovative and best practice programme of 'place shaping' as a major prelude to the preparation of the Sustainable Community Strategy (SCS) and the Local Development Framework. In May 2008, the Council adopted the document 'Our Place in London' (The Waltham Forest Sustainable Community Strategy). The document can be viewed in full on the Council's website (www.walthamforest.gov.uk/index/community/ourplace.htm). In Chapter 1 we set out the key aspirations relevant to the Core Strategy.

The LDF Core Strategy

1.8 The LDF Core Strategy will be used by everyone who wants to see how Waltham Forest will change or how new development will be planned for and managed over the next 15 years. It will deal with the big, strategic planning issues facing the borough. It will not be concerned with individual development sites or detailed policies. Its purpose is to set the overall framework for the future. It seeks to 'join up' town planning issues with plans and strategies that deal with community uses such as health, community safety, social cohesion, housing, employment, education, transport, the environment and regeneration. All other planning documents need to be prepared in line with the strategic direction provided by the Core Strategy. The key elements to be covered in the Core Strategy are as follows:

- **Spatial vision/objectives** setting out how the borough will grow and develop, also outlining the main policy directions that need to be pursued in order to realise the spatial vision;
- **Spatial strategy** identifying the broad locations for development, protection and change;
- **Core policies** for addressing the vision and objectives. These will be a high level setting the scene for more detailed policies to be covered in other

1 Directive on the Assessment of the Effects of Certain Plans and Programmes on the Environment (2001/42/EC)

- development plan documents and used in assessing proposals for development. Planning applications will be considered against the core policies;
- **Monitoring framework** - a set of indicators and targets to provide a basis for monitoring the implementation of the plan.

1.9 The key stages in the production of the Core Strategy are set out below:

Stage	Timetable
Background/evidence gathering stage	on going
Issues and Options Consultation	June/July 2008
Pre-Submission Draft	Spring 2009
Submission to Secretary of State	July 2009
Independent Examination	December 2009
Adoption	July 2010

The Issues and Options stage

1.10 Under the new planning system, development plan documents are subject to extensive consultation and public participation beginning with the **Issues and Options stage**. The diagram below describes the full process - also identifying the stages when you can have your say.

1.11 The Issues and Options stage is the first period of formal consultation on the Core Strategy. It is your best chance to influence the content of the Core Strategy.

1.12 At this stage, the Council is setting out the possible Issues and Options that the Core Strategy should address. Each subsequent stage will firm up ideas shaped at earlier stages. It is therefore important that you get involved now. There will be two further stages when we will be asking for your comments, but the closer we get to the final document, the less we will be able to change things.

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

1.14 We wish to consult with everyone with an interest in Waltham Forest. We are advertising this consultation through our website, the Council's newspaper (wfm) and by letter and email to our community database contacts.

1.15 A number of issues and options have been identified in this document. We want to know whether we have identified the right issues and options. At this stage, it is not the intention of the Council to present a definitive set of issues and options, but rather options and questions for your consideration. This document seeks to stimulate debate on the themes identified. Your views on other issues associated with and appropriate for inclusion in the Core Strategy are also welcome. Your responses will inform the decisions on what should be included in the Preferred Options document to be produced following this consultation.

Background Policy Context

1.16 In preparing the Core Strategy, it is important to note that some planning rules are already set at both national and regional levels. The Core Strategy must conform to relevant national and London Plan policies. However the LDF must also reflect the views of the community - the people who live, work and enjoy themselves in Waltham Forest. Where possible conflict arise, we will make these clear at the outset and also throughout the process.

1.17 Before the Core Strategy can be adopted, it will be examined by an independent Inspector, who will consider whether the strategy is sound. Two key tests of soundness will be whether the Core Strategy is consistent with national policy and whether it is also in conformity with regional planning policy - the London Plan. This means that in planning the future of Waltham Forest, the Council must work within this given national and regional framework.

1.18 The Government sets out current national planning guidance in the form of Planning Policy Statements (PPSs), formerly Planning Policy Guidance Notes (PPGs). For example PPS3 calls for residential developments to be built at higher densities and to provide a certain amount of affordable housing. Also PPS6 requires development such as retail and offices to be located in town centres. Such issues must be taken into account in this document.

1.19 Similarly the London Plan is part of the development plan for Waltham Forest. The Core Strategy must seek to implement London Plan policies. For example, all London boroughs are required to meet annual housing targets. Waltham Forest has a housing target of 665 units per year. In addition we will have to deliver affordable housing targets in accordance with the London Plan. Furthermore the borough's town centres policy must also have regard to London's town centre network. On



climate change, the Council is required to work towards the long term reduction of carbon emissions. The London Plan also sets a target for 20% on-site renewable energy use in new developments.

Sustainability Appraisal

1.20 The Core Strategy aims to improve the overall quality of life for people living and working in Waltham Forest in a way which benefit future generations. We are required to fully integrate Sustainability Appraisal in the preparation of the LDF Core Strategy.

1.21 The purpose of Sustainability Appraisal is to assess the social, economic and environmental effects of any proposed policies in the plan. The first stage in this process is the production of a Scoping Report, which details the framework that will be used to assess the emerging polices in the Core Strategy and other Development Plan Documents and to make sure that sustainability issues are integrated throughout the development of each document. The Council's Sustainability Appraisal Scoping Report is published on the website - also for consultation with this document.

How to respond to this document

Format of this document

1.22 The document begins with the key overarching issues - Spatial Vision/Objectives and Spatial Strategy. It then focuses on a set of themes as below identifying the key spatial issues and some options for addressing these.

- Protecting and improving our places
- Improving housing quality and choice
- Investing in our economy
- Making the most of our education
- Centres you want to go to
- A healthy environment to enjoy
- Safe and Inclusive neighbourhoods
- Travelling efficiently between places
- Doing our bit for the environment
- Reduce, re-use and recycle waste

1.23 To help inform these options, we have identified some of the key implications associated with each option. These relate to the sustainability and equality impact objectives. You may wish to consider these in choosing your preferred options. Whilst welcoming your views, please note that we are focusing this consultation on the major issues rather than on every possible issue. In your response, please feel free to draw our attention to other issues or options you consider to be of equally major importance.

1.24 Please also note that the options deliberately vary from what may be considered to be 'business as usual' (reflecting existing policy/practice) through to what may be considered to be 'moderate' change and in some cases more 'extreme'

change. The options are not necessarily exclusive. In practice it may be possible to combine some of these options. Therefore in responding to the issues raised, you may wish to choose which combinations you would prefer. If you feel that none of the options address the issue or alternatively there are other options we need to consider, please let us know. To help us gather all views, we have included a questionnaire covering all issues and options set out in this document.

How to respond

1.25 At this stage of the Core Strategy preparation process, we have put a variety of options we think will help us to address the issue. **This does not mean that the Council supports the options put forward or has made its mind on which of these options to pursue. We want your views before we decide what our view is.**

1.26 It is essential that we involve as many people as possible in the early stages of the Core Strategy preparation process. During the consultation period we will be running road shows at the Community Council meetings. You may wish to attend these if you need more information. Alternatively, please contact us by email or telephone. (see below)

1.27 The consultation period runs from **25th June 2008 to 8th August 2008**. Any comments you may have in response to the questions asked in this document must be submitted to the Council latest by **5pm on 8th August 2008**.

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

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

Spatial Planning Unit

First Floor, Sycamore House

London Borough of Waltham Forest

Forest Road, London E17 4JF

Email: planning.policy@walthamforest.gov.uk

Telephone: 020 8496 3000 or 020 8496 6775

What will happen to your comments?

1.30 A schedule of the comments received will be prepared following the end of the consultation period. It will be made available to all respondents and will be published on the Council's website. The Council will then consider all the comments made setting out how we will be taking these comments forward to the next preparatory stage of the Core Strategy. Should we be unable to support certain suggestions, we will explain the reasons.

1.31 Following this we will prepare our 'Pre-Submission Draft' document setting out our preferred approach and seeking comments on the strategic direction we have proposed. This will be another important public consultation stage before finalising the Core Strategy document for submission to the Secretary of State.



2 Our spatial vision

Brief History of Waltham Forest

2.1 Waltham Forest was formed in 1965. Its predecessors - Leyton, Walthamstow and Chingford - have long histories. During the industrial revolution, these boroughs - on the Essex side of the Lea Valley - became home to industries, from copper refining to milling, and for the manufacture of everything from toys to small arms. The 19th century saw the combined population of these towns increase from 6,500 to more than 150,000.

2.2 The rapid population growth at the end of the 19th and beginning of the 20th centuries resulted in the distinctive rows of Victorian and Edwardian terraces across the centre, south and some of the north of the borough. This was then supplemented in the 1930s by terraces and semi-detached properties built in the north of the borough. Since the 1950s, most large new developments have been social housing, with many being demolished and subsequently rebuilt.

2.3 Up to the 1980s, manufacturing accounted for one in three jobs. The recession of the early 1990s and restructuring of the economy meant more unemployment amongst lower skilled residents. That legacy still remains and while there is more employment in the borough, growth in recent years has been mainly in the public sector such as health and education.

2.4 Waltham Forest has a strong tradition of being a community where people from different backgrounds get on well and most residents view our cultural diversity positively. Many of our residents live in deprived communities but the high numbers of people from different ethnic backgrounds has not created tensions, unlike some other urban areas.

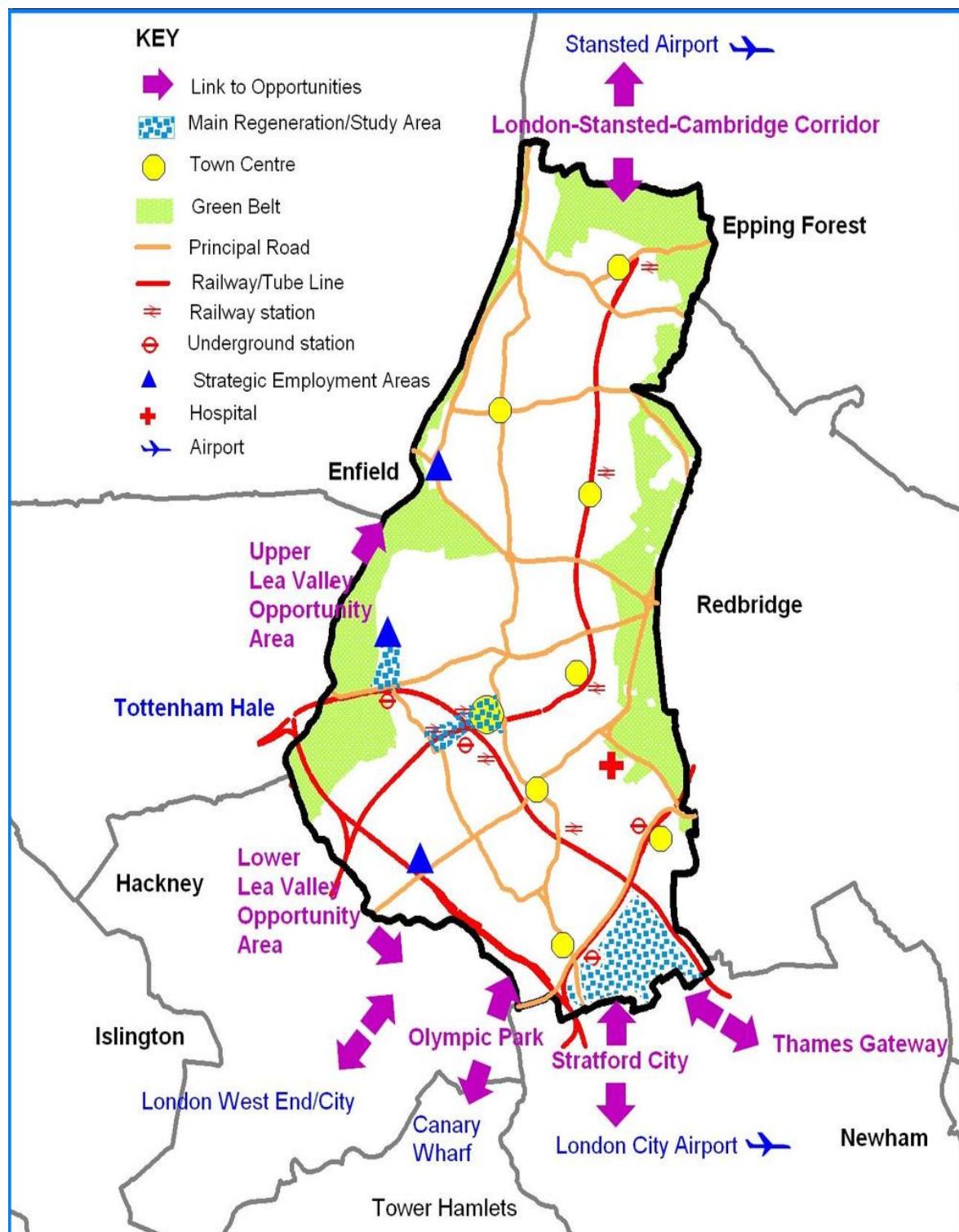
2.5 A combination of the original towns, housing and the main road, rail and tube transport networks have all contributed to the development of different identities of place. The transport networks connect the borough to the rest of London but also serve as borders within the borough, especially the North Circular road that separates the centre and north.

2.6 The borough's opportunities and challenges for now and the future have been shaped by many different factors – history, residents' backgrounds, the economy, transport and employment.

Waltham Forest in Context

2.7 Regional plans denote Waltham Forest as a north east London borough and draw attention to the social, economic and environmental opportunities of being a part of the Upper Lea Valley and the London-Stansted-Cambridge corridor. The southern end of the borough has its borders with two east London boroughs (Hackney and Newham) and Waltham Forest does actually constitute a part of the Lower Lea

Valley. The siting of the 2012 Olympic and Paralympic Games in east London, with Waltham Forest as one of the 5 east London Olympic Boroughs, gives further credence to Waltham Forest as an east London Borough, attached to the Lower Lea Valley and with links to the Thames Gateway. The diagram below outlines these potential areas of opportunities surrounding Waltham Forest.



Vision for Waltham Forest

Our vision and ambition for the future

2.8 Our overarching ambition is clearly manifested in our Sustainable Community Strategy entitled “Our Place in London”. This strategy was prepared in partnership with key stakeholders in our community, especially those involved in our Local Strategic Partnership (LSP). This includes the police, voluntary groups, health bodies and community groups. Our LDF needs to represent spatially, the ambitions and priorities set out in “Our Place in London”.

2.9 Today, Waltham Forest is uniquely placed to take advantage of new opportunities. We sit alongside the Olympic Park and the Stratford City Development and are part of two massive regeneration areas: the Thames Gateway area and for the London-Stansted-Cambridge corridor. Together these will all provide a host of employment, leisure and housing opportunities.

2.10 The key to our future is increasing the prosperity of all our residents. Jobs, the relevant skills and good access to them, are the priority. “Our Place in London” sets out what we need to do and how increasing prosperity will change life in the borough for the better. In summary, our ambition for the the future is that:

1. We are vital to London’s success, especially relating to the legacy of the Olympics and Stratford City.
2. People aspire to live here.
3. All our children are happy, resilient and successful.
4. None of our residents live in poverty.
5. Vulnerable people get the support they need.
6. We are the greenest borough in London.

Principles and Priorities

2.11 The LDF will represent spatially, the overarching principles and priorities identified by our community through “Our Place in London”. To achieve the community’s ambitions for the future, the LDF must echo and implement the guiding principles of “Our Place in London”. The key strategic objectives are as follows:

Manage population growth and change

2.12 As our population grows and becomes increasingly diverse, the LDF policies will need to improve housing quality and choice, especially affordable housing. One of the key challenges we face is to increase the housing density while retaining the borough’s character, making better use of our existing stock and developing partnership arrangements to support new development.

2.13 Policies will also need to support the creation of a more economically balanced population and cultivate an environment that is cohesive. Evidence shows that in the poorest parts of our borough, many people move in and out of the area each year. This population churn makes it difficult to assess the housing and service needs in these areas. We therefore need to stabilise our neighbourhoods and develop policies that will make these areas more sustainable.

2.14 As our population grows and becomes more diverse, our LDF policies need to promote equality, cohesion and active citizenship throughout the borough. The foundations of a strong community and responsive services will provide the supportive mechanisms to enable those most vulnerable in our community to live active, enjoyable lives.

2.15 In developing new homes, employment opportunities and community facilities and infrastructure policies the LDF policies will also need to be mindful of the need to tackle climate change. Waltham Forest's growth over the next 10 – 15 years needs to be sustainable. Our new homes, offices, factories, shops, community facilities, etc need to be designed and constructed in a way that minimises their adverse impact on the environment.

Create wealth and opportunity for all residents

2.16 We need to make sure our residents, particularly young people, have the skills and training opportunities to achieve their ambitions and to compete in the global economy. The provision of enough school places in high quality buildings is key to achieving this. The Building Schools for the Future programme supports this and brings excellent facilities to the wider community. Our LDF policies need to secure more job opportunities and associated training facilities for residents and contribute to an environment that ensures our residents are fit and healthy for work.

2.17 Over the next 10 years, the 2012 Olympics and the regeneration of parts of east London will transform the land and development economics of Waltham Forest. New opportunities will arise to revitalise parts of our borough, such as the North Olympic fringe and parts of the Lea Valley. We will need to identify and release development opportunities to draw in private investments. Our challenge is to work strategically in the region and sub-region to build relationships with neighbouring boroughs, development agencies and developers. This will help us maximise the benefit of regeneration schemes and ensure that wealth is enjoyed by everyone in our community.

Retain wealth in the borough

2.18 The LDF needs to incorporate measures that will ensure that the design and quality of our public places is enhanced and helps create an environment within which people feel proud as well as safe and secure in their daily lives. All development in the borough needs to be of a high standard if we are to transform the appearance of the borough. The design of new buildings will need to accommodate "secure by design" principles to increase community safety and help reduce the anti-social behaviour. Developers will be expected to bring forward proposals that will be seen as a real asset to both the environment and community of Waltham Forest.

2.19 Our residents have already told us that getting around the borough is more difficult than travelling to central London, and that this was a disincentive to shopping locally. To retain more wealth in the borough, we need to improve local transport and make sure that everyone knows about the leisure and shopping opportunities that will encourage residents to spend more money in Waltham Forest.

2.20 "Our Place in London" gives a greater detail on our strategic vision and how its ambitions will be achieved and monitored. Through the LDF and the AMR, we will monitor and measure the success of the LDF policies objectives against the agreed criteria for success outlined in "Our Place in London".

Developing our spatial vision

2.21 Through "Our Place in London" you have already told us a lot about what you think of Waltham Forest and how you would like to see it improved. However, before we start to develop our spatial vision and Core Strategy policies, we want you to give us your views about your area and the key issues affecting it. In the next part of the Issues and Options document, we begin to translate the aspirations in "Our Place in London" into the Core Strategy and identify 10 main themes we want you to comment on.

3 Protecting and improving our places

Introduction

3.1 Each locality has something that makes it 'special'. Local distinctiveness is the combination of a range of characteristics and qualities that combine to give a place its own particular identity and atmosphere. In Waltham Forest this might include our conservation areas, particular buildings or places and other unique features providing a sense of place and civic pride. Chingford, Highams Park, Walthamstow, Leyton and Leytonstone all have unique characteristics that make people proud to live there. It is important that these qualities are identified, strengthened and protected.

3.2 In planning for the future, we need to consider Government and London Plan policy requirements. Key policy areas on this theme relate to design, protection and enhancement of the environment - including biodiversity, habitats and species, protection of the historic environment and flood risk. London Plan policies are also relevant - in particular encouraging good design/architecture, need to enhance the quality of the urban realm and the need to create an inclusive environment. The Mayor has published detailed guidance on promoting an inclusiveness and access for disabled people.



3.3 Flood risk is also an important issue addressed through Government and London plan policies. Local planning authorities are now required to direct development away from areas at highest flood risk. There is a requirement to produce a Strategic Flood Risk Assessment in consultation with the Environment Agency, to inform sustainability appraisals, land allocations and development control policies and to apply a sequential test for new development. The London Plan also requires boroughs to seek to ensure that surface water run-off is managed as close to its source as possible. The use of sustainable urban drainage systems are particularly encouraged.

Linked SCS Aspirations (Our Place in London)

3.4 In the next 20 years, the Council seeks to transform physical, economic and social life in the borough in different ways. In seeking to protect and improve our Places , the following Sustainable Community Strategy objectives are particularly relevant:

- Maintain a distinct housing offer, resisting the conversion of family houses to flats and houses in multi-occupation
- Retain the character of places that people aspire to live in, and create more areas that are recognised as being the best in London.
- Promote the development of vibrant cultural offer and promote public art to give public spaces identity and interest.
- Enforce and promote quality and innovation in the design of buildings and public spaces.
- Assert stronger controls over environmental management, through proactive use of planning and enforcement powers, particularly to tackle the proliferation of fast-food outlets, flytipping and flyposting.

Key Facts/Evidence Base

3.5 Waltham Forest is distinctive in many ways. Some key facts are as follows:

- The borough contains a great variety of different land uses and buildings of varying ages and styles.
- There are distinctive rows of Victorian and Edwardian terraces across the centre, south and some northern parts of the borough. In other areas the 1930s terraces and semi detached properties prevail.
- There are 11 (eleven) designated Conservation Areas in the borough: The Green, Ropers Avenue/Inks Green, Woodford Green, Leucha Road, St James, St Mary's Church (Walthamstow Village), Forest School, Orford Road/Eden Road/Grosvenor Park Road, Whipps Cross Road/Forest Glade, Browning Road and Thornhill Road.
- The only substantial areas of the borough which are not already developed are either Metropolitan Green Belt or valuable areas of open space.
- The borough contains 2 sites of International Importance for biodiversity and nature conservation - the Lea Valley (Special Protection Area), Ramsar Site and Epping Forest both designated as Special Area of Conservation (SAC). The borough also contains 4 (four) Sites of Special Scientific Interest.
- The Greater London Archaeological Advisory service has identified a number of Archaeological Priority Zones (APZs) in the borough - identified as having particular archaeological interest. These include the whole of the Lea Valley, the valleys of the Ching and Fillebrook rivers and areas around former Saxon and medieval settlements such as Chingford, Walthamstow, Leyton, Highams Park and Leytonstone.
- The River Lee and River Ching are the principal rivers in Waltham Forest. The Lee Valley also contains the Chingford and Walthamstow Reservoirs which together represent one of the largest expanses of open water in London. Epping Forest also has many other smaller ponds.

3.6 The following key evidence based studies will inform the development of LDF policies:

- Waltham Forest Character Assessment /Urban Design Study (to be completed by Autumn 2008)

- Waltham Forest Conservation Area Appraisals.
- Waltham Forest Open Space Strategy (to be completed by Autumn 2008)
- North London Strategic Flood Risk Assessment (to be completed Summer 2008).

Issues and Options

Issue 3.1

A locally distinctive borough

Urban design has an important role in influencing the processes which lead to successful urban areas. Local distinctiveness is the combination of a range of characteristics and qualities that combine to give a place its own particular identity and atmosphere and provides its citizens with a sense of civic pride. As we plan for population growth, new housing and other developments, we need to agree an urban design approach for the successful management of the built environment - how we deal with high density, the quality of our spaces, how we relate new buildings to the old reinforcing our distinctiveness and defining our place in London.

Option 3.1

How can we promote high quality design to enhance the borough's distinctiveness?

Options	Sustainability/Equality Impact
A. Integrating new developments Continue to ensure that new development is visually and physically compatible with the local context - i.e. the form and appearance of new development must always relate to the character of nearby properties and the local area.	Positive environmental impact, particularly for conservation and enhancement of the historic built environment.
B. Urban Design Strategy Create, reinforce or encourage local distinctiveness through a new Urban Design Strategy. This may involve new design standards and controls relating to storey height, density, the mix of uses,	Positive environmental impact - likely to enhance the physical environment, also accommodating new requirements - for all groups. Could have a beneficial impact

Options	Sustainability/Equality Impact
architectural styles, use of materials and colours, how we design our streets and public spaces etc.	upon community cohesion and increase civic pride.
C. Master Plans Master plan identified parts of the borough – involving demolition and renewal of identified areas.	Potential to achieve environmental gains through urban renewal projects. Could have a beneficial impact upon community cohesion and increase civic pride.
D. Modern and futuristic designs Encourage more modern and futuristic designs in new developments	Positive environmental impact - likely to improve the physical environment.
E. Environmentally sustainable features Make sure all new developments incorporate environmentally sustainable features such as wind turbines, solar panels and green roofs.	Positive environmental impact - complementing the climate change agenda.

Issue 3.2

Well protected and enhanced built heritage assets

The Council has a duty to protect the historic environment of the borough. These include Conservation areas and Listed Buildings. The Core Strategy has to reconcile the issue of conservation and the demands for economic growth, also managing the cumulative harm to these areas as small changes continue to take place.

Option 3.2

How should we protect and enhance our built heritage?

Options	Sustainability/Equality Impact
A. Meet our legal obligations Meet our legal obligations regarding conservation areas and listed buildings, but don't do more than we need to.	Positive environmental impact, but may not be sufficiently far reaching.

Options	Sustainability/Equality Impact
B. Strong protection of existing conservation areas Continue to maintain strong protection for statutorily designated areas/buildings – Conservation Areas, Listed buildings.	Positive environmental impact, in particular for conservation and enhancement of the historic built environment. Could have a beneficial impact upon community cohesion and increase civic pride.
C. Tough enforcement action Use conservation area appraisals to monitor changes taking place and take necessary enforcement action or other remedial actions.	Positive environmental impact, in particular for conservation and enhancement of the historic built environment.
D. Additional designations Subject to evidence /justification, designate additional conservation areas and/or non-statutory conservation areas where additional controls may be applied e.g. Areas of Special Character.	Positive environmental impact, in particular for conservation and enhancement of the historic built environment.

Issue 3.3

Well protected and enhanced natural assets

The Council has a responsibility to protect its natural assets – biodiversity, habitats and species. The borough's biodiversity resource runs along the western boundary – mainly in the low-lying land of the Lea Valley containing reservoirs and marshes important for nature conservation. In the northern and eastern boundaries are the ancient woodlands, grassland and grass heaths of Epping Forest, which are also of national importance. The Core Strategy has to reconcile the issue of nature conservation and the demands for economic growth.

Option 3.3

How should we protect and enhance our natural assets?

Options	Sustainability/Equality Impact
A. Protection of existing sites Continue to protect our designated sites – Sites of Special Scientific Interest, Principal and Local Sites of Nature Conservation Importance.	Positive environmental impact, in particular the need to conserve and enhance the natural environment.
B. Identification of areas at risk Keep the current level of protection and identify further areas at risk and provide additional protection where needed.	As above.
C. Improved management Identify, create and protect a network of sites and corridors, introduce improved management of the network to promote greater biodiversity.	As above.

Issue 3.4

Creating an inclusive environment

The principles of inclusive design have emerged from an approach to designing buildings that are accessible to disabled people. Access design details still have a tendency to be included as an after thought and not integrated into the overall design concept and remain "special provision" for disabled people rather than integrating these. We need to ensure that the built environment, public spaces; pedestrian and transport linkages are designed to be inclusive. This means everyone's needs are considered at the beginning of the design process and the principles of inclusive design are applied.

Option 3.4

How should we promote inclusive design?

Options	Sustainability/Equality Impact
A. Meeting identified need Access issues should only be included where there is an identified need.	Positive impact on community cohesion, though not far reaching in terms of overall impact.
B. Seek 'access for all' provision Continue with existing policy seeking 'access for all' provision in all new developments (including alteration, extensions and changes of use)	Positive impact on social cohesion, can lead to an increased sense of civic pride.
C. Apply best practice standards where practicable Where reasonable and practicable all developments should be designed to meet the highest best practice standards for access and inclusion so that all people can use them regardless of disability, age or gender.	Positive impact on community cohesion, though not far reaching in terms of overall impact.
D. Apply best practice standards generally All developments should be required to meet the highest best practice standards for access and inclusion so that all people can use them regardless of disability, age or gender.	Positive impact on social cohesion, can lead to an increased sense of civic pride.

Issue 3.5

Flood Risk

The need to manage flood risk is now an important issue. One of the impacts of climate change in the UK is likely to be more extreme weather events, including a greater risk of flooding. The Government outlines that flood risk should be taken into account at all stages of the planning process and inappropriate development in areas at risk of flooding should be avoided. A Strategic Flood Risk Assessment ⁽¹⁾ is currently being carried out and will be finished in time to

1 North London Strategic Flood Risk Assessment (joint project involving the London boroughs of Waltham Forest, Camden, Islington, Hackney, Haringey, Enfield and Barnet)

inform the Core Strategy Preferred Options stage. This assessment will provide detail on flood risk within the borough. In managing flood risk, we need to decide the future policy direction.

Option 3.5

How should we deal with flood risk?

Options	Sustainability/Equality Impact
A. Avoid the flood risk zones Redevelopment proposals in medium to high risk flood zones should be completely avoided.	Positive impact on environmental protection. Unlikely to maximise the use of limited land for redevelopment.
B. Allow some developments in the flood risk zones Ensure that sites with a lower probability of flooding are considered first before sites in higher risk zones, also taking into account the flood risk vulnerability of different types uses.	Positive environmental impact also providing some balance with economic and social benefits.
C. Balancing the requirements Ensure that developments in the flood risk zones are properly justified (there are benefits outweighing the flood risk and mitigation measures are appropriate)	Positive environmental impact also providing balance with economic and social benefits.
D. Sustainable drainage systems Require sustainable drainage systems as part of all new developments. This would reduce the rate and volume of surface water run off to reduce the risk of flooding.	Positive environmental impact, but likely higher costs to developers.

4 Improving housing quality and choice

Introduction

4.1 'Our Place in London' recognises we have an ethnically diverse borough and a population that is set to grow by between 12,700 and 19,000 people over the coming two decades (2006 - 2026). The number of households too will be growing and we will need to look at a strategy to influence how housing is provided so that we end up homes that meet our needs and hopes for the future as well as taking on board climate change.

4.2 Under national guidance planning authorities must identify supply for the next 15 years as well as a rolling 5 year supply of deliverable sites. The London Plan (2008) requires us to build a minimum of 665 additional homes every year to meet London's housing need. These homes need to be located where they would have good access to services, jobs and transport. Doing this will support economic development and should be done in a way that offers a range of choices for new households including for affordable housing and has regard to climate change.



4.3 The Waltham Forest Housing Strategy sets out key priorities in terms of increasing the supply of affordable housing and building sustainable communities.

4.4 Here are some of the publications that will underpin some of the more detailed aspects of housing design and quality:

- Lifetime Homes JRF
- Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in An Ageing Society DCLG
- Buildings for Life CABE
- Higher Density Toolkit East Thames Housing
- Mayor's SPG Sustainable Construction and Design
- Mayor's SPG Accessible London: Achieving and Inclusive Environment
- Mayor's SPG Providing for Children and Young People's Play and Informal Recreation
- Mayor's SPG Housing

Linked SCS Aspirations (Our Place in London)

4.5 'Our Place in London' recognises that our population will grow and become increasingly diverse. It seeks that this growth takes place in an economically balanced and sustainable way that supports and benefits everyone.

4.6 'Our Place in London' commitments are to:

- Improve housing quality and choice with the right kind of homes in the right places
- Create a more economically balanced population, to increase local spending power, generate jobs and tackle concentrations of deprivation and low aspirations
- Facilitate the development of high quality, affordable 3 and 4 bedroom family homes.
- Maintain a distinct housing offer, resisting the conversion of family houses to flats and houses in multi-occupation
- Harness the opportunities for housing renewal and development, presented by area regeneration programmes.
- Raise standards in private rented sector, and bring empty homes into use, through enforcement and use of compulsory purchase powers if necessary.

Key Facts/Evidence Base

Housing Supply

4.7 We have had a look at our existing stock as well as the available space to provide housing. We have found that there are over 1200 sites on which it will be possible to meet our needs over the next fifteen years. Although the Housing Land Availability Assessment 2008 indicates a shortfall in the short and medium term further research shows that in fact the early delivery of development on sites within our regeneration areas would result in a better balance between the phases.

Phase	Target	Potential	Difference
Phase 1 Years 1-5	3325	3586	+261
Phase 2 Years 6 -10	3325	3694	+369
Phase 3 Years 11-15	3325	3353	+28
Total	9975	10633	+658

4.8 We need to ensure that attention is paid to monitoring and delivery to ensure the timely and continuous provision of units.

Housing Choice

4.9 Providing enough homes is important but we also need to make sure that the right kind of homes are built to meet our diverse range of needs, as well as to meet our aspirations for retaining and attracting wealth to the borough. Key facts that have emerged from our studies and research are:

- Growth and change in population will see a decline in young people and a shift towards an older population with increasing care and support needs.
- Whilst household growth is clearly very significant in terms of the high proportion of households that would require smaller accommodation there are a large number of existing families requiring social housing.
- Average house prices in Waltham Forest are £258,010 and have risen by 43% since 2003. Whilst the present credit crunch is likely to mitigate this somewhat, affordability problems are likely to persist together with negative equity and higher numbers of re-possessions.
- Incomes – About 60% of households have incomes below the national average of £27,500. The average income in Waltham Forest is lower at £25,967. Just under 40% of our residents receive financial support. Currently a dual income household would require an income of £76,900 to purchase a 2 bed flat in the borough. Housing need is quantified at approx 2,600 units per annum (and largely consists of households requiring social rented accommodation.
- Intermediate Housing – Most households in this category could not afford a 40% equity share since this would require an annual income of between £37,000 and £53,000. Most households would be limited to a 25% share and those in the lower half of those incomes bands are unlikely to be assisted other than at very low levels of equity purchase.
- Specialist Need should be provided in the form of extra care and other forms of supported housing, accessible housing and provision for gypsies and travellers.
- Homelessness: In 2007/8 the Council accepted that it had a legal duty to house 474 households, and this figure is likely to continue year on year.

Housing Quality

4.10 Good building design and urban design principles should underpin all housing related development. This will be especially important in high density, mixed tenure and mixed use developments. Key issues on which the core strategy will provide guidance are:

- Play Space - particularly for children and young people
- Safety and Security - having regard to Secure by Design principles
- Access - specifically recognising Wheelchair Housing and Lifetime Homes objectives
- Sustainability/Climate change - noting in particular the Code for Sustainable Homes, and energy efficiency and renewable energy objectives

4.11 A borough character survey will be carried out to supplement the Core Strategy policies in this regard. It will underpin new guidance covering urban design principles.

Issues and Options

Issue 4.1

Meeting our housing targets

We need to be able to plan for the expected growth in the number of household as well as tackle existing problems of need. New growth will be dominated by smaller households. Conversely, the borough presently has a very sizeable number of families requiring a level of accommodation that meet their needs . The London Plan provides us with an important context by setting a minimum target of 665 homes per year. Housing delivery is now a clear requirement of the new planning system. How we do this in terms of developing available land and using existing buildings presents us with a range of choices.

Option 4.1

Should we be looking to build at higher densities on brownfield sites or look to develop on some of our open spaces?

Options	Sustainability/Equality Impact
A. Make the most out of existing sites Seek the most efficient use of land by developing sites at greater intensity, mixing different uses on the same site and converting existing buildings (e.g. factory buildings) to more intensive housing use.	Would respond well to environmental concerns particularly in terms of reducing the need to travel. Poor in relation to family housing provision and social cohesion.
B. Build on open spaces Build new housing on existing open spaces.	This option is likely to be less environmentally sustainable - as open spaces provide a range of environmental and social benefits.

Options	Sustainability/Equality Impact
C. Build on vacant/underused land Build on vacant/underused land e.g car parks, derelict sites/buildings.	Could help to achieve environmental, social and economic benefits.

Issue 4.2

Providing a balanced supply of homes

We need to make provision for a variety of housing needs. Whilst there may be an increasing need for homes for single persons (not just involving one bed flats), at the same time, we need to ensure the retention of enough family size dwellings to ensure the needs of larger families are met. There are varying needs in terms of sizes, tenures and also choices to be made about location.

Option 4.2

How do we provide a balanced supply of homes?

Options	Sustainability/Equality Impact
More Family Accommodation A. Provide a greater share of larger homes for families with garden, restrict housing conversions to flats to retain housing stock for families. B. In schemes of higher density, provide housing on floors above ground level for families with children.	Would tend to have a positive social impact in relation to housing for families and BME households in particular. Would not respond well to smaller households particularly for older people.
C. More Diverse Mix of Homes Provide a more diverse mix of homes in terms of a wider range of sizes, tenure (market and affordable) and types for people with differing needs.	Would have a more balanced positive social impact.

Options	Sustainability/Equality Impact
<p>D. Varying homes to suit different locations</p> <p>Develop a strategy that seeks greater levels of family housing in locations away from town centres and higher densities principally for smaller households in town centre locations.</p>	<p>Presents a more sophisticated approach to providing a diverse range of homes sensitive to location but may put social cohesion at risk and fail to reflect the full spectrum of need.</p>



Issue 4.3

Affordable Housing

Our research shows the annual number of households in need of affordable housing is just over 2,600. This is very much higher than the annual housing target i.e. 665 pa. We have been faced with significant house price inflation for the past few years and now uncertainty as a result of the recent slow down of the housing market. The London Plan seeks an overall target of 50% affordable housing London-wide.

Option 4.3

What level of affordable housing should we be looking to provide in Waltham Forest?

Options	Sustainability/Equality Impact
A. Between 35-50%	The options here are wide ranging reflecting different priorities. Failure to provide a balance may result in disproportionate provision in relation to needs.
B. Around 50%	
C. Over 50%	

Issue 4.4

Social Rented and Intermediate Housing

In the London Plan, boroughs are required to take account of the overall London-wide objective for a 70:30 tenure split (i.e. 70% Social rented and 30% intermediate) The Sustainable Community Strategy ('Our Place In London') looks towards attracting and retaining wealth in the borough through a number of measures. The composition of housing tenure presents us with a number of possible alternatives.

Option 4.4

In schemes where we provide affordable housing, what proportion of social rented housing and intermediate housing should we aim for?

Options	Sustainability/Equality Impact
A. Social Rented Housing - 50% Intermediate Housing - 50%	The options here are wide ranging reflecting different priorities. Failure to provide a balance may result in disproportionate provision in relation to needs.
B. Social Rented Housing - 70% Intermediate Housing - 30%	
C. Social Rented Housing - 100% Intermediate Housing - 0%	



Issue 4.5

Location of affordable housing

In providing affordable housing, the usual presumption is for on site provision as part of the developer's scheme. However there may be exceptional circumstances where provision at an alternative site - partly or wholly off site may be considered.

Option 4.5

Should we provide private and affordable housing on the same site?

Options	Sustainability/Equality Impact
A. Affordable housing should be provided on completely separate sites from private houses.	The options here are wide ranging reflecting different priorities. Failure to provide a balance may result in disproportionate provision in relation to needs and would not contribute to the development of mixed and balanced communities.
B. Affordable housing should be provided as part of the overall development but on a different part of the site.	
C. Affordable housing should be mixed (or "pepperpotted") within the development.	

Issue 4.6

Specific Housing Needs

There will be a growing number of older people with increased care needs. The retired population is forecast to increase by over 5,000 people . Almost a quarter of households in the borough have a disabled person living in them with over 40% of this element having mobility difficulties and 6% being wheelchair users.

Option 4.6

What range of specific housing needs do we need to provide for?

Options	Sustainability/Equality Impact
A. Lifetime homes Meet the highest access standards as outlined in the Joseph Rowntree's Foundation's 16 design standards for better access.	This range of options would provide for specific equality groups and would generally be positive.
B. Wheelchair housing Ensuring all or a significant number have full access for wheelchairs	
C. Extra care homes Allocate specific sites for care homes throughout the borough to meet current and projected needs.	
D. Other forms of residential care or supported housing This includes accommodation for people with learning difficulties and mental health problems	

Issue 4.7

Gypsies and Travellers

The needs of gypsies and travellers have not been the subject of a coherent study across London until recently. This shows there to be a growth in need over the East London sub-region and requirement for Waltham Forest to accommodate a small increase in its pitch provision as well as to cater for the existing needs of gypsies and travellers.

Option 4.7

What provision should be made for gypsies and travellers?

Options	Sustainability/Equality Impact
A. Extension to the existing Peacock Close site (including community facilities)	Responds to a specific need identified through research. Would generally be positive in terms of sustainability and equality.
B. New site with additional pitches to meet projected need	
C. Provide more temporary sites for travellers in transit in the borough	

Issue 4.8

Housing Quality

These issues are varied as they cover matters which relate to the design of individual buildings as well as to their overall setting and surroundings. With a national and strategic policy context that seeks more housing and the most efficient use of land, standards of design are of increasing importance. Such standards generally encompass tackling climate change as well as more traditional design issues in relation to appearance and provision of outdoor space.

Option 4.8

How do we provide a high quality, safe living environment for our residents, also taking into account climate change?

Options	Sustainability/Equality Impact
A. Good Design Encompass the highest design and Urban Design Principles (including Open Space Provision) in all new developments.	Would generally be positive but cost implications may need consideration
B. Playspace Ensure that we provide well managed playspace and informal recreation particularly for children and young people regardless of costs.	Would respond well to family needs. May not necessarily reflect needs of older people or people requiring <i>quiet</i> recreational space
C. Climate Change Tackling climate change and sustainable construction principles (e.g code for sustainable homes, renewables and energy efficiency) should be viewed as just as important as other design based criteria.	Would respond well to environmental issues. Consideration of any potential social trade offs would need to be considered.
D. Safety and Security	Would respond well to social aspects of development layout and design.

Options	Sustainability/Equality Impact
Safety and Security Issues (e.g Designing out Crime) are the most important aspects to consider when designing new developments.	



5 Investing in our economy

Introduction

5.1 This theme provides an overall context for spatial issues linked with investing in our economy and develops this with specific reference to our industrial areas. It also provides a context for economic investment in relation to other sectors such as retail, leisure, health and public, which are developed further under Themes 4, 5 and 6. Related issues are employment, education and skills.

5.2 Government and national agencies require economic growth in line with sustainable development principles. The London Plan also seeks to make London a more prosperous city with strong and diverse economic growth. It looks at the nature of economic change in London to 2020, and the potential implications for policy. Key issues are:

- Developing the economy
- Office space
- Manufacturing and Wholesale
- Emerging growth sectors
- Improving employment opportunities

5.3 The document 'Our Enterprise, Employment and Skills Strategy 2008' seeks to:

- Ensure that local economic benefits flow from the substantial regeneration and development opportunities, as they arise, in the borough and elsewhere in North and East London.
- Ensure that people from disadvantaged communities, especially young people within the borough, can develop a range of specific and highly marketable skills, which will enable them to compete effectively within the UK's most dynamic regional economy.



Linked SCS Aspirations (Our Place in London)

5.4 Our Place In London sets overall objectives managing population growth and change, creating and retaining wealth for all residents. Within these objectives other priorities are identified as follows:

- Create a more economically balanced population, to increase local spending power, generate jobs and tackle concentrations of deprivation and low aspirations
- Providing children and young people with the skills and confidence to achieve their ambitions and compete in a global economy
- Enabling residents to access employment opportunities
- Achieve full employment
- Ensure residents are fit and healthy for work
- Make the most of the regeneration in East London

Key Facts/Evidence Base

- Slightly lower economic activity rate than London average.
- Similar employment profile to London but more elementary/trade and less managers/ professionals.
- One of the highest levels of out commuting of the London Boroughs.
- Higher than London average for business start ups and failures.
- Modest and slowing decline in industrial land - 0.9 ha per annum - and small increase in office take up in recent years.
- Qualifications do not compare well other than for the lowest level and there are relatively high levels with no qualifications.
- Entrenched worklessness is a major cause of poverty.
- It is estimated that 40% of children in our borough are in households that are below the official poverty level.
- Earnings consistently lower than London average (lower even than the national average for those that work in the borough).
- The Employment Land Study's key recommendations:
 - Continued protection of designated employment areas – subject to some minor change.
 - Non designated employment land at 96 ha is capable of meeting the potential release, but must be underpinned by sound database monitoring system.
 - De-designation of areas that have experienced a recognised change of use from traditional employment activity (approx 10ha). A further release of marginal land (approx 10 ha) through longer-term management plan.
 - A more flexible approach in relation to the regeneration area of Walthamstow, Blackhorse Lane and Northern Olympic Fringe.
 - Offices encouraged as part of town centre redevelopments.
 - Provision for SMEs and start ups (Incubator Space and Managed Workspace).
 - Monitoring industrial permissions and completions; use of Annual Monitoring Report.

Issues and Options

Issue 5.1

Sustainable Economic Development

PPS4 seeks economic growth in line with sustainable development principles. Waltham Forest is well placed in relation to key growth areas of London Lea Valley and London Thames Gateway. We need to focus on a range of areas of policy in order to ensure that our residents (and particularly younger people) are well placed to take advantage of these potential opportunities.

Option 5.1

How do we make sure that the Borough's economy is secure and prosperous in the future?

Options	Sustainability/Equality Impact Implications
A. Growth Sectors and Innovation Providing workplaces that meet modern day needs in terms of integrating latest technologies and environmental considerations. Seeking to accommodate growth sectors (e.g. distribution, IT related business, printing etc.) and business support in established employment areas.	Is likely to have positive social and environmental impacts. May assist in reducing need to travel.
B. Access to Employment Improving access to employment in growth areas; ensuring that our residents benefit from the opportunities created within and across the borough and regeneration in North and East London.	Would generally have a positive impact. Possibility that some areas of deprivation in the north of the borough may have more limited access to opportunities in the south.
C. Enabling Skills Improvement Encouraging the provision of skills thorough partnering and use of planning obligations (and any other related planning powers e.g. Community Infrastructure Levy) ¹⁾ Seeking to accommodate	

1 Measures would be in line with Waltham Forest's strategy for enterprise employment and skills Jan 2008

Options	Sustainability/Equality Impact Implications
the land requirements of schools and training facilities particularly where this aligns with identified skills gaps.	

Issue 5.2

Environmental Quality

Well functioning employment areas that are easy to get to and move around in are essential if the borough is to remain competitive, attract investment and respond to the needs of the market place. Estate layouts will need to be adaptable to changing requirements and environmental factors.

Option 5.2

How do we create a high quality working environment for business needs?

Options	Sustainability/Equalities Impact Implications
A. Better Access Seeking to improve access to and within employment areas with regard to: access roads (HGV suitable), public transport, pedestrian and cyclist, facilities for disabled people.	Would be important in addressing equality issues. HGV movement will have environmental implications.
B. Estate Improvements Good quality landscaping (e.g signage, enclosure, surfacing, planting), lighting and safety/security measures.	Can assist with a range of social factors including anti-social behaviour. Planting can assist with ecology as well as physical appearance.
C. Higher Environmental Standards Seeking to tackle climate change issues by improving environmental assessment, air quality, noise, pollution, sustainable	Positive environmental impacts but any costs may have an effect on ability to address any social issues.

Options	Sustainability/Equalities Impact Implications
transport, use of renewables and energy efficiency.	

Issue 5.3

Regeneration and Release

The borough's main industrial areas are concentrated to the west of the borough primarily within the Lea Valley. These are an important source of employment as well as business and commerce. However, it is acknowledged that there will be an overall decline in the total amount of land needed for business purposes over the next two decades. Within this there will be some sectoral growth and a need to accommodate renewal. New technologies, skills and working practices will develop in response to market requirements which are likely to be dominated by the needs of the London in general and in particular the move eastwards of the city to Canary Wharf and its surrounding hinterland. There will be a need also to consider the role of waste disposal and sustainable transport in terms of any land requirements.

Option 5.3

How should we ensure that we have enough suitable land and accommodation for the full range of our business needs and release land to enable regeneration?

Options	Sustainability/Equalities Impact Implications
A. Protecting Designated Industrial Areas and release of non-designated employment land Protecting designated industrial land for employment purposes. De-designation of areas that have experienced a recognised change of use from traditional employment activity (approx 10ha). A further release of marginal land through longer term management plan.	Would be positive in sustainability and equality terms as it would allow otherwise vacant and underused land to be brought into beneficial use. Risks may be associated with: a) the nature of that replacement use, and b) ensuring that some of the replacement addresses employment needs.

Options	Sustainability/Equalities Impact Implications
<p>B. More Office developments</p> <p>Encourage more office developments with a range of office spaces (small, medium and large) as part of the redevelopment of town centre sites including as part of mixed use developments where appropriate.</p>	<p>Would have positive social and economic effects. Would promote a sustainable locations</p>
<p>C. Main focus for new job in Regeneration Areas</p> <p>Blackhorse Lane, Walthamstow Town Centre and the Northern Olympic Fringe are part of a wider Growth Area Programme where it should be recognised that meeting employment land objectives could be addressed more flexibly as part of the wider regeneration proposals. These areas should be the main focus for new jobs.</p>	<p>Area regeneration is aimed at tackling deprivation and worklessness as well as providing quality homes.</p>
<p>D. Environmental Industries</p> <p>Accommodating our share of waste, recycling and related industrial requirements of the North London Waste Plan.</p>	<p>This is an important sub regional role that responds primarily to environmental concerns but will also have regard to socio-economic factors too</p>
<p>E. Small and Medium Sized Enterprises</p> <p>Encouraging the provision of premises for small and medium sized enterprises and start up business including incubator space, managed workspace and flexible space that can accommodate business expansion</p>	<p>Would respond well to BME equality issues. It may be more difficult to accommodate environmental costs at this scale.</p>
<p>F. Land requirements for Transport</p> <p>We will have a continuing need to have regard to land requirements for transport related activities e.g bus, rail and road transport.</p>	<p>Road related transport would have environmental implications in relation to noise, air quality and climate change.</p>

6 Making the most of our education

Introduction

6.1 Waltham Forest, as Local Education Authority, is responsible for securing provision of education for children of 5–16 years old on a compulsory basis and providing facilities for the education of under 5s (3 and 4 year old nursery provision) and people of 16 plus together with a wider education, cultural and training service. In addition to school provision, the borough has three Further Education (FE) Colleges that provide the majority of the borough's post 16 education including a range of vocational courses.

6.2 Waltham Forest has almost 90 (88) schools, comprising 20 secondary schools, three of which are private, 6 special schools, 58 primary schools of which three are private and four nursery schools. A number of schools are owned and operated by Trusts of various types, including one Academy. The Borough is required to provide sufficient school places to meet local needs and, in Waltham Forest's case, there will need to be a substantial increase in school places. This will have direct development management implications and demand for space. Given the built up nature of the borough it is likely that the majority of this provision will be accommodated by expansion of existing schools on 'brown field' sites. In addition many of the schools in the south of the borough continue to be below current space standards.

6.3 The Council and Government expect our schools to be increasingly the focus for a range of community provision, for example sports and arts facilities, health, training and JobCentre plus amongst other things, outside of conventional school hours. The development of schools as "extended schools" has implications both on space and management/use of buildings.



6.4 In terms of access to the borough's schools, all Waltham Forest's schools now benefit from school travel plans which offer safe and sustainable pupil travel options. Provision of schools local to need remains important if travel to school by vehicles is to be reduced. This expectation also relates to provision by other sectors in respect of children's centres.

6.5 Other planning policies we take into account include 'Every Child matters - Change for children programme 2004'; 'Planning Policy Statement 1, paragraph 23 (iii)'; and 'The Children's Plan'. All these policies recognise the critical role of education in determining life choices.

6.6 The London Plan ("Spatial Development Strategy for Greater London Consolidated with Alterations since 2004" - Greater London Authority February 2008) - policy 3A.24, Education Facilities) emphasises the need for local education authorities (LEAs) to cater for pre-school, school and community learning facilities taking into account demographic projections and ensure adequate provision with partners taking account of local criteria. LEAs should also seek to utilise schools at evenings and weekends and also their potential as a catalyst for change. The Plan projects an increase in school age population of 8% of which just over 50% of this being in the outer London boroughs. Boroughs are required to ensure that adequate provision is made to cope with this increase taking account of policies to protect open space and accessibility. Policy 3A.25 also recognises the need to support FE provision.

6.7 Other Planning Related Policies: The government is committed to improving all schools and sites together with their governance and curriculum offer, opportunities for extended learning and enhanced community engagement through the roll out of its 'Building Schools for the Future' (BSF) programme and its Primary Capital Strategy. The borough is developing its own 'Strategy for Change' documents to submit to government to enable it to progress the second 'wave' of the BSF programme. The Strategy for Change seeks to add value through BSF by including :

1. the co-location of schools and the development of all-through schools
2. collaboration at 14-19 between schools, colleges and other providers
3. improving PE / sport and leisure facilities by capitalising on the regeneration of the Northern Olympic fringe
4. the development of a systems approach to specialism in secondary schools
5. the development of SEN specialism in mainstream schools

6.8 Key priorities are to:

1. Ensure that schools of the right size and age range are in the right place to best meet community needs, consolidating or relocating schools onto single sites where possible, and increase post-16 places with more 11-18 schools, and to create all-age provision where appropriate.
2. Ensure sufficiency of places to match the planned increase in growth by 2015 by expanding existing schools and developing joint accommodation strategies with our 6th form colleges for key stages 4 and 5 pupils as a means of overcoming extremely limited existing sites / lack of new sites
3. Ensure suitability by developing design solutions that facilitate co-ordinated learning strategies.

Linked SCS Aspirations (Our Place in London)

6.9 While our schools are improving, attainment levels still lag behind the London average, and not enough of our children are leaving school with the skills and confidence to take advantage of all that London has to offer. Residents indicate that good secondary education would make them want to stay in the borough, and they are clearly ambitious for their children. There is recognition that education attainment is a critical driver both in terms of determining life choices for our young people particularly their 'employability' but also the quality of the borough's educational offer is an important criteria in anchoring families and sustainable communities to the area.

Key Facts/Evidence Base

6.10 Over the next 5 years from now to 2012 in order to meet increasing children numbers there will be a need to substantially expand the provision of primary school places. Thereafter there will be a corresponding need to similarly substantially expand secondary school places over the plan period in the next 10 years plus. This borough has a major capital programme for school building (capital) improvements under the 'Building Schools for the Future' (BSF Wave 1 - 5) programme.

6.11 Many existing secondary school sites are smaller than the minimum appropriate sizes as set out in DCSF Building Bulletins, excluding playing fields. This is also true of some primary schools. Many schools are located in settings where expansion through redevelopment with increased building heights will adversely impact on local low rise housing. Expanding provision of places is likely to require use of additional land not currently in school use and in particular current open space, and/or intensification of development with an impact on the surrounding area.

6.12 Policy objectives to expand community provision – for example floodlight external games areas for out-of-school hours use – impacts on other policy objectives in relation to, for example, light pollution. In consequence a new balance will need to be struck for the future between the need for school place provision and other objectives.

6.13 However some flexibility in provision planning will be needed as recent experience of school roll projections demonstrates that they are susceptible to variation due to the vagaries both of borough migration and provision of new housing.

Issues and Options

Issue 6.1

Provision of primary schools

Waltham Forest will need to provide considerably more primary school places over the next five years and this demand for space will need to be managed.

Option 6.1

How can Waltham Forest best provide for its future need for more primary school accommodation?

Options	Sustainability/Equality Impact
A. Expand primary schools Seek to expand existing primary school provision wherever available building opportunities exist - subject to suitable access and environmental conditions.	School proposals might come forward which did not best fit the locational needs of their potential catchments.
B. Access to nearby supporting facilities As above, but only where there is a reasonable expectation of access to adjoining or nearby open space (e.g. playing fields).	Lack of playing field or open space provision is already an issue in the southern half of the borough.
C. Build new schools Build new schools rather than expand existing ones and consider using any available land including open space sites to do this.	Open space loss would have both adverse environmental impacts and equality impacts - as the less mobile might not be able to easily access

Options	Sustainability/Equality Impact
	open space further away from where they live.

Issue 6.2

Provision of secondary schools

Waltham Forest will need to provide more secondary school places over the next ten years.

Option 6.2

How can Waltham Forest best provide for its future need for more secondary school accommodation?

Options	Sustainability/Equality Impact
A. Expand existing secondary schools Seek to expand existing secondary school provision wherever available building opportunities exist subject to suitable access and environmental conditions.	School proposals might come forward which did not best fit the locational needs of their potential catchments.
B. Access to nearby supporting facilities As above but only where there is a reasonable expectation of access to adjoining or nearby open space (e.g. playing fields)	Lack of playing field or open space provision is already an issue in the southern half of the borough.
C. Build new secondary schools Build new schools rather than expand existing ones and consider using any available land including open space sites to do this.	Open space loss would have both adverse environmental impacts and equality impacts - as the less mobile might not be able to easily access open space further away from where they live.

Issue 6.3

Community Hubs

There is a regeneration opportunity to develop suitable, well-sited school as 'community hubs' not only offering a range of learning and related facilities but in conjunction with other service providers offering other services to the wider community to provide better, linked-up service delivery.

Option 6.3

How should Waltham Forest best develop its school sites as community hubs?

Options	Sustainability/Equality Impact
A. Set up multi-purpose facilities and services Encourage the setting up of multi-purpose facilities and services - subject to suitable access and environmental conditions (e.g. hours of operation, activity levels, etc. appropriate to their surrounding areas) at suitably located secondary and primary schools.	Might have sustainability benefits in terms of reducing the need to travel to other locations for these services. Schools are already a focus for local communities and might also offer easier access for different community groups.
B. Better co-ordination of programmes As above, but actively seek to co-ordinate service agencies' infrastructure programmes to set up multi-purpose facilities and services - subject as above to suitable access and environmental conditions at suitably located secondary and primary schools.	Better planning of service provision might be possible within local communities - benefitting residents and local workers in terms of more readily accessible facilities.

7 Centres you want to go to

Introduction

7.1 Town centres are places for shopping, leisure, entertainment, living and working. The range of issues and options covered under this theme only relate to the 'major town centre uses'. Other related issues associated with town centres are covered elsewhere in this document.

7.2 The development of dynamic and successful town centres is central to the achievement of sustainable development. The borough's town centres are vital elements of the local economy. They need to be well managed to remain successful and attractive. Government policy on town centres is set out in a number of documents. A key policy document is Planning Policy Statement 6, published March 2005. Government policy seeks to focus new town centre uses including retail, leisure, offices etc in existing centres. Underlying this policy is also the need to promote growth and manage change in town centres. Local authorities are required to assess the need for further development in town centres and to ensure that there is capacity within centres to accommodate town centre uses. In Planning Policy Guidance Note 13 (April 2001), local authorities are also urged to actively manage the pattern of urban growth to make the fullest use of public transport and focus major generators of travel demand in city, town and district centres and near major public transport interchanges.



7.3 The London Plan (February 2008) also re-emphasises the above government policy – mentioning the need to identify local and neighbourhood centres and to develop distinct roles for town centres. With regard to the hierarchy of centres, boroughs are required to use the network of centres in London as the basis for policy development and delivery, however account should be taken of the relationship of other centres in the sub region. The plan recognises Walthamstow as a major centre and 6 other district centres including North and South Chingford, Wood Street, Bakers Arms, Leyton and Leytonstone.

Linked SCS Aspirations (Our Place in London)

7.4 The key SCS objectives relating to this theme include the following:

- Transform Walthamstow Town Centre into an asset for the borough, with quality shopping, healthy businesses and workspace, leisure, an iconic market and cinema, and vibrant day and evening economies.
- Improve the attractiveness, viability and marketing of the borough's smaller town centres and neighbourhood parades, in partnership with the private sector.
- Promote the development of a vibrant cultural offer and promote public art, to give public spaces identity and interest.

Key Facts/Evidence Base

7.5 The following are some of the key facts associated with the borough's town centres.

- There are approximately 3000 shops in the boroughs. About 55% of these are located within designated centres. The remaining proportion is made up parades of shops along road corridors and small clusters of shops within residential areas.
- Walthamstow is designated as a 'major' centre. There are 6 district centres: Leyton, Leytonstone, Wood Street, Bakers Arms, North Chingford and South Chingford. There are 8 neighbourhood centres: Highams Park, Sewardstone Road, Chingford Hatch, Chingford Mount, Forest Road, Markhouse Corner, Francis Road and Thatched House.
- There are 19 local retail parades: Hall Lane, Billet Road, Chingford Road, Carr Road, Higham Hill Road, Blackhorse Road, Bell Corner, Lea Bridge Road, Queens Road, Grove Road, Markhouse Road, Colworth Road, Vicarage Road, Grove Green Road, Church Road, Leytonstone High Road, Leyton High Road, Cann Hall Road and Orford Road.
- Over the last 10 years or so, there has been a rising number of planning applications involving changes of use from retail to other non retail uses.
- Where shops have been lost, these have often been replaced by restaurants and hot food takeaway uses.
- There is a mix pattern of activities within town centres, with retail being the most dominant use, followed by food and drink uses and then offices uses. The level of vacancy is generally much higher in the district and neighbourhood centres representing 7% of the total number of units.⁽¹⁾
- Existing major leisure facilities include Larkswood Leisure Park and the Gala Bingo on Lea Bridge Road. There is no cinema in the borough. There are a number of local authority sport centres, small private health and fitness clubs, public houses, restaurants, bars and cafés.

1 Waltham Forest Annual Monitoring Report 2006/7.

- Projected growth in population and expenditure over the period 2006 – 2016 is expected to lead to an increase in the scope for additional comparison floor space to 23,000 sq m.⁽²⁾
- Shopping surveys have shown some level of dissatisfaction with the range and types of shopping facilities available in town centres - leading to a tendency for borough residents to use other centres in nearby boroughs and other larger shopping centres.



2 Waltham Forest Retail Study 2002 (updated September 2006).

Issues and Options

Issue 7.1

A viable network of town centres

The current network of town centres in Waltham Forest has evolved over a considerable period of time. It has been evident that many of these centres have been less successful as thriving places. As we look to the future, there is the need to improve the relative attraction of our town centres particularly in the context of population growth, new demands for services and facilities and competition from nearby centres - including Stratford City.

Option 7.1

Do we have a sustainable network of town centres? Is the current town centre hierarchy still appropriate or should it be changed?

Option	Sustainability/Equality Impact
A. Keep existing hierarchy of centres Keep the existing town centre hierarchy – Walthamstow as major centre, 6 district centres – North Chingford, South Chingford, Bakers Arms, Leyton, Leytonstone, Wood Street, 8 Neighbourhood centres and 19 Local Retail Parades.	Limited economic and social impact - unless centres are sufficiently strengthened to resist the impact of Stratford City.
B. Add more local centres Keep the existing town current hierarchy, but add more local centres and designated local retail parades, where there is sufficient clustering of retail, commercial and other community uses.	Positive economic and social impact - potential to improve access to local shopping facilities for all groups.
C. Elevate some centres Promote some centres as higher level centres e.g. Walthamstow could become a metropolitan centre to better compete with Stratford City, Ilford, Enfield or Romford. Some	Positive economic, social and environmental impact on the expanded centres, although the vitality and viability of smaller centres may be

Option	Sustainability/Equality Impact
other neighbourhood centres could also become larger centres (subject to development proposals coming forward).	affected. Potential to contribute to social cohesion.
<p>D. Well defined roles for all centres</p> <p>Encourage greater differentiation and specialisation between centres - by setting out well-defined roles for town centres. With this option, we could encourage different types of activities in some centres than others. E.g. more specialist shopping, offices, markets different types of leisure, entertainment or cultural facilities in different centres.</p>	Positive economic and social impact overall- likely to benefit all town centre users. Potential to contribute to social cohesion.

Issue 7.2

Well Managed Growth

Projected growth in population and expenditure over the period 2006 – 2016 is expected to increase the need for additional comparison floor space.⁽³⁾ We need to plan how best to distribute the identified growth to maximise benefits for the borough wide economy.

Option 7.2

How should we allocate future growth in retail, leisure and offices activities?

Option	Sustainability/Equality Impact
<p>A. In centres with redevelopment potential</p> <p>Focus growth/expansion in only those centres where redevelopment potential exists – subject to availability of sites, premises and funding.</p>	Positive economic, social and environmental impact limited to only those centres with greater redevelopment potential.

3 Goods that are purchased occasionally and for longer term use, such as electrical goods, clothing, household goods, books, jewellery, furniture etc which consumers will compare before making a choice (see also convenience goods or shopping).

Option	Sustainability/Equality Impact
B. In Walthamstow Focus growth in Walthamstow to help it better compete with Stratford, Ilford, Enfield and Romford.	Positive economic, environmental and social impact on Walthamstow in particular.
C. In identified priority centres Identify priority centre(s) where significant additional growth/expansion will be encouraged.	Positive economic, environmental and social impact on the priority centres.
D. In all centres Distribute growth equally between all centres.	Negative economic impact - unlikely to maximise development potential at the best locations. Potential to contribute to social cohesion.
E. Extend town centre boundaries Extend town centre boundaries where necessary /appropriate to accommodate additional growth.	Positive economic and social impact on those centres with potential to expand.

Issue 7.3

Well balanced mix of uses/improved town centre offer

A mixture of uses such as housing, retail, leisure and recreational facilities, schools, cultural and educational services adds to the vitality and viability of centres. However achieving the right balance between similar types of activities is also important particularly if we are to avoid the emergence of dominant uses e.g. too many non-retail uses or the proliferation of particular uses. We need to create sustainable patterns of activities within centres including the management of the night time economy. Too much mixing or the wrong elements of the mix may unbalance some centres affecting overall vitality and viability.

Option 7.3

How should we plan for mixed use developments in town centres?

Options	Sustainability/Equality Impact
A. Encourage more mixed uses Encourage more housing, offices, leisure uses in all centres – as and when redevelopment opportunities become available.	Positive economic and social impact - subject to redevelopment opportunities becoming available.
B. Manage the balance between retail and non retail uses Protect the loss of retail uses within designated town centres and other areas by designating protected retail frontages, and setting limits to control the number/types of non retail activities to be permitted within these frontages.	Positive economic impact likely to encourage the vitality and viability of shopping areas. Potential to safeguard access to shopping for all users, also contributing to social cohesion.
C. Manage the proliferation of particular uses Control the proliferation of particular uses such as food and drink uses (e.g Food take-away outlets) along shopping streets and in residential areas.	Uncertain economic and social impact.
D. More housing, leisure and entertainment uses Plan for more housing, leisure and entertainment activities in town centres.	Positive economic and social impact overall. Potential to contribute to social cohesion.

Options	Sustainability/Equality Impact
E. Improve the range/quality of shops Plan for more retail in town centres (a range of shop types, formats providing a greater choice of shopping facilities).	Positive economic and social impact overall. Potential to contribute to social cohesion.

Issue 7.4

Delivery of Town Centre Plans /Strategies

Tackling the problems of physical and economic decline in our town centres will require a set of implementation mechanisms to make this happen. In delivering town centres plans and strategies some actions may lie outside the planning system. The Core Strategy could have an important role in identifying the general approach to be followed and what needs to happen. Joint working between a range of partners (public and private sectors) will be necessary to deliver the expected outcomes.

Option 7.4

How should we plan for the regeneration of the borough's town centres?

Options	Sustainability/Equality Impact
A. Redevelop underused sites/premises Encourage land/property owners to redevelop underused sites and premises - more promotion, marketing, business support etc.	Positive economic and social impact overall. Potential to tackle social deprivation.
B. Designate sites for new uses Release/designate sites within town centres for additional uses/activities.	Positive economic, social and environmental impact.
C. Proactive town centre management	Positive economic, social and environmental impact.

Options	Sustainability/Equality Impact
<p>Apply a more rigorous and proactive town centre management approach - involving for example greater use of compulsory purchase orders, establishment of Business Improvement Districts.</p>	
<p>D. Town centre action plans</p> <p>Prepare town centre action plans/strategies for all centres.</p>	<p>Positive economic, social and environmental impact.</p>

8 Healthy environment

Introduction

8.1 Integrating health into planning is key to achieving wider objectives relating to sustainability, equality of opportunity and quality of life. The Core Strategy will be important in achieving community health objectives – in particular addressing the effect on health of the broader physical and social environment. Health is influenced by a number of factors - for example access to health care and other social facilities, access to open space, recreation and leisure. Other aspects relate to the safety of the environment, facilities for exercise and other environmental conditions relating to air quality and water. This theme looks at the key health linkages associated with how places are planned and developments delivered. Other determinants of health such as education, employment, and housing are specifically addressed in other sections of this document.

8.2 One of the key objectives mentioned in Planning Policy Statement 1 (2005) is the need to promote healthy communities. The need to reduce greenhouse emissions, pollution, land contamination, noise and light pollution are also relevant planning matters affecting health mentioned in other government planning policy statements. Planning Policy Guidance (PPG17) mentions that open spaces, sports and recreation facilities have a vital role in promoting healthy living and preventing illness. The government has also published national air quality objectives to be achieved.



8.3 More recently the government has also published the document 'Healthy Weight, Healthy Lives: a Cross government Strategy for England, (Jan 2008)' which seeks to encourage healthier lifestyles to reverse the rising tide of obesity. The London Plan (February 2008) sets out a range of policies to help integrate planning and health issues. For example under Policy 3A.20, development plan documents are expected to include policies for the improvement of the health of the local population and to reduce health inequalities.

Linked SCS Aspirations (Our Place in London)

8.4 The Council's Sustainable Communities Strategy (Our Place in London) includes the following relevant objectives:

- Develop and maintain an accurate and up to date understanding of the changes in the local population, to ensure effective resourcing and planning of public

services, in particular health and social care infrastructure, school places, and community facilities.

- Promote equality, cohesion and integration in our community.
- Ensure that strategies for employment, skills, housing, cohesion, participation, open space and leisure, contribute to health improvement.
- Tackle childhood obesity by focusing on diet and exercise.
- Improve the quality of, and access to primary care services, and increase the uptake of screening programmes for treatable diseases.
- Encourage people to participate in active leisure to keep them mentally and physically fit.

Key Facts/Evidence Base

8.5 Key evidence from Waltham Forest PCT Reports/documents i.e. Public Health Report 2006/7, Commissioning Strategy Plan 2007-2012 sets out a range of health conditions affecting the borough. Key issues include the need to improve life expectancy, reduce the rate of death from smoking, heart disease and stroke, diabetes etc. There are also concerns regarding violent crime and teenage pregnancies, heart disease, tuberculosis and chronic obstructive pulmonary disease, cancer, sexual health and mental health.

8.6 With regard to health, the key policy objectives the core strategy must address include the following:

- Need to improve health outcomes through planning intervention – propensity for people to exercise - walk/move, cycle, play, relax, etc.
- Access to good air quality and water and other environmental factors
- Need to improve access to a range of primary health care facilities.
- Access to facilities for social interaction i.e. meeting places/ community centres, places for worship, pubs etc.
- Funding of social and community facilities.
- Reducing levels of crime and anti-social behaviour (See Chapter 9).
- Tackling fear of crime (See Chapter 9).
- Waste disposal and management (See Chapter 12).

Issues and Options

Issue 8.1

Promoting physical activity

The built environment can have an important influence on health. By planning our streets and spaces better, we can influence the way we behave and interact with our built environment. For example, if land uses are better integrated, people are more likely to accomplish their basic utilitarian needs on foot or bicycle consequently encouraging greater levels of physical activity. Similarly streets and buildings that are built from a pedestrian perspective create places that are

conducive for physical activity and health. To create a healthy environment, we must seek to address the underlying factors and lifestyle behaviours that directly improve physical, mental and social health. In spatial planning terms although the impact of some interventions may appear modest, however their effects are cumulative and synergistic.

Option 8.1

How should we plan for better health?

Options	Sustainability/Equality Impact
A. Designate sites for health uses Designate suitable sites/premises for health facilities including polyclinics, health centres, doctor's/dental surgeries and other health care services.	Positive economic, social and environmental impact. Improved access to health facilities for all groups.
B. Encourage healthier lifestyles Promote healthier life styles through design concepts such as a 'walkable/accessible borough' (by safeguarding the network of pedestrian /cycling routes)	Positive economic, social and environmental impact. Likely to tackle social deprivation and promote social inclusion.
C. Design intervention Prioritise the need for people to be physically active in the way we design buildings, spaces, streets and walkways.	Positive economic, social and environmental impact.
D. Funding opportunities Seek funding opportunities to support the delivery of more health care e.g through developer contributions.	Positive economic impact.
E. Health impact assessments Require health impact assessments to be undertaken for all new major developments and ensure appropriate provision is made where necessary.	Positive economic, social and environmental impact.

Issue 8.2

Open spaces for recreation

The amount and quality of the borough's open space, greenery, and recreation facilities are crucial to its liveability, health, well-being, and prosperity. Existing UDP policies protect and promote improvement to existing open spaces. These have resulted in very little development affecting open space, and much of this has been for recreational purposes. The UDP has therefore provided a good basis for the protection and provision of open space, and the LDF will need to take its achievements forward encouraging greater usability and access to quality open spaces, greenery, and recreation facilities.

Option 8.2

How should we plan for open space provision?

Options	Sustainability/Equality Impact
A. Protect existing facilities Continue to protect and enhance existing open space facilities – where necessary, seeking re-provision on alternative sites.	Positive environmental impact on the quality and function of open spaces. Positive social impact on the health and well being of the community. Could see negative economic impact of maintaining underused sites.
B. Enhancement of existing facilities Where we are unable to provide new open space in areas of need, we should seek enhancement of existing nearby open spaces.	Positive environmental impact on the quality and function of open spaces.
C. New parks/open spaces Encourage new parks/public open spaces in areas of open space deficiency,	Positive environmental impact on the quality and function of open spaces. Could see negative economic impact of maintaining new parks/open spaces.
D. Management plans Prepare management plans for improving underused facilities.	Positive environmental impact on the quality and function of open spaces. Improved surveillance likely to achieve community safety benefits for all groups.

Options	Sustainability/Equality Impact
E. Improved access to nearby facilities Ensure access to facilities provided by the Olympic developments.	Positive environmental impact and social impact on the quality and function of open spaces.
F. Use of planning obligations Require developers to provide new or improved facilities through planning obligations e.g. new housing development to help pay for the provision of additional sport, local areas for play or recreation and green space facilities.	Positive environmental and social impact on the quality and function of open spaces.

Issue 8.3

Reduced environmental risks

In planning for growth in economic activities, we also need to ensure that the borough's land use development is sustainable and does not compromise healthy living. The main health issues relate to water supply, air quality, contaminated land, noise and lighting. We need to plan for sustainable use of water resources. On air quality we need to ensure that polluting emissions and ambient air quality do not cause harm to human health and the environment. We also need to assist and encourage the remediation of land already affected by contamination. Similarly issues regarding noise and lighting will need to be addressed through careful management of the impact of proposals on our general surroundings.

Option 8.3

How should we manage the borough's land use development to safeguard health?

Options	Sustainability/Equality Impact
A. Protecting water quality Continue to oppose developments that would pose	Positive social and environmental impact for all groups.

Options	Sustainability/Equality Impact
an unacceptable risk to the quality of groundwater or would have a detrimental effect upon the quality of surface water.	
B. Protecting air quality Resist developments in/adjacent areas of poor air quality.	Positive social and environmental impact on all groups.
C. Controlling pollution Set minimum emission levels to control the polluting effects of new development proposals.	Positive social and environmental impact on all groups. Could see negative economic impact on job creation opportunities.
D. Air pollution levels Resist all developments that will contribute to an increase in air pollution levels.	Positive social and environmental impact on all groups. Could see negative economic impact on job creation opportunities.
E. Air quality assessments Require air quality assessments for all new developments.	Could see negative economic impact
F. Acoustic reports - for new industrial and commercial developments Require the submission of an acoustic report to assess noise levels in all new industrial and commercial developments.	Positive social and environmental impact on all groups.
G. Dealing with impact of noise Require acoustic reports to assess potential noise impacts upon residential areas.	Positive social and environmental impact on all groups.
H. Dealing with light pollution Require the submission of impact assessments including mitigation measures to address the effects of light pollution.	Positive social and environmental impact on all groups.

Issue 8.4

Access to social and community facilities

Social and community facilities are essential for viable local communities. A range of health facilities are needed to deliver good health care for our residents. The provision of places for social interaction and relaxation also contribute to good physical and mental health. Looking to the future, the borough is expected to accommodate increased population growth and housing impacting on the provision of a range of supporting facilities. These include recreation facilities for children, young and older people, as well as libraries, sports and leisure facilities, community halls, meeting rooms, places of worship, public toilets etc. The LDF will need to ensure that convenient, accessible and well-designed facilities are provided.

Option 8.4

How should we make sure we have enough social and community facilities to meet our needs?

Options	Sustainability/Equality Impact
A. Protection of existing facilities Continue to protect the loss of existing sites/premises in social and community use, regardless of their condition and location.	Positive social impact on all groups.
B. Relocation of existing facilities Encourage health and other community facilities to locate in town centres and at more centralised/accessible locations, encouraging shared use of existing facilities as much as possible.	Positive social and economic impact on all groups. Greater scope for social interaction. Shared use will support the provision of viable facilities.
C. Funding new facilities Use developer contributions to fund the provision of social and community facilities.	Positive social and environmental impact. on all groups.

9 Safe and inclusive neighbourhoods

Introduction

9.1 Three key principle considerations have so far guided work on the Sustainable Community Strategy regarding community cohesion and safety:

- Safer Places - people's perceptions of community safety help create a sense of belonging, attachment, and equal life opportunities and enhance a sense of place; the Council's Residents' Panel Survey 2007 gave Anti Social Behaviour as the greatest reason for leaving the borough. Nationally it has been identified that there is a gap between people's perceptions of crime levels and the evidence base; the British Crime Survey 2006/07 found that people believe that crime has risen when evidence indicates that it is decreasing. That gap is mirrored in Waltham Forest.
- Diversity - projected population growth in Waltham Forest, as elsewhere in London, has implications on relationships within and between communities as the population becomes more diverse.
- Deprivation - the nature and distribution of crime and victimisation and correlations with areas of deprivation in the borough. Crime rates are one of the dimensions in measuring deprivation. The latest Indices of Deprivation for 2007 show that deprivation is increasing in Waltham Forest and it is now the 27th most deprived local authority in England. This increase is mainly attributed to the increase in 'barriers to housing'.

9.2 Government and National Agencies require that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. Designs for buildings and streets should reflect the attributes of safe, sustainable places set out in "Safer Places - the Planning System and Crime Prevention" and take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income. Development plans should promote development that creates socially inclusive communities, including suitable mixes of housing. The impact of development on the social fabric of communities should be considered and taken into account.



- Circular 01/06 Guidance on Changes to the Development Control System, DCLG
- PPS 1: Delivering Sustainable Development – ODPM 2005
- Manual for Streets – DCLG / DfT 2007
- Safer Places: The Planning System and Crime Prevention – Good Practice Guidance – ODPM April 2004
- The London Plan (“Spatial Development Strategy for Greater London Consolidated with Alterations since 2004” - Greater London Authority February 2008)
- Planning for Equality & Diversity in London” Supplementary Planning Guidance to the London Plan (Greater London Authority Dec 2007)

9.3 Other Planning Related Policies:

- Crime & Disorder Act, 1998 (together with amendments from the Police and Justice Act 2006)
- Race Relations (Amendment) Act, 2000
- Sustainable Communities Plan, ODPM 2003:
- Improving Opportunity, Strengthening Society - Home Office 2005
- The "Home Office Strategy 2008-2011: Working Together to protect the public".
- The National Community Safety Plan 2008/2011.

Linked SCS Aspirations (Our Place in London)

9.4 The principle underlying this area of the Sustainable Community Strategy is to retain wealth in the borough with a priority of improving community safety and reducing anti-social behaviour. Building and public space design all affect the feeling of safety. Consequently an objective for the LSP will be to work more closely to design out crime through the planning system – e.g. to increase safety in and around the transport system or improve liveability in the borough partly by designing in community safety considerations in town centres to reduce the risk of stranger violence and anti-social behaviour.

Key Facts/Evidence Base

9.5 Home Office data on the trajectory of all crime in Waltham Forest since October 2005 shows a steady decline since then and a predicted decline continuing in future. In fact overall crime has decreased in Waltham Forest by 11% in 2007/08 from 2006/07. In 2007/08 Waltham Forest performed significantly better in reducing crime than the London and East London averages. Overall crime levels in Waltham Forest are currently average for across the Metropolitan Police Service area.

9.6 More than half of local residents thought that Anti Social Behaviour was a problem where they lived. SafetyNet have addressed this by introducing a specific partnership delivery group to focus on the Anti Social Behaviour agenda and a Tactical Joint Action Group to tackle the crimes of most concern to local neighbourhoods. In a repeat survey in 2007 the proportion of people expressing concerns about Anti Social Behaviour had fallen to 29%. SafetyNet are committed to tackling reducing perceptions of ASB further. Perceptions are also improving on people who feel safe outside in their local neighbourhood at night from 26% in 2003/4 to 57% in 2006/07.

Tackling the fear of crime will form a key focus for SafetyNet in 2008/09, through raising awareness of local services and developing affective communication mechanisms with the community.

9.7 The composition of the population of Waltham Forest and the changes forecast for the future raise important opportunities – and challenges to social cohesion and safety – across the Borough. If neighbourhoods become more segregated (by income, race, ethnicity and age) then opportunities may be lost to build more cohesive communities, close gaps in educational attainment and build more informal/voluntary social support networks. When looking more closely at the factors affecting future social cohesion, a key consideration is that crime levels are the most often-quoted concern amongst residents living here.⁽¹⁾

9.8 Other research evidence ⁽²⁾ identifies the following facts:

- Economic inactivity stands at 25% in Waltham Forest.
- Worklessness problem is both a spatial and social issue in the borough.
- An equalities issue as 36% of the non-white population are economically inactive, 11 points higher than the borough average.
- Walthamstow suffers from poor liveability and higher than average rates of crime.
- The state of the urban environment has detracted ‘would-be’ shoppers and investors from the town.
- A lack of a coherent town centre management service and poor quality shop frontages have also exacerbated this issue further.
- Crime has also been a constant issue for the town centre.
- There is a greater need for a range of community safety interventions to reduce crime and people’s fear of crime: introducing CCTV, more community support officers and designing out crime improvements across our town centre areas
- Currently, LBWF is in lowest quartile of London Boroughs in terms of numbers of street robberies despite achieving a 24% reduction in the number of offences from 2006/7 to 2007/8.

9.9 The SafetyNet Strategic Assessment 2008, identifies three main priorities for Waltham Forest namely:

- Drugs – due to their usage being a key driver for crime and people using and dealing drugs was identified as a major concern of the community and being a key national target.
- Robbery of the person – due to the high levels, local concern and being a key government priority.
- Violence against the person – due to their large volume, levels of seriousness and being a key national target.

1 Shaping Our Future, Key Drivers of Change + Waltham Forest Place Shaping - where we are now - Renaisi Ltd, June 2007

2 “Breaking Down the Walls of Silence” - Institute of Community Cohesion Report on Community Engagement & Extremism in Waltham Forest

9.10 In addition to these priorities the analysis identified a distinct geographical split in the distribution of crimes which recommended different crime strategies being developed to tackle crime and disorder in the north of the borough than in the centre and south, particularly as these differences are likely to increase as a greater population influx is predicted into the south and centre of the borough.

Issues and Options

Issue 9.1

Safer Places

Need to improve the borough's town centres' offer to residents and businesses, partly through enhanced community safety improvements in the design of buildings and public spaces

Option 9.1

Using its land use planning powers, how can Waltham Forest further improve its approach to making safer places ?

Options	Sustainability/Equality Impact
A. Apply 'secured by design' and 'designing out crime' concepts Maintain existing UDP policies aimed at safeguarding amenity and townscape character, improving safety & security at rail & tube stations plus bus stops, ensuring high design standards and reducing opportunities for crime by incorporating 'secured by design' and 'designing out crime' concepts in new buildings.	"Broad-brush" approach - may not address needs of specific community sectors regarding safety / access needs.
B. Community safety features Require appropriate community safety features in all new developments - e.g. ensuring surrounding footpaths and open spaces are overlooked.	Might be better at addressing need for particular approaches for commercial buildings, schools, etc.
C. Prepare strategies	Very intensive approach which might benefit particular

Options	Sustainability/Equality Impact
Draw up appraisals of the borough's housing areas and town centres and devise appropriate design and land use strategies for each – e.g. re how to discourage anti-social behaviour – and prioritise environmental improvements to the most deprived parts of the borough.	groups concentrated in particular areas of the borough.
<p>D. A network of walking routes</p> <p>Develop a walking network to link homes with town centres, recreation / leisure facilities & open space; this will increase the number of people visibly out on the street and so help promote social inclusion and equal access for all.</p>	Emphasises a sustainable approach to the way people get around their local areas - aimed at all groups within the community.

Issue 9.2

Diversity

Need to ensure that people from different backgrounds have access to similar life opportunities, services and transport.

Option 9.2

Can Waltham Forest do more to contribute to social inclusion by further recognising the various needs of different sections of its community through its planning powers?

Options	Sustainability/Equality Impact
<p>A. Greater priority to the most disadvantaged communities and neighbourhoods</p> <p>Maintain the overall approach in the existing UDP which aims to ensure that planning policies reflect the needs of all borough</p>	"Broad brush" approach which may not be sufficiently fine tuned to pick up on all community needs across the borough.

Options	Sustainability/Equality Impact
residents and gives priority to the most disadvantaged communities and neighbourhoods.	
<p>B. New areas for community interaction</p> <p>Provide new areas for community interaction (e.g. new community meeting places / centres and street markets) to anchor new communities here – and improve retail choice and job opportunities for local people</p>	Could benefit communities new to the borough which are located in specific parts of the borough.
<p>C. Provision of joint service centres</p> <p>Develop joint service centres (JSCs) which encourage specialised local service approaches to particular local communities and facilitate social cohesion – e.g. linking social service, police, education, health and other services in JSCs.</p>	Might have sustainability benefits from reducing the need to travel to a variety of locations to access different facilities.

Issue 9.3

Deprivation

Need to continue to address long-standing issues of deprivation in parts of the borough to facilitate social cohesion.

Option 9.3

How can the Council best use its planning powers to tackle continued problems of deprivation in the borough ?

Options	Sustainability/Equality Impact
A. Support Regeneration proposals Maintain existing UDP policy to support proposals which contribute to the regeneration of areas of the borough needing regeneration – mainly by maximising the amount of land and buildings used for local industry and commerce.	Policies concentrated primarily on employment issues - i.e. do not address wider needs of different community groups.
B. Preparation of regeneration strategies Develop individual regeneration & land use strategies for each borough town centre to anchor incoming communities by promoting development aimed at encouraging greater social cohesion - e.g. to make sure there are sufficient housing types, health services, shopping facilities (e.g. street markets), burial space, sports and recreation facilities & local job training / job opportunities.	Wider range of issues addressed in this option - but difficulty in balancing competing needs.

10 Travelling efficiently between places

Introduction

10.1 Being able to travel from place to place as and when necessary is vital in modern society, enabling people to access employment and education, shops and services, and a range of leisure and recreational opportunities. The efficiency of the transport network can have a significant bearing on how people choose to travel as well as their ability to do so. But transport can also have a major impact on the environment – not just locally but globally – and reducing this impact is central to tackling issues ranging from poor local air quality to climate change. To meet these demands, a transport network is required that is both efficient and sustainable, enabling people to make reasoned choices about how and when they travel.

10.2 Government policy on transport require:

- Promotion of more sustainable transport choices for both people and for moving freight.
- Promotion of accessibility to jobs, shopping, leisure and services by public transport, walking and cycling.
- A reduction in the need to travel, especially by car.
- The need to take into account public transport accessibility in locating development.



10.3 The London Plan requires:

- Improved accessibility, making London an easier city to move around.
- The integration of transport and development at all levels, matching development to transport capacity.
- The provision of sufficient land and appropriately located sites for the development of the transport network.
- Increasing the capacity, quality and integration of public transport.
- Improved conditions for pedestrians and cyclists.
- The tackling of congestion and reduction of traffic.
- No over-provision of car parking.

10.4 Other Planning Related Policies:

- Continued implementation of traffic restraint and traffic calming to achieve no growth in car traffic in town centres and only a small growth elsewhere.
- Development of safe and attractive walking and cycling networks.
- Improving conditions for bus services.
- Improving stations and routes to stations.

Linked SCS Aspirations (Our Place in London)

10.5 In seeking to improve transport within the borough over the next 20 years, the Waltham Forest Sustainable Communities Strategy (Our Place in London) has the following relevant objectives:

- Promote sustainable private and public transport.
- Involve residents and businesses and the public sector in reducing landfill waste, energy use and carbon emissions.
- Improve access from all areas of the borough to main employment growth centres in the borough, sub-region and London prioritising better public transport.
- Transform Walthamstow Town Centre into an asset for the borough, with quality shopping, healthy businesses and workspace, leisure, an iconic market and cinema, and vibrant day and evening economies.
- Improve the attractiveness, viability and marketing of the borough's smaller town centres and neighbourhood parades, in partnership with the private sector.
- Involve residents and businesses in improving the street scene.
- Tackle fear of crime by ensuring that public spaces and transport infrastructure are well designed, maintained, and used.

10.6 In addition to the Sustainable Communities Strategy, the Council's Local Implementation Plan - which sets out local transport policy for the borough - will inform the development of LDF policies.

Key Facts/Evidence Base

10.7 The borough has a well-established transport network that was largely developed in the past century, commencing with the completion of the Great Eastern Railway Liverpool Street to Chingford line in 1873. Roads and rail links run predominantly from northeast to southwest to access Central London, generally reflecting the geography of the area. The south and the middle of the borough have better access to the underground network than the north of the borough, although the north has a good rail link to the City passing through Walthamstow en route. The Barking to Gospel Oak orbital rail service, which serves four stations in the borough, has experienced significant passenger growth over the past few years. The borough has a good network of bus services, centered on Walthamstow Bus Station, although gaps still remain. Traffic congestion is a significant issue in the borough and many roads now operate at or above saturation levels at peak times.

10.8 The continued growth of the borough coupled with the increased demand for travel is expected to place further stress on the transport network. Many streets are dominated by heavy parking, with little scope for dramatically increasing its availability, and hitherto parking management has only been undertaken on an ad hoc basis. The radial nature of road and rail links mean that people face difficulties in accessing employment and other opportunities to the south of the borough in Canary Wharf and Stratford, an area which is set to benefit from significant regeneration in the coming few years. The built up nature of the borough means that the Council is required to take a 'balanced approach' to manage the different and sometimes competing needs of all transport users.

Issues and Options

Issue 10.1

Sustainable Transport

One way in which the Council can encourage the take up and use of sustainable modes of transport is to ensure that new developments have good access to the local transport network and include measures to promote use of sustainable modes, such as walking, cycling and public transport. The use of sustainable modes can have a positive impact on the local environment and congestion, as well as providing health benefits to the individuals concerned. Responsibility for the promotion of sustainable transport lies with a number of groups - as well as the Council and Transport for London, local businesses, developers and employers can all play an important role.

Option 10.1

What is the best approach for encouraging the take up and use of sustainable modes of transport?

Options	Sustainability / Equality impact
A. Focus on maintaining existing Network Leave the development of sustainable modes of transport to Transport for London (TfL) and developers, focusing efforts on maintaining the existing network.	Neutral to positive environmental impact, as take up and use of sustainable modes may not increase as much as may be possible.
B. Encourage sustainable transport as part of new developments	Positive environmental and equality impact, particularly for local air quality and health

Options	Sustainability / Equality impact
Encourage TfL and developers to consider sustainable transport modes as part of new developments and transport schemes, making provision for these modes where possible and cost effective.	
<p>C. Promote sustainable transport as part of new developments</p> <p>Actively work with and lobby TfL, developers and other organisations on the development of sustainable transport modes and improve provision at every opportunity. Explore all avenues of available funding.</p>	Positive environmental and equality impact, particularly for local air quality and health.
<p>D. Low-car and car-free development in appropriate locations</p> <p>Encourage people to use sustainable modes through the imposition of 'sticks' on car use, such as reduced levels of car parking and higher permit charges.</p>	Positive environmental and equality impact, particularly for local air quality and health.

Issue 10.2

Managing the demand for travel

Managing the demand for travel is about making the most efficient use of the transport network through managing and reducing the need and demand for travel, both generally and at specific times of the day and week. As new housing and other developments are planned, we can have a significant impact on the amount that individuals will need to travel in the future by looking carefully at where the development is located. In addition, the use of travel plans and traffic restraint in certain areas can contribute towards managing patterns of travel whilst having a positive impact on local environments. The characteristics of the borough mean that it may be particularly well suited to some demand management measures, while less well suited to others.

Option 10.2

How should we seek to manage the demand for travel in the borough?

Options	Sustainability / Equality impact
A. Do not manage demand Do not seek to manage the demand for travel. Try to accommodate the ever increasing demand on the existing road, rail and underground transport network.	Negative environmental and equality impact, as traffic and congestion would grow to the detriment of all road-users.
B. Mixed use development Promote more mixed use development, including units with facilities to enable more home working in appropriate circumstances.	Positive environmental and equality impact, as the demand for travel would reduce and those choosing to work from home would have more opportunity to do so.
C. Location of development Require that high trip-generating development only be located in the most accessible locations, such as in town centres and close to public transport hubs.	Positive environmental impact, as the need for travel would reduce.
D. Parking provision Reduce levels and availability of car parking in some areas to discourage use of the car and properly manage on-street parking in other areas through the implementation of Controlled Parking Zones.	Positive environmental impact particularly on local air quality, as the demand for car travel would reduce.
E. Travel Plans Require that new developments produce and adopt travel plans, aimed at reducing the need to travel and encouraging access by sustainable modes.	Positive environmental and equality impact.
F. Local congestion charging Examine the scope for implementing a local congestion charging scheme in the borough, or taking part in a larger regional scheme should one come about.	Positive environmental impact, particularly on local air quality and health. Could have adverse economic impact if it resulted in reduced business activity.

Issue 10.3

Enhancing the transport network

The transport network in the borough has developed over many years, reflecting the growing population of the area as well as patterns of development and land use. As a result, the existing network is well established and comprehensive yet some gaps still remain. Further enhancement of the network will be required in the future in order to improve accessibility and to help accommodate new housing and other development expected over the next 10-15 years. There are a number of options for enhancing the network, with implementation depending on factors such as land availability and funding.

Option 10.3

How should the existing transport network be enhanced within the borough?

Options	Sustainability / Equality impact
A. Improve links from Chingford to Stratford Focus efforts on improving north-south links through the borough to Stratford and continue to lobby hard to TfL and Network Rail for reinstatement of the Hall Farm Curve so that a rail service can be introduced.	Positive environmental and equality impact in the long term.
B. Safeguard land for transport Safeguard land for transport functions and require that land currently used for transport functions is not used for other purposes unless suitable alternative land is provided.	Positive environmental and equality impact in the long term.
C. Maximise funding for enhancing the network Explore all possible sources of funding for enhancing the transport network, including planning obligations as part of new developments and EU funding.	Positive environmental and equality impact.
D. Enhance the road network Ensure that planning policy enables the enhancement of the road network in order that it is possible to increase road capacity in the future should this be considered necessary.	Potentially negative environmental impact, particularly on local air quality and health.

11 Doing our bit for the environment

Introduction

11.1 Human behaviour has direct impact on climate change. It is probably the greatest long-term challenge facing us today. The effects of climate change will be felt regardless of action now and so our planning system must help prepare and adjust for these effects. In Waltham Forest, we can do our bit by focusing on planning policies that reduce carbon (CO₂) emissions, promote new, low carbon, decentralised energy sources and demand sustainable buildings and transport. This is an opportunity for our local community to help shape policies that will tackle climate change, both locally and globally.

11.2 The Government's new Planning Policy Statement (PPS1) supplement on climate change follows up on its 2007 White Papers on Planning for a Sustainable Future, Building a Greener Future. It sets out how regional and local planning authorities can contribute to reducing emissions, stabilise climate change and take into account unavoidable consequences such as flooding and drought.

11.3 The message from these is quite clear, namely that there is a need for urgent action if we are to address and mitigate the effects of climate change. Specifically, action is required to reduce carbon emissions. The government has set itself carbon reduction targets - 26-32% below 1990 levels by 2020 and 60% below 1990 levels by 2050. In developing core strategies, local authorities are required to provide a policy framework that promotes and encourages renewable and low-carbon energy generation.



11.4 The London Plan (Consolidated with alterations since 2004) sets a target for 20% on-site renewables in new developments and stresses the need for adaptation of the existing building stock and policies addressing mitigation & adaptation to Climate Change. The Mayor has produced his Climate Change Action Plan 'Action Today to Protect Tomorrow' which provides a London wide (regional) perspective.

11.5 In addition to the above, there has been a wide range of White papers, reviews, studies and Bills dealing with climate change – the 2007 Energy White Paper, the independent Stern Review, the Climate Change Bill, etc all of which provide a range

of perspectives on the subject but agree on the key conclusion that climate change is upon us and we need to prepare for it, take measures to reduce its effects and address the causes of it.

Linked SCS Aspirations (Our Place in London)

11.6 The challenge of responding to climate change will require individuals, businesses and institutions to change their behaviours, particularly in relation to recycling, waste reduction, energy efficiency, and transport. We will provide strong leadership, building a momentum for changes across all the borough's stakeholders. Currently the "Our Place in London" preferred scenario stresses that WF wants to become a beacon of sustainable development responding effectively to climate change. This will be expressed through the LDF planning policies and the Local Strategic Partnership's Waltham Forest Climate Change Strategy that is due to be considered by the Council in September and will, of itself, form part of the "Our Place in London". This is proposed to include a target for an 80% reduction in carbon dioxide (CO₂) emissions by 2050.

11.7 Key SCS objectives relevant to this theme are the following:

- Involve residents and businesses and the public sector in reducing landfill waste, energy use and carbon emissions.
- Ensure new developments and existing public sector buildings are environmentally sustainable.
- Promote sustainable forms of private and public transport.

Key Facts/Evidence Base

11.8 Effective target setting for developers on renewable energy requires robust data and a good understanding of the performance of renewable, low carbon or decentralised energy. The LBWF Climate Change Strategy will help to address this issue and provide a lead.

11.9 LBWF Carbon Footprint report September 2007 noted that half of CO₂ emissions in Waltham Forest are from residential properties (higher than the 38% London average). As 70% of London's existing housing stock will still be in place by 2050, there would be considerable benefit to retrofit the existing housing stock. Much of our existing housing is not low carbon or carbon neutral.

Issues and Options

Issue 11.1

Renewable Energy

Targets (percentage) should be set for developments to ensure provision of renewable energy in new buildings or adaptations of existing buildings through energy efficiency works and renewable, low carbon or decentralised energy.

Option 11.1

What targets should we set to make sure that new development minimises its impact on the environment?

Options	Sustainability/Equality Impact
A. Continue to apply existing policy Continue existing London Plan policy - requiring 20% on-site renewable energy for new commercial/industrial developments over 1000m ² and housing developments of 10 or more units.	Potential positive environmental impact for all, but likely cost implications for developers.
B. Renewable energy technologies Apply Option A above, but also seek to encourage and promote renewable energy technologies (equipment) to be incorporated into developments; energy conservation; higher standards of energy efficiency and design.	Potential positive environmental impact for all, but likely cost implications to developers.
C. Raise threshold requirements As above, but also raise the 20% renewable energy requirement for new developments to 30% and reduce the size threshold; all to be based on evidence of feasibility and potential which will be required to be provided by developers.	Potential positive environmental impact for all, but likely cost implications to developers.
D. Borough wide heating systems	Potential for positive social and environmental impact, but

Options	Sustainability/Equality Impact
<p>Either in addition or instead of the above, encourage borough wide heating systems including CHP (combined heat & power) and expand existing CHP plants to connect to neighbouring developments.</p>	<p>likely cost implications to developers.</p>

Issue 11.2

Sustainable Construction

Planning authorities are expected to help achieve national targets including that all new housing built in 2016 and beyond will be carbon neutral.

Option 11.2

How should we make sure that new development is constructed in a sustainable way?

Options	Sustainability/Equality Impact
<p>A. Apply discretionary sustainable construction measures Onus is on individual developers, property owners and landlords to implement measures at their discretion.</p>	<p>Potential for positive environmental impact, unlikely to maximise overall benefits for all.</p>
<p>B. Apply sustainable construction technologies As above, but positively encourage sustainable construction technologies in buildings; promote Zero carbon new homes by 2016; seek the incorporation of such things as Sustainable Drainage Systems, Green Roofs and water retention methods in developments.</p>	<p>Potential for positive environmental impact, with possible higher development costs.</p>
<p>C. Zero Carbon homes</p>	<p>Potential for positive environmental impact.</p>

Options	Sustainability/Equality Impact
Require zero carbon new homes now for all new development and also Carbon neutral construction.	

Issue 11.3

Energy Efficiency

As 70% of London's existing housing stock will still be in place by 2050 to what extent should retrofitting the existing building stock with energy conservation measures be a priority.

Option 11.3

How can we encourage greater energy efficiency within the borough's existing buildings?

Options	Sustainability/Equality Impact
A. Apply discretionary energy efficient measures Onus on individual property owners and landlords to implement energy efficiency measures at their discretion.	Potential for positive environmental impact, unlikely to maximise overall benefits for all.
B. Energy efficiency measures to all properties Require all developments to apply energy efficiency measures to whole property unless there is an overriding reason not to.	Potential for positive environmental impact, likely maximise benefits for all.

Issue 11.4

Reduction of CO2 Emissions

As the government has set itself carbon reduction targets - 26-32% below 1990 levels by 2020 and 60% below 1990 levels by 2050, should Waltham Forest secure these reductions locally?

Option 11.4

How can we reduce the borough's carbon footprint?

Options	Sustainability/Equality Impact
A. Apply discretionary CO2 reduction measures Continue as existing - rely on existing local residents, businesses, organisations and transport operators and users to implement CO2 reduction measures at their discretion.	Potential for positive environmental impact, unlikely to maximise overall benefits for all.
B. Maximise use of alternative sources of energy As above, but extend and positively promote CO2 reduction measures to work towards a 60% reduction by 2050. This could include maximising solar and wind energy, ground source heat, biomass etc.	Potential for positive environmental impact. Possible negative impact to residential amenity associated with biomass in particular.
C. Set higher targets Seek to achieve 80% reduction by 2050 and offer incentives for the achievement of CO2 reductions and progressive sanctions for avoidable high CO2 emission practices.	Potential for positive environmental impact, with possible higher development costs.

12 Reduce, re-use & recycle waste

Introduction

12.1 This section includes the relevant parts of the North London Waste Plan Issues & Options Report issued in January 2008. It is provided for information - as public consultations on the Plan are now completed (they ran between January & March, 2008). Comments received at the time are now being analysed and will help shape the next stage of the Waste Plan. There will be public consultation on site options for waste facilities in early 2009 followed by a public examination of the Plan in 2010.

12.2 This borough supports the objectives of sustainable waste management set out by the Government in Planning Policy Statement 10 and the Mayor's Consolidated London Plan. To achieve this the borough is working with its partners in the North London Waste Authority (Barnet, Camden, Enfield, Hackney, Haringey and Islington) to prepare a Joint Waste Plan, which will identify locations suitable for waste management facilities to meet the London Plan apportionment (264,000 tonnes of municipal solid and commercial / industrial waste by 2015 in Waltham Forest).

12.3 The Plan will provide a planning framework to identify sites suitable for waste facilities and will aim to ensure that the benefits are maximised and the negative aspects minimised. It will be part of each borough's Local Development Framework and drawn up in conformity with national planning policy and the Mayor of London's planning strategy. The Plan complements but is different in scope to the Joint Waste Strategy drawn up by the seven boroughs and the North London Waste Authority.

12.4 2.5 million tonnes of waste are produced every year across North London from households and businesses, enough to fill the Emirates Stadium twice over. Burying waste in holes in the ground or landfill sites is no longer an option because, as the waste decomposes, it produces greenhouse gases that contribute to climate change and because it is a waste of resources to bury recyclable materials. The increased rates of recycling and recovery of waste happening across North London require new facilities to manage this waste. This process presents opportunities for increased employment, new green industries and supplies of energy for new developments.

What other planning policies we take into account

12.5 **Planning Policy Statement 10: Planning for Sustainable Waste Management (PPS10) (ODPM, July 2005)** - this sets key objectives that boroughs should adhere to when developing their planning strategies - in London, it requires them to follow directions given in the London Plan.

12.6 The Consolidated London Plan: Spatial Development Strategy for Greater London (Greater London Authority, February 2008) - the Consolidated London Plan incorporated 'further alterations' which contain an 'apportionment' of waste to individual boroughs. The apportionment is a process through which London's collective waste facility needs can be equitably shared amongst the 33 boroughs, depending on a whole range of criteria such as the amount of available and suitable land, the presence of river wharfs and railheads for sustainable transport etc. Boroughs are obligated to identify enough sites within their areas that have the potential to accommodate facilities with enough capacity to meet the apportionment.

Other Planning Related Policies

12.7 EU Waste Framework Directive (75/442/EEC) (European Parliament and Council, 2006) and EU Landfill Directive (99/31/EC) (European Parliament and Council, 1999) - the EU Waste Framework Directive focuses on waste minimisation, the reduction of waste production and its impacts on the environment and promotes the development of efficient and clean technology to process waste. The principal objectives of the Landfill Directive are to encourage recycling and recovery of waste materials and ensure that as much biodegradable municipal waste (BMW) is diverted away from landfill in order to reduce methane emissions.

12.8 Waste Strategy for England 2007 (Department for Environment Food and Rural Affairs, May 2007) - amongst other things the Strategy sets a series of national targets including;

- Reducing the amount of household waste not re-used, recycled or composted by 29% in 2010 (they also aspire to reduce it by a further 45% by 2020);
- Recycling and composting at least 40% of household waste by 2010, 45% by 2015 and 50% by 2020 and;
- Recovering 53% of municipal waste by 2010, 67% by 2015 and 75% by 2020.

12.9 North London Joint Municipal Waste Management Strategy (North London Waste Authority, September 2004) - the North London Waste Authority is currently finalising the formal adoption of their new Joint Municipal Waste Management Strategy. This strategy covers the period up to 2020 and will be used to facilitate the procurement of new waste management services to increase recycling and recovery and divert more waste from landfill.

Linked SCS Aspirations (Our Place in London)

12.10 Manage population growth and change - our population will definitely grow in the future and it will become increasingly diverse. We need to help our population to grow in an economically balanced and sustainable way that supports and benefits everyone. Amongst other things this means responding to the challenge of climate change in a practical and effective way – e.g. by reducing use of the private car. It will require individuals, families, businesses and institutions to change their behaviours, particularly by undertaking more recycling & waste reduction to reduce landfill waste.

Key Facts/Evidence Base

12.11 Homes in Waltham Forest alone are estimated to produce around 100,000 tonnes of rubbish annually, some 60% of which could be recycled. Currently, we manage to recycle around 30% and aim to raise this to 50% by 2012. There are three main recycling sites in the borough: at Kings Road in North Chingford; Southern Access Road in Walthamstow; and Gateway Road in Leyton. 27 mini-recycling centres are also sited at various locations across the borough.

12.12 There are 68 active waste management facilities in North London. About one half of these are for the bulking of waste to transport it to landfill sites which are mainly outside London - the remainder is for recycling, composting and energy recovery. The availability by facility type over the area varies considerably.

12.13 Each borough in London has been allocated a certain tonnage of waste in the London Plan and the borough must find suitable sites for facilities to manage and process this waste. This allocation or 'apportionment' has been set by the Mayor as a result of a study on the suitability of each borough to host waste sites. For North London the apportionment is substantially less than the predicted quantities in the target years. North London has enough capacity to meet the 2010 requirements of apportionment. New facilities are required for a further 500,000 tonnes by 2020. Currently 750,000 tonnes are managed outside North London and to be fully self sufficient an extra 1.7 million tonnes of capacity would be required.

12.14 A range of waste facilities will be needed and they will use up different amounts of land. Around an extra 9 hectares of land may be required to achieve the Mayor's apportionment and about 24 hectares to achieve self sufficiency. The Mayor has identified broad locations suitable for waste facilities as including existing waste facility sites, strategic employment locations (at Blackhorse Lane and Lea Bridge Gateway in Waltham Forest) and local employment areas. There may be other sites where there are opportunities for development of integrated waste or resource parks or waste based energy systems as part of new developments.

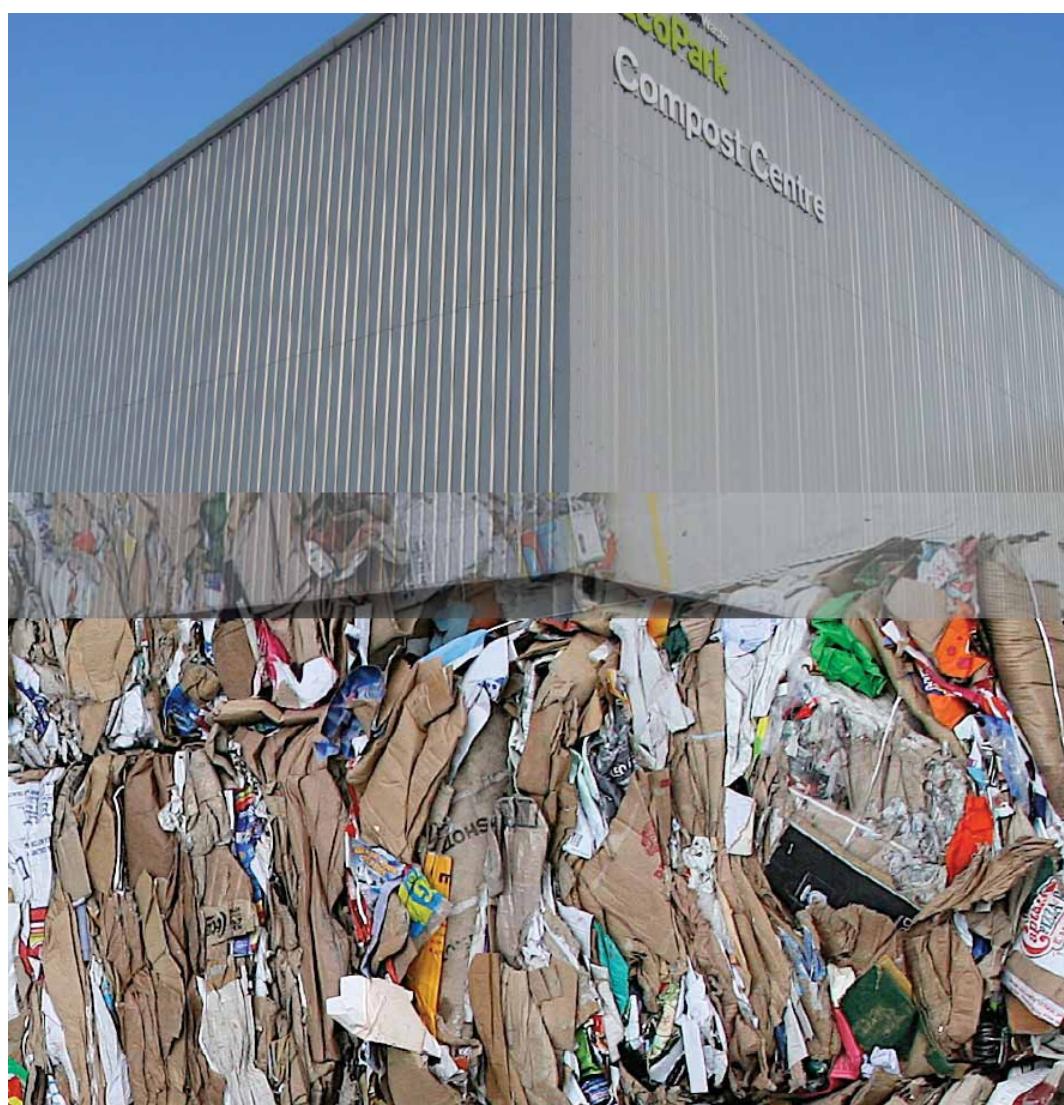
12.15 Another factor that will influence the amount of land needed by the waste facilities is whether there is a predominance of large facilities or small facilities. This will affect the economics of the schemes, the distance waste has to travel, the impacts on neighbours and attraction to private sector investors. A mixture of different waste facilities will be required to further boost recycling rates. It is also important to minimise the distance travelled by waste. Planning can support this through the choice of sites and use of planning policies.

12.16 The London Plan apportionment, which is a minimum requirement on boroughs, does not include any provision for construction, demolition and excavation waste. In practice most tends to be managed on or close to site. So provision of land for construction waste would make North London more self sufficient in terms of waste management.

12.17 Small amounts of hazardous waste are produced in North London and a much smaller amount is treated there. The London Plan apportionment, which is a minimum requirement on boroughs, does not include any provision for hazardous waste which is mainly treated in regional or national centres. So provision of land for hazardous waste would make North London more self sufficient in terms of waste management.

Next Steps

12.18 As stated in paragraph 12.1 above, this section is included for information. There will be public consultation on site options for waste facilities in early 2009 followed by a public examination of the Plan in 2010.



13 Glossary

Disclaimer - The Glossary is neither a statement of law nor an interpretation of the law, and is only an introductory guide to planning issues. It should not be used as a source for statutory definitions or interpreted as legal advice.

Adoption - Development Plan Documents and the Statement of Community Involvement are described as being adopted when they have been through an independent examination. When they are adopted by the Waltham Forest Council they come into force. Supplementary Planning Documents are adopted by Waltham Forest Council but do not have to go through independent examination first.

Affordable housing - includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for the home to be retained for future eligible households; or if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Annual Monitoring Report - A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.

Area Action Plan - a Development Plan Document which will be used to provide a planning framework for areas where changes are envisaged.

Bio-diversity Action Plan (BAP) - A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Brownfield Land and Sites - Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously-Developed Land'.

Core Strategy - a key Development Plan Document which sets out a long term spatial vision for Waltham Forest through strategic policies.

Development Plan - at a local level the development plan encapsulates Waltham Forest Council's planning policies for the future development of Waltham Forest and forms the basis for decisions on planning applications. The development plan for Waltham Forest will comprise the Development Plan Documents which make up the Local Development Framework. Waltham Forest's most recent development plan

(the Unitary Development Plan) was adopted in March 2006. The Regional Spatial Strategy (The London Plan (see below)) sets out broader policies for the development of the Greater London is also part of Waltham Forest's development plan.

Development Plan Documents (DPD) - These include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

Equality Impact assessments (EqIA) - The aim of an EqIA is to actively look at the way in which a policy or service is being delivered or being proposed to be delivered and identify whether it can, or does have, any negative impact on any particular groups or communities and look at ways in which these can be avoided or minimised. More importantly though, an EqIA should enable an assessment of what opportunities may or do exist for positive action to be taken to promote equality of opportunity in the widest sense and to anticipate the requirements of all service users and staff.

Examination in Public (EIP) - A term given to the examination of Structure Plans under transitional arrangements.

Equality Impact assessments (HIA) - the definition used by the World Health Organisation is: "HIA is a combination of procedures methods and tools by which a project, programme, policy or legislative proposal may be judged for its potential effects on the health of a population and the distribution of these effects within it."

Extra Care Housing - An alternative to residential care helping older people to live as independently as possible usually offering self contained accommodation (usually one or two bedrooms). Residents have a choice of their own tenancy, or to become owner/occupiers, shared owners, or leaseholders. There is often access to 24 hour care on site (flexible care packages according to need). The development may also provide communal areas, hairdressing services, laundry services, library services, hobby rooms and a shop.

Housing Land Availability (HLA) - The total amount of land reserved for residential use awaiting development.

Greenfield Land or Site - Land (or a defined site) usually farmland, that has not previously been developed.

Gypsies and Travellers as per circular 01/2006 the definition is: "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such."

Intermediate Housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (eg HomeBuy) and other low cost homes for sale, and intermediate rent.

Issues, Options and Preferred Options - The "pre-submission" consultation stages on Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to government for independent examination.

Lifetime Homes - A range of measures seeking to fundamentally change the way future communities are built involving the application of new standards to ensure that developments are age-friendly and incorporate 16 key features such as wider doors, improved bathroom design and staircases big enough to facilitate stair lifts.

Local Area Agreement (LAA) - A three year agreement, based on local Sustainable Community Strategies, that sets out the priorities for a local area agreed between Central Government, represented by the Government Office (GO), and a local area, represented by the local authority and other key partners through Local Strategic Partnerships (LSPs).

Local Development Documents - These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan).

Local Development Framework (LDF) - folder of Local Development Documents for Waltham Forest setting out the council's aspirations for the future development of Waltham Forest.

Local Development Scheme (LDS) – sets out the timetable for preparation of Local Development Documents.

Local Strategic Partnership (LSP) - An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

London Plan -The Mayor of London is responsible for producing a new planning strategy for the capital. This replaces the previous strategic planning guidance for London (known as RPG3), issued by the Secretary of State. The London Plan is the name given to the Mayor's spatial development strategy.

Material Consideration - A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Planning and Compulsory Purchase Act 2004 - The legislation which introduced the new development planning system based on Local Development Frameworks.

Planning Policy Guidance (PPG) - Issued by central government setting out its national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements.

Planning Policy Statement (PPS) - Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.

Previously Developed Land (PDL) or 'Brownfield' land - Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure.

Renewable Energy - Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

SafetyNet - SafetyNet gives lead stakeholders the forum through which to effectively deliver on crime and disorder reduction by focusing on outcomes, implementing improvement plans and delivering a coherent shared approach. There are six themed delivery groups. Each delivery group reports to the SafetyNet Executive on a quarterly basis with a focus on strategy and decision making and on delivering outcomes that will make a real impact.

Saved Policies / Saved Plan- Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents

Section 106 agreement - A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Sequential approach / sequential test - A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

Shared Ownership is a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder and may charge a rent. The purchaser may buy additional shares ('staircasing'), and this payment should be 'recycled' for more affordable housing. In most cases, a purchaser may buy the final share ('staircase out') and own the whole home, though this may be restricted in some rural areas.

Site Specific Allocations and Policies - a Development Plan Document identifying sites for specific types of land use and any requirements related to them.

Social Housing is rented housing owned and managed by local authorities and RSLs, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

Soundness - A Development Plan Document is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures including the measures set out in the authority's statement of Community Involvement.

Spatial Development - Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

Spatial Planning - Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Spatial Vision - A brief description of how the area will be changed at the end of a plan period.

Stakeholder - anyone with an interest in Waltham Forest's development. This includes professionals and the community.

Statement of Community Involvement - The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.

Strategic Environmental Assessment (SEA) - An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC.

Sui-Generis - A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

Supplementary Planning Documents (SPD) - A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Sustainability Appraisal - An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Communities - Places where people want to live and work, now and in the future.

Sustainable Communities Plan - A programme issued by the government to set the framework for delivering sustainable communities over the next 15-20 years. The main areas of focus are housing supply, new growth areas, decent homes and the countryside and local environment.

Sustainable Development - A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs." The government has set out four aims for sustainable development in its 'A Better Quality of Life, a Strategy for Sustainable Development in the UK' to be achieved simultaneously:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources
- maintenance of high and stable levels of economic growth and employment.

Unitary Development Plan - An old-style development plan prepared by a metropolitan district and some unitary local authorities, which contains policies equivalent to those in both a structure plan and local plan. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

Use Classes Order - The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.



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