
Report to Waltham Forest London Borough Council

by P W Clark MA MRTPI MCMI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 7 August 2013

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

**REPORT ON THE EXAMINATION INTO THE DEVELOPMENT MANAGEMENT
POLICIES**

LOCAL PLAN

Document submitted for examination on 6 December 2012

Examination hearings held between 21 and 28 May 2013

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Abbreviations Used in this Report

AA	Appropriate Assessment
BREEAM	Building Research Establishment Environmental Assessment Method
CfSH	Code for Sustainable Homes
CHP	Combined Heat and Power
CS	Core Strategy
DMPLP	Development Management Policies Local Plan
DPD	Development Plan Document
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
NPP Framework	National Planning Policy Framework
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy

Non-Technical Summary

This report concludes that the Development Management Policies Local Plan provides an appropriate basis for the planning of the Borough over the next 15 years providing a number of modifications are made to the Plan. The Council has specifically requested that I recommend any modifications necessary to enable them to adopt the Plan.

The modifications can be summarised as follows:

- Deletions of material duplicating the Core Strategy;
- Additional material to take forward Core Strategy policies in detail;
- Amendments concerning planning obligations and financial contributions;
- A review of validation requirements appearing to be planning policy;
- A rewrite of heritage policy to form a positive strategy based on the needs of Waltham Forest;
- The elimination of internal duplication;
- The elimination of repetition of policy presented as justification
- The identification of policy requirements presented as justification and their inclusion in policy;
- The correction of unclear language;
- The addition of justification where lacking;
- Clarifications of policy on affordable housing and on student housing;
- Clarifications of policy on energy requirements;
- Adjustments to employment policies;
- The introduction of a smoothing mechanism to the retail frontages policy and;
- An emphasis on the positive requirements of the policy on health and wellbeing.

Introduction

1. This report contains my assessment of the Development Management Policies Local Plan in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the submitted draft plan December 2012 which is the same as the document published for consultation in July 2012, together with the Schedule of Post Publication Minor Changes.
3. My report deals with the main modifications that are needed to make the Plan sound and legally compliant and they are identified in bold in the report (**MM**). Some modifications are made for more than one reason and so appear more than once in this report. In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix.
4. The main modifications that go to soundness have been subject to public consultation and, where necessary, Sustainability Appraisal (SA) and I have taken the consultation responses into account in writing this report. The Council has a general power to make further consequential or minor amendments and corrections to the Plan without further reference to me.

Assessment of Duty to Co-operate

5. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
6. To an extent, in London, the duty to cooperate is achieved through the workings of the Mayor's London Plan. The Mayor has confirmed that the Waltham Forest Development Management Policies Local Plan is in general conformity with the London Plan.
7. The Development Management Policies Local Plan is prepared in conformity with the Council's Core Strategy, which has previously been found sound. Preparation of that Core Strategy required cooperation with adjacent local authorities and other bodies such as Thames Water, the Lee Valley Regional Park Authority and the Conservators of Epping Forest which is recorded in the report of the Examination of the Core Strategy.
8. In addition to routine cooperation with neighbouring local authorities, achieved by a variety of contacts, the particular circumstances of Waltham Forest require a closer relationship with certain bodies. A small part of the borough lies within the area of the London Legacy Development Corporation. A substantial part of Epping Forest lies within the borough. The Plan originally

proposed a separate chapter dealing exclusively with the area of the Forest, reflecting its importance to the borough. For reasons of effectiveness (see below), this material is now incorporated into the body of the plan but the original proposal demonstrates the level of cooperation which exists.

9. Part of the borough lies within the area of the Lee Valley Regional Park Authority. (The river is elsewhere spelt Lea but not in the title of the park authority). As such, the Council is required to incorporate the provisions of the Lee Valley Regional Park Plan within its development plan. The plan originally did so in a specific chapter of the Development Management Policies Local Plan. For reasons of effectiveness (see below), this material is now incorporated into the body of the plan but the original proposal demonstrates the level of cooperation which exists. Modification (**MM121**) makes it clear that it is the whole of the Lee Valley Regional Park Plan within the Borough which is incorporated into the DMPLP.
10. The folder of documents which comprise the Local Development Plan for Waltham Forest includes the North London Joint Waste Plan which, as its name suggests, is being prepared jointly with a number of North London Boroughs and so requires cooperation with them. The borough falls within the London – Stanstead – Cambridge Corridor and so participates in the liaison arrangements which that entails.
11. The submitted Statement of Consultation records the process by which the Council sought to engage the bodies specified under Regulation 4 of the town and Country Planning (Local Planning)(England) Regulations 2012. From the responses received, which are gathered together in the three parts of the submitted Consultation Report, I am satisfied that this Local Plan has been prepared in compliance with the duty to cooperate.

Assessment of Soundness

Main Issues

12. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have examined the Waltham Forest Development Management Policies Local Plan in accordance with the four criteria for soundness set out in paragraph 182 of the National Planning Policy Framework. They are whether it is positively prepared, justified, effective and consistent with national policy. From this examination, I have identified twelve main issues upon which the soundness of the Plan depends.

Issue 1 – Whether the plan is positively prepared

13. The plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements. The Development Management Policies Local Plan is prepared within the context of an adopted Core Strategy. The adopted Core Strategy has sixteen Strategic Objectives, each with a corresponding Core Strategy policy.
14. Paragraph 1.7 of the Core Strategy specifies the function of the Development

Management Policies Local Plan in general terms. It is to translate the strategic policies of the Core Strategy into more detail to be used in assessing planning applications. As submitted, the Development Management Policies Local Plan (DMPLP) comprises 44 chapters of text encompassing 42 policies (one chapter per policy plus an introduction and an implementation and monitoring chapter). In addition there are four appendices, thirty-one schedules and a glossary. There are no omissions in the expected coverage of the DMPLP. There is one instance of an apparent introduction of new strategic policy into the DMPLP, not presaged in the Core Strategy but a modification (**MM36**) redrafts the policy to focus on detailing an existing Core Strategy policy and so eliminates such an unintended effect.

15. There is also a relationship with the Council's Sustainable Community Strategy and with a number of Area Action Plans. Although tables and figures refer to these documents, the presence of these tables and figures within the DMPLP is not explained. Modifications (**MM1**, **MM2**) provide this explanation and are necessary for an understanding of the plan in the context of the Local Development Framework as a whole.
16. Each policy chapter of the DMPLP commences with a reference to a relevant Strategic Objective of the Core Strategy. Figure 1.3 of the document tabulates the relationship between Core Strategy policies and Development Management Policies. Although examination found this table to be inaccurate and modifications (**MM3**, **MM60**) make corrections, its existence demonstrates that the plan is derived from a strategy which seeks to meet objectively assessed development and infrastructure requirements and so is positively prepared.

Issue 2 - Whether the plan provides adequate detail of Core Strategy policies

17. Besides the general requirement to provide detail of the Core Strategy policies, there are also about 35 other references within the Core Strategy which set specific requirements for the Development Management Policies Local Plan. Examination of the DMPLP to test the degree to which it fulfils these requirements identifies a few instances where modifications are required to provide the DMPLP with sufficient detail to take forward Core Strategy policies (**MM208**, **MM236**, **MM237**, **MM239**, **MM245**, **MM248**, **MM249**, **MM261** and **MM268**).
18. As originally submitted, large parts of the DMPLP read as though they are simply a revision of the Core Strategy, rather than a detailing of it. Much of the justification set out in the submitted DMPLP simply reiterates or revisits the justification for policies included in the Core Strategy rather than justifying greater detail in the DMPLP (which in many cases is anyway lacking).
19. Many of the modifications now made (**MM7**, **MM8**, **MM9**, **MM83**, **MM87**, **MM88**, **MM89**, **MM92**, **MM95**, **MM96**, **MM106**, **MM111**, **MM113**, **MM126**, **MM127**, **MM128**, **MM129**, **MM130**, **MM131**, **MM132**, **MM133**, **MM134**, **MM135**, **MM136**, **MM137**, **MM138**, **MM139**, **MM140**, **MM141**, **MM142**, **MM143**, **MM146**, **MM147**, **MM149**, **MM152**, **MM204**, **MM211**, **MM214**, **MM221**, **MM225**, **MM226**, **MM228**, **MM233**, **MM240**, **MM250**, **MM251**, **MM252**, **MM257**, **MM258**, **MM263**, **MM264**, **MM265**, **MM266**, **MM269**,

MM270, MM276, MM279, MM301, MM325, MM326, MM378, MM385) are to eliminate unnecessary and ineffective duplication of the Core Strategy or to make clear the relationship. With these modifications in place, the DMPLP will fulfil its function of detailing the positively prepared Core Strategy.

Issue 3 – Whether the plan is consistent with National Policy

20. The examination of the plan gives rise to three areas of concern about compliance with national policy. The first is concerned with financial payments and planning obligations. The second concerns compliance with paragraphs 154 and 173 of the National Planning Policy Framework (the NPP Framework). The former paragraph stipulates that only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan. The latter is concerned, in part, with the burdensome nature of the planning system, a concern reflected in section 6 of the Growth and Infrastructure Act. The plan's propensity to require the submission of assessments of various kinds raised tensions with both these paragraphs. The third issue concerns paragraph 126 of the NPP Framework which advises local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment.

Planning obligations and financial payments

21. It is a matter of law that planning permissions cannot be bought and that planning obligations cannot be required; they can only be sought. In a number of places the plan as submitted infringes either or both these principles. Modifications are proposed which remedy these defects (**MM98, MM104, MM142, MM150, MM158, MM163, MM192, MM264, MM271, MM272, MM273, MM292, MM388, MM391, MM393** and **MM395**). They are necessary for the plan to be found sound.

Validation requirements as development plan policy

22. In a number of places, policies within the DMPLP require developers to make appraisals and submit them with their applications;
- Viability assessments to justify the scale of a proposal (paragraph 2.40)
 - Viability assessments for affordable housing (paragraph 4.7)
 - Statements justifying tenure mix (paragraph 6.8)
 - Design and Access Statements (DM30 a (i), paragraphs 8.10, 9.9, 17.17, 20.8, 21.12, 23.8, 32.4, 35.9)
 - Need for specialised housing (paragraph 11.7)
 - Energy Assessment (DM11 B, paragraphs 12.10, 12.24, 12.26, 13.16, 13.21, 36.8)
 - Sustainable Development Statement (DM11 F)
 - Pre-assessment estimators of CfSH & BREEAM standards (paragraph

12.26)

- Feasibility assessments for CHP (DM12 A and paragraph 13.8)
- Emissions assessment (paragraphs 13.17 and 26.11)
- Need for burial space (DM13 F)
- Transport assessment (DM14 D and paragraphs 15.6, 15.9, 15.10, 15.11, 15.25, 16.10, 17.17, 18.10 & 18.28)
- Need for social infrastructure (DM18 A (d) and paragraph 19.8)
- Demonstration of unfitness for purpose (DM21 (a) and paragraph 22.3)
- Need for live/work premises (DM21 C)
- Sequential test (training facilities) DM22 (a)
- Sequential test (retail) DM27 B and paragraph 28.9)
- Sequential test (flooding) (DM35 D)
- Justification for a visitor attraction (DM23 (d) and paragraphs 24.6 and 24.14)
- Health Impact Assessment (DM24 A) Contaminated Land Preliminary Risk Assessment (DM25 (a) and paragraph 26.3)
- Air Quality Assessment (DM25 (c) and paragraph 26.8)
- Noise Impact Survey (paragraph 26.14)
- Retail Impact Assessment (paragraph 28.11)
- Heritage Statement (paragraph 30.7)
- Preliminary Archaeological Evaluation (paragraph 30.26)
- Urban Design Analysis for tall buildings (paragraph 33.4)
- Flood Risk Assessment (DM35 D)
- Biodiversity Assessment (DM36 B)
- Arboricultural Report (DM36 G and paragraph 37.10)
- Telecommunications need (DM38 A and paragraph 39.8)

23. These kinds of self-assessments made by a developer in submitting a planning application are legitimate tools in planning. Design and Access Statements are required by regulation. In a number of places the NPP Framework suggests their use, as does the London Plan. The Core Strategy makes reference to

them in a number of places.

24. However; a policy simply to require their submission as an end in itself is not a policy which would give a clear indication of how a decision maker would react to a development proposal; an absence of an assessment would not demonstrate that harm would be caused by a proposal and so would not be a sound basis for a decision on a development proposal. Such a policy would not comply with paragraph 154 of the NPP Framework and should not be included in a Local Plan. Rather, it would be an administrative policy for the validation of planning applications, produced under s62(3) of the Town and Country Planning Act.
25. Furthermore, even the simplest kind of assessment can cost an applicant a significant amount of money, so the requirement for their production can be burdensome and expensive, particularly for small developments or if more than one assessment is required, given that the production of an assessment does not guarantee by itself that planning permission would be forthcoming.
26. In some cases, a self-assessment made by a developer would be unnecessary because the local authority would have its own expertise and would make its own appraisal in any event. There is little point in requiring a developer to submit an assessment which is not taken on trust. But in other cases, where the performance required of a development is clear and can be stated as a matter of policy but the information to demonstrate that the performance can be met is only available to the developer, then clearly assessments have their place and are essential to show how a decision maker should react to the development proposed.
27. In the light of these considerations the Council has reviewed all the instances listed above and in nearly all cases proposes modifications (**MM14, MM26, MM42, MM67, MM68, MM75, MM84, MM85, MM87, MM91, MM93, MM94, MM97, MM102, MM109, MM110, MM114, MM120, MM142, MM149, MM152, MM183, MM199, MM216, MM244, MM259, MM261, MM262, MM274, MM282, MM286, MM292, MM294, MM298, MM302, MM307, MM326, MM328, MM338, MM347, MM359, MM363, MM364, MM375, MM378, MM382, MM389, MM402** and **MM404**). These would remove the requirement for a self-assessment in many cases and make clear in remaining cases the performance which is required of a development and which a self-assessment is needed to demonstrate and also to require such a self-assessment only in proportionate cases. With these modifications in place, I am satisfied that these policies in the plan would comply with NPP framework paragraph 154 and would not be an undue burden on those making planning applications.
28. In undertaking this work the Council also commissioned a study of the cumulative impact of its proposed Development Management Policies on the development viability of developments permitted. This showed that the average cost would amount to about £14,450 per dwelling, equating to about 5-10% of development costs. This would lie within a typical developer's margin for contingencies. On this basis I am satisfied that development would not be subject to such a scale of obligations and policy burdens that viability would be threatened. The plan would therefore comply with that aspect of NPP Framework paragraph 173.

Conserving and enhancing the historic environment

29. As submitted, little in policy DM29 appears to go beyond a recitation of what is already required of a developer in paragraphs 128 to 141 of the NPP Framework. There is little sense that the policy derives from an understanding of the needs of Waltham Forest. Furthermore, much of the policy is drafted in a largely negative fashion, repeating the words "refuse", "restrict", "resist", "not agree" and "not permit". Although some parts are more positive, there is little which amounts to a strategy for dealing with heritage assets most at risk through neglect, decay or other threats; nothing which identifies viable uses to which heritage assets under threat could be put, consistent with their conservation; nothing which identifies the wider social, cultural, economic or environmental benefits which might be taken into account in the context of Waltham Forest when considering proposals involving heritage assets and nothing which identifies the opportunities presented by historic assets (though I appreciate that this last may be more appropriate for a site allocations LP).
30. The Council recognises these criticisms and has provided evidence of the work it undertakes in securing the future of heritage assets in the borough. It suggests an extensive rewrite of chapter 30 of the plan which includes policy DM29 to reflect more closely the strands of policy which it applies in practice and which more vividly demonstrates its grounding in the heritage needs of Waltham Forest. With these modifications in place (**MM327, MM329, MM330, MM331, MM332, MM333, MM334, MM335, MM336, MM337, MM338, MM339, MM340, MM341, MM342, MM343, MM344, MM345, MM346, MM347, MM348** and **MM349**), I am satisfied that the plan truly conforms to government policy rather than simply reiterating its words.

Issue 4 – Whether the plan would be effective

31. Paragraph 1.8 of the Local Plan recognises the fundamental importance of clarity in ensuring the predictability and efficiency (effectiveness) of the plan. The DMPLP is a sizeable document; 42 policies in 421 pages. Its very size adds to the task of a developer in reaching a clear understanding of what development will or will not be permitted. Paragraph 1.11 of the plan also expresses concerns about the length and detail of policies. In the following paragraphs I make five observations in relation to these considerations.
32. Firstly, figure 1.3 of the DMPLP explains the relationship between Development Management Policies and Core Strategy policies. Yet, in some places, this relationship is not used to help justify DMPLP policies; they are often justified afresh. Where circumstances have not changed, that should not be necessary; a simple cross reference to the CS should justify the principle of the policy. All the justification in the DMPLP need then do is justify the extra detail which the DMPLP adds. This duplication of justification does not make the DMPLP unsound by itself but, in adding to the length of the document it prejudices its effectiveness. As noted above in paragraph 19, a number of modifications are put forward to eliminate this duplication.
33. Secondly, in addition to the duplication between material in the DMPLP and the CS, an additional kind of duplication occurs between policies within the DMPLP itself. This duplication can lead to confusion and a lack of clarity and therefore, effectiveness. Modifications proposed to eliminate this confusion

(MM4, MM11, MM35, MM46, MM47, MM48, MM68, MM110, MM115, MM160, MM169, MM188, MM190, MM207, MM212, MM224, MM269, MM283, MM288, MM315, MM316, MM350, MM351, MM352, MM353, MM354, MM355, MM365, MM367, MM369, MM370, MM371, MM374, MM375, MM376, MM377, MM381, MM402, MM406, MM408 and MM418) are necessary to the soundness of the plan.

34. A third kind of confusion occurs when justificatory text simply states, often without justification, policy requirements which are not stated in the policy itself or where justificatory text repeats policy material in place of justifying it. In consequence, policy itself is often incomplete and is unclear and so not effective and is therefore unsound. Modifications to eliminate this kind of duplication from the justificatory material (MM10, MM12, MM17, MM18, MM22, MM23, MM24, MM28, MM29, MM30, MM31, MM32, MM33, MM34, MM37, MM38, MM40, MM41, MM52, MM53, MM56, MM57, MM58, MM62, MM63, MM64, MM65, MM66, MM69, MM70, MM73, MM74, MM75, MM76, MM77, MM78, MM79, MM81, MM82, MM102, MM103, MM105, MM107, MM108, MM112, MM148, MM153, MM154, MM155, MM157, MM158, MM159, MM164, MM165, MM166, MM167, MM168, MM173, MM174, MM175, MM177, MM178, MM179, MM180, MM181, MM182, MM193, MM194, MM195, MM196, MM197, MM198, MM199, MM200, MM198, MM203, MM206, MM215, MM216, MM217, MM219, MM221, MM222, MM223, MM227, MM229, MM230, MM231, MM232, MM233, MM234, MM235, MM241, MM260, MM280, MM287, MM290, MM298, MM302, MM304, MM305, MM306, MM309, MM311, MM318, MM319, MM320, MM321, MM322, MM323, MM326, MM357, MM358, MM363, MM366, MM371, MM372, MM383, MM384, MM386, MM387, MM392, MM394, MM396, MM397, MM401, MM402, MM404 and MM405) are necessary to the soundness of the plan. Some of these modifications also propose changes to make the policies themselves complete or to add justification and are repeated in the lists below.
35. Fourthly, the Council's concern with the length of policies may explain why, in a number of instances, elaborations of policy appear as justification rather than in the policy itself. Despite the concerns about policy length, this device leads to ambiguity about where policy is found and so a lack of clarity and, therefore, effectiveness. A number of modifications (MM5, MM6, MM19, MM39, MM45, MM49, MM61, MM71, MM72, MM97, MM99, MM100, MM101, MM122, MM142, MM144, MM162, MM170, MM171, MM172, MM185, MM186, MM187, MM209, MM211, MM213, MM246, MM262, MM277, MM278, MM314, MM325, MM356, MM368, MM379, MM380, MM381, MM398, MM399 and MM400) bring forward elaborations of policy into the policy itself so that readers can be clear about all that is required of them.
36. Fifthly, there are a few instances where the policies simply use unclear language. Modifications to remedy this defect (MM116, MM117, MM118, MM119, MM121, MM123, MM124, MM125, MM161, MM184, MM191, MM192, MM238, MM247, MM267, MM292, MM293, MM294, MM295, MM296, MM297, MM303, MM312, MM313, MM317, MM361, MM365 and MM390,) are necessary to secure clarity, effectiveness and therefore, soundness. Some modifications are necessary simply to correct errors or

omissions (**MM25, MM59, MM145, MM284, MM285, MM360, MM409, MM411, MM412, MM413, MM414, MM415, MM416** and **MM417**) or to remove unnecessary or irrelevant material (**MM151, MM189, MM202, MM225, MM248, MM275** and **MM407**).

Issue 5 – Whether the plan is justified

37. As the second bullet point of the NPP Framework paragraph 182 explains, I need to be satisfied that the plan should be the most appropriate strategy, when considered against reasonable alternatives. The strategy for managing growth in Waltham Forest is established in the Core Strategy following consideration of alternative growth options that were documented and rejected through the sustainability appraisal and consultation process and subsequently found sound.
38. The Local Plan the subject of this examination applies the adopted Core Strategy. Nevertheless alternative approaches to its application have been considered both in the preparation of the local plan and in the consultation which has occurred on it. These are documented in the Issues and Options document, Sustainability Appraisal and other documents listed in the evidence base. The Council's own Soundness Self-Assessment document makes particular reference to the evidence base documents in relation to retail requirements and renewable energy generation in support of this point. I therefore have no reason to doubt that the Local Plan represents the most appropriate choices when considered against reasonable alternatives.
39. In a number of places, what is presented as justification is simply a repetition or restatement of the policy. As noted above, in many places what is presented as justification is an elaboration of policy. In a number of other places the justification contains advice on how the policy can be met (without saying it must be done that way as a matter of policy). Neither an elaboration of policy nor its restatement, nor supplementary advice justify a policy.
40. In many of these places, elaboration, repetition or guidance crowd out justification. It does not necessarily follow that the remaining brevity of justification is unsound but where the removal of elaboration or repetition of policy reveals an absence of justification there is unsoundness. Some modifications are put forward to provide justification where the plan as submitted lacks such (**MM13, MM15, MM16, MM20, MM21, MM22, MM24, MM51, MM80, MM90, MM93, MM130, MM131, MM133, MM134, MM135, MM136, MM137, MM140, MM141, MM153, MM154, MM155, MM156, MM164, MM167, MM174, MM175, MM176, MM177, MM194, MM195, MM197, MM200, MM205, MM218, MM219, MM221, MM222, MM223, MM232, MM233, MM234, MM242, MM243, MM253, MM254, MM255, MM256, MM257, MM258, MM263, MM264, MM266, MM270, MM271, MM289, MM291, MM299, MM300, MM308, MM310, MM319, MM320, MM321, MM323, MM326, MM357, MM358, MM362, MM366, MM371** and **MM387**). These are necessary to make the plan sound.
41. Representations from the public, as well as my own examination gave rise to other issues of justification, to which I now turn. The following sections of my report do not cover all aspects of the examination, only those where concerns were found to have substance. Other subjects, such as environmental

protection, parking standards and highway requirements, were the subject of individual hearing sessions but these did not give rise to specific soundness issues additional to those described generically in earlier sections of this report.

A Affordable Housing

42. The relevant Core Strategy policy set up a system of deferred contributions of affordable housing in circumstances where less than 50% provision was justified at the outset by a viability case. The Core Strategy referred to a payment of a deferred sum, implying a payment in lieu of actual provision. In applying detail to this policy, the DMPLP referred to further affordable housing provision. When read in conjunction with policies in the London Plan providing that affordable housing should normally be provided on site, some representations expressed concern that an inflexible application of this combination of policies would require schemes to be redesigned whilst under construction.
43. Such an interpretation might be thought to be somewhat theoretical and far fetched, since the practicalities of a situation would always be a material consideration and could not be ignored in the determination of applications. Nevertheless, the Council proposes a modification (**MM27**), which I recommend, to make it clear that the practicalities of each situation would be a material consideration and that it is only likely to seek additional on-site provision in the case of major, phased, schemes. In such cases, later phases are likely to be still in course of design at the point where deferred contributions are considered.

B Housing Mix and Standards

44. An emphasis on the provision of family housing is stated in the Core Strategy and justified therein. Representations on the DMPLP are concerned that the policy should be applied flexibly in the light of the natural constraints of an individual site. Although this is stated in the justification, it is a requirement of law that planning applications are determined in accordance with the development plan unless there are other material considerations which lead to a different conclusion. The natural constraints of an individual site would clearly be another material consideration. Accordingly, I conclude that no specific modification is required for the plan to be found sound.
45. Policy DM10 supports the development of specialised housing subject to a number of conditions and also resists its loss. The policy is said to encompass hostels and residential colleges and training centres. The latter are described as student housing and said to fall usually in Use Class C2. A representation is made to the effect that much newly developed student housing takes the form of non-self-contained dwellings falling outside any Use Class. A post-publication submitted change recognises that this is so by making corrections to paragraph 11.1 of the Local Plan.
46. The representation goes on to assert that policy DM10 A iii is contrary to the London Plan in requiring an identified borough need whereas the London Plan seeks to ensure that Local Plans should not constrain provisions of student accommodation which meet strategic needs and seeks the dispersal of student

accommodation away from central London. However, in so far as policy DM10 is concerned with residential colleges and training centres, it must be read in conjunction with Core Strategy policy CS10 which promotes the delivery of additional educational and training facilities in order to provide employment opportunities and so identifies a borough need which is not restricted to the educational needs of local residents and so the Local Plan would not be in conflict with the London Plan.

47. I concur with the Council's view that student housing taking the form of non-self-contained dwellings falling outside any Use Class would be governed by policy DM6. Although this is entitled housing conversions, part C of the policy also covers new build. Modifications (**MM43, MM44, MM50, MM54 and MM55**), which I recommend, make this clear, including amending the title of the policy. This policy does not restrict development to local need. With these clarifications in place, this part of the plan may be found sound.
48. The effects of standards on the viability of developments were examined. The outcome is reported above in paragraph 28 and considered sound.

C Energy

49. Although the Core Strategy provides for the use of the CfSH and BREEAM codes in evaluating the effects of development proposals on energy requirements, the DMPLP as submitted does not appear to state any justification for the particular level of compliance with those codes which would be sought. The Council provides evidence (the Climate Change Policy Viability Assessment Study of June 2011) which shows that the levels sought would be viable and achievable at modest cost. It proposes modifications (**MM89 and MM90**) to the justification to make this clear. As these are evidence-based, I recommend them and find the policy itself, sound. There is also a modification to make clear the application of the policy to residential and non-residential development respectively (**MM86**).

D Employment policies

50. In a few instances, submitted policies appear to require payments from a developer. This would be ultra vires. Modifications are proposed (**MM264, MM271, MM272 and MM273**), which I recommend, to eliminate these instances and so ensure the soundness of the policies.
51. Other representations sought clarification of the relationship between policies in the DMPLP and proposals in Area Action plans. Modifications (**MM2 and MM261**), which I recommend, make this relationship clear.
52. The circumstances in which live/work premises would be justified are not clear. Modifications, both to policy and justification (**MM262 and MM266**), provide greater clarity and are necessary for the soundness of the plan.

E Retail frontages

53. In accordance with paragraph 23 of the NPP Framework, policy DM26 of the DMPLP defines the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages. As submitted, it is

necessary to search the justification to the policy to find some of the criteria which would be applied to proposals for non-retail or quasi retail uses and so the policy itself would not satisfy the NPP Framework by making clear which uses will be permitted in such locations. As noted above, it is a common characteristic of this Local Plan that policy material is found outside the policies themselves and a modification (**MM314**) to provide clarity in this instance is proposed, amongst many others.

54. The part of the policy which defines what percentages of non-retail uses would be permitted in primary frontages was originally defined by reference to public preferences in a consultation exercise carried out in the 1990s. The corresponding figure for secondary frontages was chosen as a matter of judgement in the preparation of the current Local Plan, balancing the need to retain a retail function with the pressures of growth from non-retail sectors. Both figures have been tested for feasibility and reasonableness in the aforementioned Review of Retail Frontages carried out in 2012. This represents a sound and pragmatic approach to policy definition.
55. In addition to sections of the policy which apply to different classes of frontage, section G, dealing with the proliferation of particular uses overlays further criteria. Because there is some overlap between this policy and subsections of DM26(A), a modification (**MM315**) is made to make it clear that it is part A of the policy which applies to banks, building societies and cafes and part G which applies to others in the A2, A3 and A4 use classes.
56. A participant in the examination hearing sessions demonstrated that different surveyors would take different views of the use class into which certain businesses would fall. It is also fair to say that some businesses have composite characteristics which mean that their allocation to a use class would vary over time, even within a single day. The system is also sensitive to the methods of measuring the lengths of frontages. Although fair criticisms, all can be resolved by the use of a common survey, carried out with quality-controlled consistency and available for all to use. The Council maintains such a record and so its policy can provide certainty and therefore is sound. For clarity, it proposes a modification (**MM324**) to the justification to the policy to publicise the availability of the survey record and, in accordance with paragraph 153 of the NPP Framework, to highlight its intended production of a supplementary planning document to help applicants make successful planning applications.
57. Enquiry ascertained that the extent of primary and secondary frontages was defined by reference to a Review of Retail Frontages in Waltham Forest carried out in-house by the Council in December 2012 and so is supported by evidence. However, the policy applies percentages of allowable non-retail uses to each frontage in turn rather than to an area representing the aggregate of frontages in each category. As demonstrated by a participant in the examination hearing sessions a short frontage can thereby predetermine the outcome of a planning application for a change of use simply because a single unit would represent a high percentage of the frontage in question.
58. The Council's view is that its methods provide the most appropriate basis for defining retail frontages. That may be so but it is not sound for the outcome of the policy to be predetermined at random by the length of a particular

frontage. Some kind of "smoothing" device is necessary for the policy to be regarded as sound and so I impose an additional first bullet point to modification **MM314** to provide that smoothing mechanism.

F Health and well-being

59. A distinctive feature of the Waltham Forest Core Strategy is a policy (CS13) to promote health and well-being. It has seven subsections, referring to
- A) Environmental standards
 - B) Improving health and not causing adverse impact
 - C) Improving pedestrian and cycle access to green and open spaces
 - D) Improving access to health, leisure, sports and recreation facilities and services
 - E) Making the public realm and pedestrian and cycle routes safer and more attractive
 - F) Reducing the proliferation of land uses which reduce people's ability to be healthy and
 - G) Maximising the benefits of the Olympic Legacy.
60. Policy DM25 of the DMPLP responds to part A of the Core Strategy policy by setting environmental standards. As submitted, policy DM24 of the DMPLP – Health and Well Being responds to the remainder. It has three sections.
- Part A responds to part B of the Core Strategy policy but simply requires the submission of a Health Impact Assessment in order to demonstrate how the proposed development will impact on health inequalities.
 - Part B responds to the next three sections (C, D and E) of the Core Strategy policy with four bullet points seeking to ensure new development promotes daily exercise, links to and improves access to local facilities and services.
 - Part C responds to part F of the Core Strategy policy by setting out the circumstances for resisting proposals for Hot Food Takeaways.
61. As submitted, part A of DM24 takes us no further than part B of Core Strategy policy CS13. It does not tell a developer (or a development control officer) how a proposal would be judged in the light of the information provided by a Health Impact Assessment. It gives no detail of what characteristics a development must achieve in order to obtain planning permission and so would fail the test set by paragraph 154 of the NPP Framework which requires that only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.
62. To be effective, part A of policy DM24 needs to specify the characteristics of health inequalities on which impact would be a material consideration and set parameters by which the impacts would be judged. However, the parameters

initially suggested by the Council (high quality housing, access to services, promotion of walking and cycling, minimising air pollution and noise) would simply duplicate other policies of the plan.

63. Further discussion at the examination hearings established that the intended distinction between this policy and other policies in the plan is the desire to achieve a positive improvement in the health of residents of the borough as opposed to measures of control designed to prevent a further deterioration. The need for such an effect is well justified by several sources of evidence which demonstrate that indicators of health and well-being for Waltham Forest are well below comparable averages elsewhere. Modifications to refer to these sources are necessary to make the justification to the policy sound (**MM 281, MM286**). It is accepted that only major developments would have sufficient impact to make that difference and so the proposed modification which I recommend (**MM282**) would apply the policy only to major developments. The parameter for judging the impact on health and wellbeing would simply require any positive impact for development to be acceptable. This would provide sufficient clarity for developers to anticipate how a proposal would be judged and so is sound.

Assessment of Legal Compliance

64. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. Other than compliance with the timetable of the Local Development Scheme, I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Development Management Policies Local Plan is identified within the approved LDS April 2011 which sets out an expected adoption date of October 2012. The Development Management Policies Local Plan's content is compliant with the LDS but its timing has been delayed by about a year.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in June 2007. Consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM)
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (July 2012) sets out why AA is not necessary.
National Policy	The Development Management Policies Local Plan complies with national policy except where indicated and modifications are recommended.
London Plan	The Development Management Policies Local Plan is in general conformity with the London Plan.

Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
2004 Act (as amended) and 2012 Regulations.	The Development Management Policies Local Plan complies with the Act and the Regulations.

Overall Conclusion and Recommendation

65. The Plan has a number of deficiencies in relation to soundness and/or legal compliance for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the Act. These deficiencies have been explored in the main issues set out above.
66. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Development Management Policies Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

P. W. Clark

Inspector

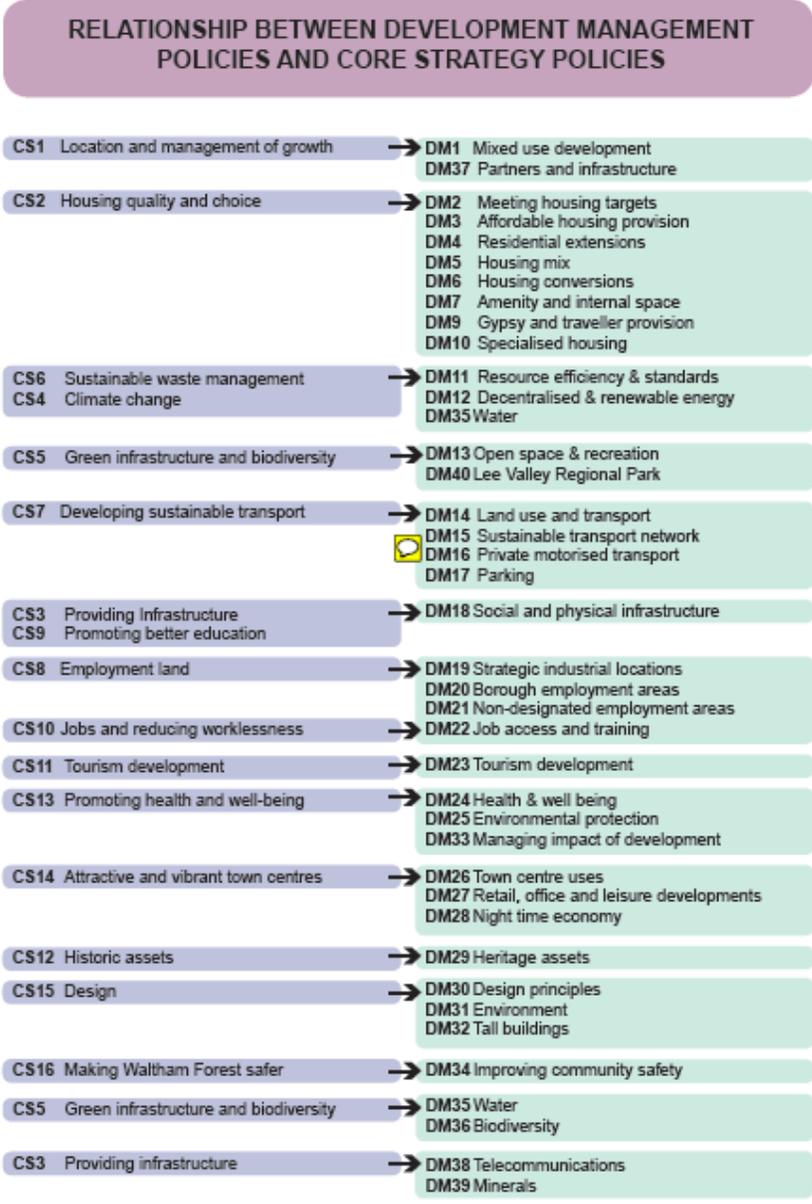
This report is accompanied by the Appendix containing the Main Modifications

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*. The text used for the basis of the modifications is the local plan as submitted, as amended by the Schedule of Post Publication Minor Changes submitted with it.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text required by these modifications

Ref	Page	Policy/ Paragraph	Main Modification
MM1	13	1.21	<i>Add at beginning of paragraph;</i> <u>Figure 1.2 sets out the structure of the Development Management Policies DPD. The Development Management policies contribute to the achievement of the Council's Sustainable Community Strategy's aims and objectives which include three themes: Managing Population Growth and Change, Create Wealth and Opportunity for Residents and Retain Wealth in Borough. Similar to the Core Strategy policies, the Development Management policies are grouped together under each of the three themes.</u>
MM2	13	Following 1.21	<i>Add new sub heading and paragraph;</i> <u>Relationship with the Area Action Plans (AAPs)</u> <u>There are four forthcoming Area Action Plans (AAPs). The AAPs are: Blackhorse Lane AAP, Northern Olympic Fringe AAP, Walthamstow Town Centre AAP and Wood Street AAP. The policies of the Development Management Policies (DMP) DPD will apply throughout the Area Action Plans (AAPs) unless specially overridden by their content. Figure 1.1 shows the relationship between the DMPDPD and the four AAPs. The DMPDPD delivers the approach set out in the Core Strategy. Details of the growth and regeneration activities will be provided in the appropriate AAPs.</u>
MM3	15	Figure 1.3	<i>Amend to read as follows (but omitting reference to policy DM40 against policy CS5);</i>

Ref	Page	Policy/ Paragraph	Main Modification
			<p style="text-align: center;">RELATIONSHIP BETWEEN DEVELOPMENT MANAGEMENT POLICIES AND CORE STRATEGY POLICIES</p> 
MM4	23	DM1 B (d) v	<i>Delete DM1 B (d) v</i>
MM5	23	Following DM1 B (d) ix	<i>Insert point x;</i> <u>x) imposing planning conditions to protect the amenity of existing and future residents.</u>
MM6	23	Following DM1 B (d) ix	<i>Insert point xi;</i> <u>(xi) specific situations when mixed use development may not be required, including: where housing is the sole use proposed; where housing or other uses are not compatible with the main use; and where a development is required to accommodate an existing user on the site.</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM7	27	2.20-2.22	<p>Delete (including headings Blackhorse Lane and Northern Olympic Fringe) and substitute;</p> <p>Policy DM1 relates to Policy CS1 of the Core Strategy. The intent of part B (a), (b) and (c) of Policy DM1 regarding the key growth areas and other appropriate areas is to give effect to parts A, B, C and E (i) of Policy CS1. The selection of areas for development and growth has been justified in the Core Strategy and has been found sound. The circumstances have not changed, therefore the justification of details of the selection of areas should refer to Policy CS1.</p>
MM8	28	2.23	<p>Delete heading: The Olympic Legacy Supplementary Planning Guidance (OLSPG) (July 2012) and amend first sentence as follows;</p> <p>The Olympic Legacy Supplementary Planning Guidance (OLSPG) (July 2012) his clarifies the Mayor of London's priorities for the Olympic Park and the surrounding areas.</p> <p>(Remainder of paragraph already amended by Post Publication Minor Changes)</p>
MM9	28	2.25-2.29	Delete paragraphs 2.25 to 2.29.
MM10	30	2.32	Delete paragraph 2.32
MM11	30	2.33	<p>Add to final sentence;</p> <p><u>according to Policy DM2 which deals with Meeting Housing Targets.</u></p>
MM12	30	2.34-2.35	Delete paragraphs 2.34 and 2.35.
MM13	30	2.37	<p>Amend as follows;</p> <p>When mixed use schemes are proposed, we will therefore secure appropriate design features and use <u>the imposition of</u> planning conditions <u>is to secure appropriate design features and</u> to protect the amenity of existing and future residents. Other factors affecting the potential for mixed-use development, and the scale, nature and location of mixed use development <u>are listed below for clarification of how Policy DM1 will be applied.</u></p>
MM14	31	2.40	Delete final sentence.
MM15	31	2.41	<p>Amend as follows;</p> <p>In addition, In view of the emerging economic conditions and property market trends may alter the viability of the mix of uses, potentially delaying or preventing implementation of some or all parts of a proposal, the Council will take into account the sensitivity of financial viability appraisals to changing market circumstances, and will seek to include appropriate flexibility into planning obligations and phasing arrangements to ensure that a mix of uses can be delivered.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM16	31	2.42	<p><i>Amend as follows;</i></p> <p>Specific Situations When Mixed Use Development May Not Be Required – <u>The Council may not seek mixed use development as stated in part B) (xi) of this policy due to the specific situations below:</u> In addition to the general considerations that may limit the potential or scale for the development of a mix of uses, there are a number specific types of development and circumstances that could render the inclusion of a mix of uses inappropriate-</p> <ol style="list-style-type: none"> 1. <u>given that housing is the priority land use of the Local Plan,</u> where housing is the sole use proposed, the Council may not seek uses other than housing unless there is a shortfall of facilities in the area that will be needed for the development (for example, open space or health facilities), or other uses are needed to provide an active street frontage (for example, shops in or adjacent to a shopping parade); 2. the Council will not seek housing or other uses where they are not compatible with the main use, <u>since the main use may cause adverse impact on the amenity of housing or other uses,</u> for . For example where noise levels from an industrial use would compromise residential amenity, or where the incorporation of other uses would be precluded by the operational requirements of a specialised use, such as a hospital or healthcare facility, or an academic, research or educational institution; 3. the Council may not seek a mix of uses where a development is required to accommodate an existing user on the site, <u>since a mix of uses may potentially cause adverse impact on the amenity of an existing user,</u> (for example, to provide for the expansion of a business or to consolidate a business's activities to a single site), unless the development involves additional floorspace that is surplus to the user's requirements;
MM17	32	2.44	<i>Delete the first sentence following the heading.</i>
MM18	33	2.50	<i>Delete the first sentence following the heading.</i>
MM19	34	DM2 A	<i>Add to policy DM2 A;</i> <u>which meet the space standards set out in table 8.1.</u>
MM20	35	3.2	<p><i>Amend as follows;</i></p> <p><u>Given the high level of need for housing, particularly larger family sized homes in the borough and limited land availability for housing development, it is essential to protect the existing housing stock if the residential character and function of the Borough is to be maintained. The further loss of housing will further exacerbate the level of need and undermine the building of new homes if the current housing stock is diminished without replacement. In order to address the borough's housing need and sustain it's neighbourhoods, the Council will resist the loss of existing residential accommodation and particularly larger family housing.</u></p>
MM21	35	3.3	<p><i>Amend as follows;</i></p> <p><u>The de-conversion of larger homes will</u> to further support the <u>provision-need</u> for larger family homes <u>and contribute to tackling the problem of overcrowding.</u> the Council will support proposals which result in the net loss of housing where they seek to combine</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>smaller homes (such as in a de-conversion) into a larger home(s). the de-conversion of smaller homes to create family-sized accommodation will be supported to help meet this priority housing need. In addition, de-conversion will help to balance any over supply in smaller homes delivered through new housing development. It will also ensure a wider choice of housing choice for residents. The loss of homes should also be outweighed by benefits to the environmental, street scene, transport and parking. Properties which are more appropriate for de-conversion are those where it was originally a single family dwelling house. De-conversions can bring added benefit such as reducing the pressure on on-street parking and local services. In order to ensure that de-conversions provide an acceptable form of family housing, proposals should meet the relevant minimum floor areas and provide a good standard of overall accommodation outlined in table 8.1. De-converted properties should create a home which has a minimum Gross Internal Area (GIA) of 87 sq.m (minimum 3 bed) in accordance with policy DM7. De-converting properties or merging together smaller homes will contribute to balancing the size of homes in the borough's housing stock and ensure better variety and choice for residents.</p>
MM22	35	3.4	<p><i>Amend as follows;</i></p> <p>The council will only support the net loss of housing where it can be clearly demonstrated that the current residential use is not compatible with the surrounding area and results in unsatisfactory living conditions. Unsatisfactory living conditions can result from a number of reasons, for example owing to excessive noise, odours and/or poor air quality. They can be measured using the same criteria used in policies elsewhere in this plan, e.g. DM24, DM25 and DM33, amongst others. Where conditions are not temporary, are unacceptable and cannot be improved to approach the environmental standards set elsewhere in this plan for new residential development, then it follows that residential use may no longer be compatible with the surrounding environment. Policy DM 2 C recognises that in such circumstances it would be inconsistent with the Strategic Objective of improving the health and well-being of Waltham Forest residents if the retention of residential use were to be insisted upon. Developers can assist the Council in the operation of this policy by providing firm evidence of the issue and the reasons why it cannot be ameliorated.</p>
MM23	35	3.5	<p><i>Amend as follows;</i></p> <p>The Council will also consider the loss of residential use on sites where it can be clearly demonstrated that there is an overriding need for an alternative use. The Council recognise that in order to create mixed and balanced communities other uses such as doctors surgeries, health centres and nurseries need to be provided to support the existing community. In such circumstances, the Council will support alternative uses in accordance with policy CS4 DM18.</p>
MM24	35	3.6	<p><i>Amend as follows;</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>According to the Waltham Forest Private Sector House Condition Survey (2011) it is estimated that there are 25,800 private sector dwellings (33.5%) that are 'non-decent', in the borough according to Decent Homes Standards. Where it can be demonstrated that homes are 'non-decent' the Council will firstly seek a refurbishment or upgrade of the existing accommodation. However, the Council will consider the net loss of housing where it results in better quality homes being provided and facilitates housing regeneration and renewal. For example, the Council may consider the net loss of accommodation where it increases the size of the remaining homes. The Council is committed to an estate renewal programme to prioritise the upgrading of some of the Council's housing estates. This involves working with local residents to identify the most appropriate solution for renewal, including the potential for refurbishment and comprehensive redevelopment. Such programmes may result in a net loss of homes, for example, to meet improved spaces standards or increase the number of larger homes. According to the Waltham Forest Private Sector House Condition Survey (2011) it is estimated that there are 25,800 private sector dwellings (33.5%) that are 'non-decent', in the Borough according to Decent Homes Standards. This approach therefore takes into account the potential to deliver improvements to housing quality as part of agreed regeneration strategies/proposals such as estate renewal programme, masterplans or Area Action Plans.</p>
MM25	38	4.5	<p><i>Delete final sentence and amend penultimate sentence (as set out in Post-Publication Minor changes) as follows;</i> The EIP Inspector's report is expected in spring 2013 <u>awaited</u>.</p>
MM26	39	4.7	<p><i>Delete paragraph 4.7 and substitute;</i> <u>4.7 The principle of deferred contributions has been set in the Core Strategy policy CS2. As the Council will be seeking a small site affordable housing contribution to developments of 9 homes or less, the Council considers it appropriate to set a threshold of applying deferred contributions to sites of 10 homes or more. Given the cost, time and complexity of preparing a detailed viability assessment, it is considered inappropriate to require developers of smaller housing sites to meet this policy requirement.</u></p>
MM27	39	4.8-4.12	<p><i>Move text of paragraphs 4.8 - 4.12 to form new section following paragraph 4.25, headed Implementation of Deferred Contributions. Amend former paragraph 4.9 to delete third sentence and to add following final sentence; <u>This further affordable housing provision will be sought in accordance with the Early Minor Alterations London Plan (2012) policy 3.12 part C. The Council will give due consideration to the practicalities of achieving further on site provision in each individual case. As such, the Council considers that it will primarily seek additional on site provision from major or multi-phased schemes. Further guidance/advice on the deferred contributions mechanism and reappraisal process will be provided.</u></i></p>
MM28	40	4.13	<p><i>Delete paragraph 4.13 and substitute;</i> <u>In accordance with policy 3.12 – Negotiating affordable housing on</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>individual private residential and mixed use schemes, the Council may accept off site contributions for affordable housing. The Mayor of London's Housing SPG (para.18.17) states that off-site provision could be applied in cases where there are existing concentrations of particular types of social housing in the area of the primary proposal site and there are demonstrable benefits to be gained by providing new units at a secondary site in a different location, so as to create more socially mixed communities, or to provide a particular type of housing, such as family housing.</u>
MM29	40	4.14-4.15	<i>Move text of paragraphs 4.14 - 4.15 to form new section following paragraph 4.26, headed Implementation of Off-site Contributions.</i>
MM30	40	4.17-4.19	<i>Delete first sentence of paragraph 4.17 and move remaining text, text of paragraph 4.18 and text of paragraph 4.19 (as amended in Post Publication Minor Changes) to form new section following paragraph 4.26, headed Implementation of Small Sites Affordable Housing Policy</i>
MM31	42	4.22	<i>Amend as follows;</i> <u>Assessing the level of affordable housing at the start of a major phased development can be difficult.</u> Some housing or mixed use schemes will be built in a number of phases over a number of years. Some major applications can take years to implement with the first phase of development being completed many years before the last phase is implemented. This means the economic conditions can be very different at the when permission is given to when phases are built. In such circumstances the Council will require applicants to provide an 'open book' financial appraisal/viability assessment for each separate phase to ensure that each phase makes the maximum reasonable affordable housing contribution.
MM32	42	4.23	<i>Delete first sentence.</i>
MM33	42	4.24	<i>Delete paragraph 4.24</i>
MM34	42	4.25-4.26	<i>Move heading Site considerations and text of paragraphs 4.25 and 4.26 to follow heading Implementation.</i>
MM35	44	5.1	<i>Add to start of paragraph 5.1;</i> <u>In accordance with policy CS2, CS15 and DM33, new residential development should be of the highest quality and make a positive contribution to improving the urban environment in the borough.</u>
MM36	44	DM4 B	<i>Delete and substitute;</i> <u>The use of outbuildings ordinarily used for ancillary purposes within a dwelling curtilage or its garden as separate sleeping and living accommodation would be resisted. The Council will only support residential development in back gardens where satisfactory living conditions in accordance with design standards set out under Policies DM6, DM7, DM30 and DM33 can be provided for new occupiers.</u>
MM37	45	5.2-5.3	<i>Delete paragraphs 5.2-5.3</i>
MM38	45	5.5-5.6	<i>Delete paragraphs 5.5-5.6</i>
MM39	47	DM5	<i>Add;</i> The Council will generally not support development proposals

Ref	Page	Policy/ Paragraph	Main Modification
			<u>containing only smaller homes (one and two bed).</u>
MM40	48	6.4	<i>Delete second sentence of paragraph 6.4</i>
MM41	49	6.5-6.6	<i>Delete paragraphs 6.5-6.6.</i>
MM42	49	6.8	<i>Delete paragraph 6.8 and substitute; <u>Where housing applications are required to be supported by a planning statement, justification should be provided for the proposed dwelling mix.</u></i>
MM43	50	Chapter 7	<i>Add to chapter title; <u>Housing in Multiple Occupation and Larger Houses in Multiple Occupation</u></i>
MM44	50	7.6	<i>Amend heading as follows; Large houses <u>Buildings</u> in multiple <u>residential</u> occupation <i>And amend text as follows; Large house in multiple occupation <u>Buildings in Multiple Residential Occupation</u> constitute HMOs with more than 6 <u>unrelated</u> people sharing dwelling houses or flats (<u>which can also be non self-contained</u>), sharing facilities such as a bathroom and/or kitchen <u>and is occupied as their main residence. This can include large scale purpose built student accommodation.</u> These are unclassified in the Use Classes Order. In planning terms they are described as being Sui Generis (of their own kind).</i></i>
MM45	51	DM6 A ii	<i>Further amend DM6 A ii (already amended by Post Publication Minor Changes) as follows; It is located within a "Restricted <u>Dwelling Conversions, HMO and Building in Multiple Residential Occupation Ward</u>" <u>as shown in figure 7.1</u></i>
MM46	51	DM6 A iv	<i>Delete DM6 A iv</i>
MM47	51	DM6 A vi	<i>Delete DM6 a vi</i>
MM48	52	DM6 B vi	<i>Delete DM6 B vi.</i>
MM49	52	Following DM6 B x	<i>Add DM6 B xi; <u>include an element of outdoor or amenity space.</u></i>
MM50	52	DM6 C	<i>Amend as follows (reinstating some text deleted in Post Publication Minor Changes); <u>In new build schemes, the Council will support housing (C3), Houses in Multiple Occupation (C4) and Larger Houses in Multiple Occupation/Buildings in Multiple Residential Occupation (Sui Generis) in Walthamstow Town Centre and the District town centres <u>outside of "Restricted Dwelling Conversion, HMO and Building in Multiple Occupation Wards", subject to the accommodation not having disproportionate impact on the Council's policies to provide a balanced housing stock, achieve mixed and balanced communities and amenity considerations. Proposals should meet the minimum space standards set out in tables 7.1 and 7.2. New build Houses in Multiple Occupation (C4) and Buildings in Multiple Residential Occupation (Sui Generis) will be resisted in the borough's "Restricted Dwelling Conversion, HMO and Building in Multiple Occupation Wards".</u></u></i>
MM51	53	7.10	<i>Add; <u>The threshold of 124 sq.m was chosen as this is the smallest</u></i>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>floorspace which could successfully incorporate two flats, of which one is 'family sized' (i.e. 3 bed plus and meeting the requirements of table 8.1). This has been based on the internal space standards in the London Plan.</u>
MM52	53	7.11	<i>Delete final sentence and substitute;</i> <u>In assessing if there is an over-concentration of conversions and HMO in an area, regard will be given to the cumulative impact of parking, noise, overcrowding and litter and rubbish affecting the general street scene.</u>
MM53	53	7.13	<i>Amend as follows;</i> In cases where the Council accepts that in principle a property may be suitable for conversion, the design of the conversion will be required to provide a satisfactory standard of accommodation and contribute positively to its surroundings. The Council will also seek to apply strict standards in order to ensure the conversions and HMOs provide high quality homes. It is important that conversions provide satisfactory living conditions for both the benefit of occupiers and neighbours. Self-contained flat conversions should meet the internal and external space standards as set out in DM7 – Amenity and Internal Space. Conversions (which are self contained) should provide private amenity space, particularly where family sized homes are proposed in accordance with DM7 – Amenity and Internal Space. HMOs should seek to meet the minimum space standards set out in tables 7.1 and 7.2. The gross original internal floor area relates to the property as originally built. It refers to the space enclosed by the internal faces of external and party walls including the area occupied by internal walls or partitions, chimney breasts and any other water closets that are not separate additions or detached structures, as well as hallways, stairways and landings. General storage areas such as lofts, cellars, fuel stores, garages or conservatory type structures, together with parts of rooms with ceiling heights less than 1.5 metres and lobbies open to the air, are excluded. Premises extended to an adequate minimum size before July 1st 1948 will be considered.
MM54	54	Table 7.1	<i>Add to title;</i> <u>And larger HMOs</u>
MM55	54	Table 2	<i>Add to title;</i> <u>And larger HMOs</u>
MM56	54	7.14-7.15	<i>Delete paragraphs 7.14-7.15</i>
MM57	55	7.16	<i>Delete second sentence.</i>
MM58	55	7.17	<i>Delete first sentence.</i>
MM59	56	Picture 7.1	<i>Amend to read</i> <u>Picture Figure 7.1. Amend Restricted Conversion Ward to read Restricted Dwelling Conversion, HMO and Building in Multiple Occupation Ward.</u>
MM60	58	8.1	<i>Amend as follows;</i> <u>In accordance with policy CS2 and CS13, new residential development should be of the highest quality and make a positive</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>contribution quality of life.</u> In order to address the increasing concerns over inadequate dwelling size and insufficient amenity space provided in new housing in the Borough, the Council seeks to establish internal and external space standards to provide a benchmark for new housing development to meet. DM7 sets out the Council's preferred internal and external amenity spaces standards for new developments.</p>
MM61	58	DM7	<p><i>Amend parts A and B as follows;</i></p> <p>A. Seeking proposals to meet the minimum internal space standards as set out in tables 8.1 and 8.2. <u>These omit studio flats and 1bed, 1person homes; the Council does not support their provision in the borough;</u></p> <p>B. Seeking proposals to meet minimum external amenity space standards as set out in table 8.3 and <u>ensure that:</u></p> <ul style="list-style-type: none"> <u>i. all homes, including flatted development, should have access to an element of private space. Balconies will count towards private amenity space;</u> <u>ii. the role and function of each space is clear and that the boundaries between these different types of space are clearly defined;</u> <u>iii. the external amenity space should be well-designed, appropriately located and usable. External amenity space should not be steeply sloping, awkwardly shaped or very narrow;</u> <u>iv. The communal external amenity space is easily accessible by all residents of that development. Communal external amenity space can be provided in the form of green roofs and roof gardens;</u> <u>v. Where external amenity space standards cannot be provided on-site the Council may accept financial contributions towards enhancing or upgrading the provision of local open space(s) in the vicinity of the development; and</u> <u>vi. the calculation of external amenity space should exclude footpaths, driveways, areas for vehicle circulation and parking.</u>
MM62	59	8.4	<p><i>Amend as follows;</i></p> <p>The Council will seek to ensure that new homes in the borough are built to the highest quality and that new homes provide a spacious, good quality internal environment with adequate daylight, outlook and privacy. The table below sets out the Council's minimum internal space standards. These <u>The standards set out in table 8.1,</u> have been taken from the London Plan (2011) and London Housing Design Guide (2010). These are minimum space standards and should not be taken as maximum areas.</p>
MM63	60	8.5-8.6 and table 8.2	<p><i>Delete paragraphs 8.5-8.6 and amend table 2 as follows;</i></p>

Ref	Page	Policy/ Paragraph	Main Modification														
			<table border="1" data-bbox="662 289 1177 804"> <thead> <tr> <th data-bbox="662 289 911 432">Designated Occupancy</th> <th data-bbox="911 289 1177 432">Minimum combined floor area of living, dining and kitchen spaces (sqm)</th> </tr> </thead> <tbody> <tr> <td data-bbox="662 432 911 480">2 person</td> <td data-bbox="911 432 1177 480">23</td> </tr> <tr> <td data-bbox="662 480 911 529">3 person</td> <td data-bbox="911 480 1177 529">25</td> </tr> <tr> <td data-bbox="662 529 911 577">4 person</td> <td data-bbox="911 529 1177 577">27</td> </tr> <tr> <td data-bbox="662 577 911 625">5 person</td> <td data-bbox="911 577 1177 625">29</td> </tr> <tr> <td data-bbox="662 625 911 674">6 person</td> <td data-bbox="911 625 1177 674">31</td> </tr> <tr> <td colspan="2" data-bbox="662 674 1177 804"> <p>Note: The minimum area of a single bedroom should be 8 sqm and a double or twin bedroom should be 12 sqm.</p> </td> </tr> </tbody> </table> <p data-bbox="662 804 1177 877">Table 8.2 - Minimum preferred combined floor area of living, dining, kitchen spaces and bedroom sizes</p>	Designated Occupancy	Minimum combined floor area of living, dining and kitchen spaces (sqm)	2 person	23	3 person	25	4 person	27	5 person	29	6 person	31	<p>Note: The minimum area of a single bedroom should be 8 sqm and a double or twin bedroom should be 12 sqm.</p>	
Designated Occupancy	Minimum combined floor area of living, dining and kitchen spaces (sqm)																
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4 person	27																
5 person	29																
6 person	31																
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MM64	60	8.7	Delete second and last sentences and amend "earthage" in third sentence to read "curtilage".														
MM65	61	8.8-8.9	<p>Amend paragraph 8.8 as follows and delete paragraph 8.9;</p> <p>The Council is committed to ensuring that external amenity space is should be an essential part of any residential development and should paragraphs 8.8 and 8.9 be considered an integral part of the design. It is important to ensure that all new residential development provides an appropriate minimum amount of outdoor amenity space, 1) to meet the needs of residents, and 2) to ensure that the space is of a suitable qualitative standard that allows for a variety of amenity space functions. The provision of external amenity space has a significant impact on people's physical and mental health, for example, through ensuring that new residential development provides sufficient outdoor amenity space to meet the needs of its residents and offer a high quality living environment and ensuring houses provide sufficient outdoor garden space for children to play. Outdoor amenity spaces, particularly gardens also help reduce the urban heat island effect. It is important that the role and function of each space is clear and that the boundaries between these different types of space are clearly defined. The emphasis for amenity space provision should be on its quality and usability, rather than simply the inclusion of featureless, uninviting areas of open space within developments that provide little interest or use for residents. External amenity space should be well-designed, appropriately located and usable. The character of the surrounding area and access to existing open space and parks should be taken into account when considering the level of external amenity space to be provided. The calculation of external amenity space should exclude footpaths, driveways, areas for vehicle circulation and parking. All homes, including flatted development, should have access to an element of private space. Locating amenity space at the rear of developments can provide residents with greater privacy and security. Rear gardens should have usable space and should not be steeply sloping, awkwardly shaped or very</p>														

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			narrow: Balconies will count towards private amenity space and are often of greater value in terms of privacy and usability than communal areas. Communal external amenity space can be provided in the form of green roofs and roof gardens. Where external amenity space is provided, it should be easily accessible by all residents of that development. These spaces should be located appropriately to avoid problems of overlooking. Screens and suitable landscaping can be used to help overcome potential overlooking. The provision of external amenity space is particularly important in areas which are deficient in access to open space and children's play space. Where external amenity space standards cannot be provided on-site, developers will need to justify this in their Design and Access Statement. In these circumstances, the Council may require financial contributions towards enhance or upgrade the provision of local open space(s) in the vicinity of the development, in accordance with the Council's Planning Obligations SPD and CH.
MM66	62	Following 8.9	<i>Move new paragraph (included in Post Publication Minor Changes) to follow heading Implementation.</i>
MM67	62	8.10	<i>Delete paragraph 8.10</i>
MM68	63	Chapter 9	<i>Delete chapter 9, including policy DM8.</i>
MM69	67	10.2	<i>(Paragraph unnumbered as submitted) Delete final sentence of paragraph 10.2.</i>
MM70	67	10.3	<i>(Paragraph unnumbered as submitted) delete final sentence of paragraph 10.3.</i>
MM71	69	DM10 A ii	<i>Add; Judged by effects on parking, transport, amenity space and retail, education and health and welfare services</i>
MM72	69	Following DM10 A vi	<i>Add; vii. <u>Where specialised housing for older people is proposed to buy, lease or rent, the Council will seek an affordable housing contribution in accordance with policy CS2.</u></i>
MM73	70	11.5	<i>Delete paragraph 11.5</i>
MM74	70	11.6	<i>Delete first and last sentences of paragraph 11.6</i>
MM75	70	11.7	<i>Delete first sentence.</i>
MM76	71	11.8	<i>Delete final sentence.</i>
MM77	71	11.9	<i>Amend as follows; The Council will seek to ensure that new specialised housing built in the borough provide a spacious, good quality internal environment. The table below sets out the Council's minimum internal spaces standards for a range of non self contained specialised housing. The Council will require all new specialised housing to meet these standards. These are minimum space standards and should not be taken as maximum areas. Note that self-contained specialised housing should meet the minimum internal and external space standards in DM7 tables 8.1, 8.2 and 8.3.</i>
MM78	71	Table 11.1	<i>Add note as follows; <u>Specialised housing should provide an outdoor or external amenity space of a minimum of 50 sqm plus an additional 5 sqm per resident.</u></i>
MM79	72	11.10-11	<i>Delete paragraphs 11.10-11.11</i>

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MM80	72	Following 11.11	<p><i>Add new paragraph;</i> <u>Proposals must not lead to an over-concentration of specialised housing which would be detrimental to the residential character or amenity of the area. This will depend on individual circumstances and take into account the ability of an area to accommodate further specialised housing without harm to the community in terms of overstretched local facilities – parking, transport, amenity space, retail, education, and health or welfare services.</u></p>
MM81	72	11.12	<p><i>Amend as follows;</i> When considering applications for student housing, the Council will give significant consideration to meeting borough need and the creation of mixed and inclusive communities. In order to demonstrate borough need, proposals for student housing need to show that they are supporting a higher education institution located within the borough. Additionally, it should be located where it is easily accessible to the institutions served. Student housing can also detract from the creation of mixed and balanced communities. Such housing is often associated with a concentration of relatively short-term residents which can be unwelcome in an established community. Additionally, such housing can also give rise to a number of other specific concerns which can include noise disturbance, over-crowding on public transport, or the loss of shops and services that meet the needs of longer term residents. The Council will assess proposals for student housing having regard to existing concentrations in the area and the wider housing mix in the community. The Council will also consider the impact of new occupiers on local services. Where appropriate mitigation cannot be secured, the Council will resist proposals that would harm the balance of the community or prevent the local community's requirements from being met.</p>
MM82	72	11.13	<p><i>Amend as follows;</i> In exceptional circumstances, where it can be demonstrated that there is a surplus accommodation, the Council will consider proposals for alternative uses. Surplus accommodation can be demonstrated by vacancy rates, low levels of interest (e.g. units have been actively advertised for a period of at least 6 months with no interest. Additionally, where it can be demonstrated that existing accommodation is incapable of meeting contemporary standards of care the Council may consider proposals for alternative use. Where this can be demonstrated the Council will firstly seek a refurbishment or upgrade of the existing accommodation. Where it can be demonstrated that the existing specialised housing is no longer required or incapable of meeting contemporary standards the Council will seek that the new alternative use should be for a self contained home(s), preferably a family sized home(s) in accordance with policy DM7 and DM8.</p>
MM83	72	12.2	<p><i>Amend second sentence as follows;</i> In order to achieve this target, the Council will apply the energy hierarchy as set out in the London Plan and the Council's Core Strategy policy CS4 and require new developments to firstly minimise the need to use energy, secondly use energy from the most efficient sources, and thirdly making use of energy from renewable resources.</p>

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MM84	74	DM11 A	<i>Add;</i> <u>To assist the Council in the application of this policy, planning applications for relevant developments should be accompanied by the developer's self-assessment quantitatively demonstrating the methods, measures and appliances by which compliance will be achieved.</u>
MM85	74	DM11 B	<i>Delete policy DM11 B</i>
MM86	74	DM11 E	<i>Amend as follows;</i> Requiring non-residential development greater than 100 sq m to achieve BREEAM "very good" or equivalent standards and <u>encouraging</u> major non-residential developments to achieve BREEAM "excellent" or equivalent.
MM87	74	DM11 F	<i>Delete policy DM11 F</i>
MM88	74	12.5	<i>Amend as follows;</i> Responding to climate change in a practical and effective way is a key element of the Council's Core Strategy and a high priority for the Council. Sustainability of buildings is an important factor in mitigating climate change and requires new development to be designed to high feasible environmental standards, which go beyond considerations of carbon reduction and energy efficiency. In assessing the sustainability standards of development, the Council will therefore adapt a cross-cutting approach, considering the following sustainable development principles: <ul style="list-style-type: none"> • Energy and carbon emissions — Reducing carbon emissions into the atmosphere that arise from the operation of a dwelling and its services, including consideration of building orientation and siting; future proofing energy efficiency of dwellings over their whole life by limiting heat losses across the building envelope; supplying energy efficiently and generating energy locally from renewable sources • Water — Reducing the consumption of potable water in the home and recycling of rainwater • Materials — Using material with lower environmental impact and responsibly sourced materials discharge of rainfall to public sewers and watercourses and minimise flood risk • Waste — Providing adequate indoor and outdoor storage space for both non-recyclable and recyclable household waste; reduction and management of construction related waste • Pollution — Minimising contribution of development to global warming by avoiding insulating material with a high global warming potential; minimising emissions of nitrogen oxides into the atmosphere • Health and well-being — Encouraging active and healthy lifestyles to promote good health and well being; improving quality of life in homes through good daylight, improved sound insulation, provision of outdoor space, and lifetime homes standards • Management — Managing construction sites in an environmentally and socially considerate manner; designing developments where people feel safe and secure • Ecology — Protecting existing habitats and ecological

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			features; creating new space for wildlife; enhancing ecological value of a site; and promoting efficient use of a building footprint
MM89	75	12.7	<p><i>Delete paragraph 12.7 and substitute;</i> <u>The evidence base (climate change viability study) has demonstrated that CSH level 4 for all major and minor new build residential schemes and BREEAM 'very good' for major and minor non-residential schemes is currently viable and achievable in the borough. Furthermore, some major non-residential applications in Waltham Forest have demonstrated the viability of highest standards of sustainable development (BREEAM Outstanding) over the past years. Given that the cost implications of a higher sustainability standard are proportionally less for larger developments, the Council considers it appropriate to encourage BREEAM standard 'excellent' for major developments.</u></p>
MM90	76	Preceding 12.10	<p><i>Insert additional paragraph;</i> <u>The Council's climate change viability report has demonstrated that these targets are achievable and viable for all new developments regardless of size. As cost implications are, however, proportionally higher for smaller developments, a threshold of one residential unit and 100 sqm has been set in part A of the policy. This is to exclude those householder developments where access to technical consultants would be more limited and the burden of evidence to support planning applications would be perceived as unreasonable and onerous. The threshold of 100sqm is in accordance with the threshold set out in the CIL regulations 2010 (as amended)</u></p>
MM91	76	12.10	<p><i>Amend as follows;</i> Applications for development of one or more units or greater than 100 sqm should be supported by an Energy Assessment which demonstrates how the above set targets will be achieved. A developer's self-assessment will assist the Council in assessing whether a proposed development will meet the above set carbon reduction targets within the framework of the energy hierarchy. <u>The Energy self-assessment should include the following details:</u></p> <ul style="list-style-type: none"> • calculation of the energy demand and carbon dioxide emissions for both regulated and unregulated energy separately, at each stage of the energy hierarchy; • proposals to reduce carbon dioxide emissions firstly through the energy efficient design of the site, buildings and services; secondly through the use of decentralised energy where feasible; and thirdly through the use of on-site renewable energy technologies.
MM92	78	12.23	<p><i>Amend as follows;</i> <u>When considering carbon reduction strategies, it is important to consider both new development and the existing building stock. Existing homes and non-residential buildings represent the most significant energy demand in the borough and are a key consideration in achieving the carbon reduction targets as set out in the Council's Core Strategy policy CS4 and paragraph 7.13 and 7.14. Based on anticipated growth within the borough, it is expected that the existing housing stock will account for approximately 84% of total housing in 2026 while existing non-</u></p>

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			residential development will account for approximately 95% of total non-residential development in 2026. The Council encourages home and business owners to improve the existing building stock and seeks to minimise the carbon footprint of its own building stock. Where alterations to existing building stock involve or impact on heritage assets, the Council will ensure that the requirements of Policy DM29 will be met.
MM93	78	12.24	<p><i>Amend as follows;</i> <u>While the scope to secure improvement to existing buildings through the use of the planning system is limited, the Council considers that applications for extensions or alterations of existing properties provides an opportunity to consider the original building's energy and carbon performance at the same time as determining the extension proposal. Where applications for extensions and conversions of more than 100sqm are made, which are an intensification of the use and/or are expected to have an increase in energy demand, the Council may require simple, cost effective energy efficiency measures to be carried out on the existing building where practical. Giving due consideration of the overall practicability and impact on viability of the development, simple cost effective retrofitting measures are likely to be viable for extension and conversion of 100sqm or more (as suggested in the Council's climate change viability study). The scale of such a development would exclude most householder extensions, where enforcing retrofitting requirements would be considered as unreasonable and onerous. The scale further represents an intensification of the use that is expected to have an increase in energy demand which justifies the requirement for retrofitting. In accordance with the requirements set out in part A of the policy, energy efficiency measures This should be detailed in an energy self assessment and the Council will take into account the overall scheme viability. These measures could include cavity and solid wall insulation, draught proofing, loft insulation, draught proofing, hot water tank insulation, boiler replacement and energy efficient lighting and appliances. The Council may, where reasonable include cost-effective measures as conditions of a planning permission (if it is granted) for an extension or conversion.</u></p>
MM94	78	12.26	<p><i>Amend as follows;</i> Planning applications should be supported by Code for Sustainable Homes <u>and/or BREEAM</u> pre-assessment estimator or equivalent assessment, showing how the required targets will be met. <u>Applications for development of one or more units or greater than 100sqm should further be supported and by an Energy developer's self-assessment showing how carbon compliance will be achieved.</u> These documents will allow the Council to assess the implication of a development on the environment.</p>
MM95	80	13.1	<p><i>Amend as follows;</i> Buildings are responsible for the consumption of a significant level of resources and increases in carbon emissions. Therefore it is important that buildings are designed to enable occupiers to be as energy efficient as possible. Once <u>While Policy DM11 aims to ensure that</u> a development has been designed to minimise energy demand, it needs to demonstrate how it can meet <u>policy DM12 aims for</u> its remaining energy needs to be met in a low or zero-</p>

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			carbon way, for instance through decentralised or renewable energy.
MM96	80	13.2	<i>Delete paragraph 13.2</i>
MM97	80	DM12 A	<i>Add;</i> <u>in accordance with the following thresholds:</u> <ul style="list-style-type: none"> • <u>development of one or more units or greater than 100sqm located within 200m of an existing or committed future Decentralised Energy Network,</u> • <u>major development located within 500m of an existing or committed future Decentralised Energy Network, and</u> • <u>development of more than 50 units located within 1000m of an existing or committed future Decentralised Energy Network.</u>
MM98	81	DM12 B	<i>Delete policy DM12 B</i>
MM99	81	DM12 C	<i>Amend as follows;</i> Requiring major developments that have demonstrated that the connection to an existing or committed decentralised energy network is not feasible, <ul style="list-style-type: none"> • to be connection ready for future networks; and • to implement a Combined Heat and Power Plant (CHP); and/or • where possible, connect into an existing or implement a new small network linking neighbouring developments or buildings unless it can be demonstrated that an efficient connection is not feasible; <u>Connection ready developments will be expected to meet the full carbon reduction targets as set out in DM11; and</u>
MM100	81	Following DM12 C	<i>Insert additional subsection;</i> <u>D. Giving due consideration to air quality impacts in accordance with policy DM25 where CHP or biomass is proposed; and</u>
MM101	81	DM12 D	<i>Amend as follows;</i> D. <u>E. Requiring development of one or more units or greater than 100sqm which seek to reduce the site's carbon emissions through on-site renewable energy to ensure that the proposed renewable system is appropriate to the location and does not significantly adversely affect the development, or neighbourhoods local amenity of neighbourhoods, and the environment, including air quality.</u>
MM102	81	13.8	<i>Amend as follows;</i> The cost of connection is most closely related to the size of the heat load and the distance from the network to the site. A connection to a DE system is more viable, the larger and the closer a development is located to a DE network. Therefore, the Council will, in pursuit of policy A, require developments to assess opportunities for linking into existing or future committed decentralised energy networks in accordance with the following thresholds:- <ul style="list-style-type: none"> • development of one or more units or greater than 100sqm located within 200m of an existing or committed future Decentralised Energy Network,

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			<ul style="list-style-type: none"> • major development located within 500m of an existing or committed future Decentralised Energy Network, and • development of more than 50 units located within 1000m of an existing or committed future Decentralised Energy Network. <p><u>The thresholds set out in part A of the policy provide a guide for requiring feasibility assessments, taking into account that viability of connecting to a decentralised energy network will depend on a number of site related considerations, such as the energy demand of development, terrain, type of dig needed and physical barriers.</u></p>
MM103	82	13.10	<i>Delete paragraph 13.10</i>
MM104	82	13.11	<p><i>Amend as follows;</i></p> <p>Where a development will connect to an existing or committed decentralised energy network, the developer will be required to make a reasonable financial contribution, the so-called "connection charge", the developer will benefit from avoidance of costs normally associated with provision of a centralised boiler system. Avoided costs typically include: reduced boiler house space, boilers; pumps; gas supply; operation and maintenance of the internal system. Charges like this are the standard approach used for regulated utility connections such as electricity, water, sewerage and gas supplies.</p>
MM105	82	13.12	<i>Delete paragraph 13.12</i>
MM106	82	13.13	<p><i>Delete paragraph 13.13 and substitute;</i></p> <p><u>Opportunity areas for implementing decentralised energy networks have been identified in the Council's Core Strategy paragraphs 7.18 – 7.19.</u></p>
MM107	83	13.14	<p><i>Amend as follows;</i></p> <p>To maximise the potential for future connections to be feasible and viable, the development must be compatible with district heating to allow a future connection with a minimum retrofit. Future proofing developments to be connection ready includes:</p> <ul style="list-style-type: none"> • Requiring the Incorporation of communal heating systems instead of in-unit boilers for developments where a future DH network connection would be viable. • Implementing As a minimum 'wet' heating systems should be implemented and <u>instead of</u> electrical heating systems will be prohibited; • Safeguarding an identified route within the development site for DE network connection apparatus (pipes, heat exchangers etc) or requiring the installation of pipe connections up to the property boundary; and • Building-in penetrations through building walls, allowing a pipe to be pushed through the wall without structural alterations.
MM108	83	13.15	<i>Delete paragraph 13.15.</i>
MM109	84	13.16	<p><i>Amend third sentence as follows;</i></p> <p>Unless a connection to a decentralised energy network is committed and deliverable within the next 3 years and secured through a legal agreement, potential carbon savings as a result of</p>

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			<p>a possible connection to a DE network in the future will not be accepted in the calculation of carbon reduction as part of the Energy Assessment <u>developer's self-assessment</u> as required in DM11</p>
MM110	84	13.17	<p><i>Amend as follows;</i> The whole of Waltham Forest is an Air Quality Management Area (AQMA) and the Council will seek to minimise impacts on local air quality <u>in accordance with the requirements set out in DM 25.</u> <u>Impacts on air quality are a particular concern of the Council</u> where <u>development incorporates biomass or CHP</u> are proposed as part of the development, <u>the Council will require an emissions assessment in support of a planning application.</u> The emissions assessment must demonstrate that the plant does not contribute to the deterioration of local air quality and that it is adhering to the emission limits set by the GLA for due to their emission of both nitrogen dioxide and particulate matter. <u>These emission limits will be regularly reviewed as new evidence becomes available and abatement technology improves.</u> The assessment must also demonstrate that other forms of renewable technology have been compared and assessed for their impact on local air quality. <u>If planning permission is granted, operators will be required to provide evidence on a yearly basis to show continued compliance with emission limits.</u> <u>Pre-application discussions together with an air quality assessment (as required in DM 25) in support of a planning application can assist the Council in protecting air quality.</u> <u>Incorporating considerations of air quality into the design of development from a very early stage helps to achieve the best possible and viable solution of mitigating air quality impacts, as this can impact on fundamental aspects of development such as the internal layout of a development, space requirement for plants etc.</u> <u>The Council would therefore welcome pre-application discussions with the applicants on air quality at an early stage in the process.</u></p>
MM111	84	13.18	<p><i>Amend as follows;</i> While only limited opportunities have been identified within Waltham Forest for large scale renewable energy generation in the Waltham Forest Climate Change Evidence Base, 2009, the Council expects that new developments will seek to reduce carbon dioxide emissions through the use of on-site renewable energy generation, where appropriate, on accordance with the energy hierarchy to meet the carbon targets set out in policy DM11. Recommended solutions include:-</p> <ul style="list-style-type: none"> • Ground source heat pumps; • Solar water heating; • Wind turbines — due to wind patterns in the borough, small building mounted wind turbines are more likely to be suitable than large scale turbines and the visual impact of these will need to be considered; • Solar electricity (PV) photovoltaic and active solar heating systems — both could be incorporated into south facing roofs or units; • Borehole cooling — where a suitable ground water source exists.

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MM112	84	13.19	<i>Amend as follows;</i> The impacts of some Micro generation renewable systems <u>can have detrimental impacts on local amenity and the environment will need to be considered before approval.</u> This is expected to include, for instance due to noise and vibration from mechanical components, visual amenity from public view points, or impacts from reflected light and shadow flicker on adjoining uses. The Council is also concerned about impacts on visual amenity from public view points and any adverse impact on open spaces, conservation areas, character of the area and historic buildings <u>as a result of renewable systems and seeks developments to assess and address potential impacts.</u>
MM113	85	13.20	<i>Delete paragraph 13.20</i>
MM114	85	13.21	<i>Amend as follows;</i> Planning applications should be supported by an Energy Assessment developer's self-assessment (as set out in DM11), which must include information on carbon emission savings from efficient energy supply and renewable energy measures.
MM115	86	DM13 A	<i>Amend first bullet point as follows;</i> Implement a high standard of design in terms of scale, siting, landscaping and response to context <u>accordance with the principles set out in Policy DM30 (iv).</u>
MM116	86	DM13 B	<i>Amend as follows;</i> Development proposals affecting an open space must not adversely affect, and where possible should enhance the value of existing open spaces by: <ul style="list-style-type: none"> • <u>responding to the inherent character and historic significance of the space;</u> • <u>sensitive access to and within the open space optimising physical and visual access between the built environment and open space;</u> • <u>increasing biodiversity value;</u> • <u>optimising microclimatic benefit.</u>
MM117	87	DM13 C	<i>Amend as follows;</i> New high quality and usable open spaces and/or landscaping <u>infrastructure</u> must be provided particularly in areas of deficiency and/or deprivation <u>major new developments.</u> Where new development cannot contribute to usable open space provision or landscaping on-site, or provision is deemed insufficient to the scale or nature of the development, financial contributions will be sought.
MM118	87	DM13 D	<i>Amend as follows;</i> Proposals for new areas of open space and landscaping provision <u>provision</u> must be accompanied by a maintenance plan <u>for adopted and non adopted areas</u> as a requirement of the planning permission to ensure their long-term quality <u>successful establishment.</u>
MM119	87	DM13 E	<i>Amend as follows;</i> There should be no net loss of allotment sites (See Schedule 19 <u>and the Policies Map</u>) and the intensification of land currently used

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			<p>to grow food will be acceptable where management arrangements allow. In areas identified as having a shortage in allotment provision, tThe Council will expect development proposals to contribute to the supply, quality and accessibility of allotments and other private and communal spaces on which to grow food and flowers. This may be in the form of financial or on-site contributions. On-site contributions must be supported by a maintenance plan.</p>
MM120	87	DM13 F	<p><i>Amend as follows;</i> Proposals for new burial space should be supported by evidence of need, and demonstrate that the scheme can be successfully integrated into the landscape. In principle burial spaces may be an acceptable use in the Green Belt or MOL, but they must not compromise the openness or visual amenity of these areas.</p>
MM121	87	DM13 G	<p><i>Amend as follows;</i> All parks within the Borough (See Schedules 17 to 18, and the Policies Map) will be retained and development proposals will only be acceptable where it is ancillary to the open space use and inherent character. The Council will expect development proposals affecting parks to improve the provision, quality and access. Development proposals should demonstrate that there will be no adverse impacts to the setting or visual appearance of historic parks and gardens.</p>
MM122	87	DM13 H	<p><i>Amend as follows;</i> Development proposals affecting the Lee Valley Regional Park or Epping Forest must not contribute to adverse impacts on amenity, ecological integrity or visitor enjoyment; and will be expected to deliver enhancements where possible. (See Policies DM40 and DM42). <u>The Council supports Epping Forest's long term management objectives and Lee Valley Regional Park Authority's Park Development Framework. The contents of the Lee Valley Park Development Framework will be a material consideration in the determination of planning applications. In summary, its current proposals address:</u></p> <ul style="list-style-type: none"> <u>i) Low Hall and St James's Park - enhancing the quality and safety of existing pedestrian and cycle routes into the Park;</u> <u>ii) Walthamstow Marsh and Coppermills Fields - strengthening landscape quality in the north at Coppermill Fields and along the eastern edge of the area;</u> <u>iii) Lea Bridge Road Area - improving visitor facilities at the Waterworks Centre, to include visitor accommodation and enhancing the Waterworks Nature Reserve as a regionally significant access to nature destination;</u> <u>iv) Coppermill Lane - improving accessibility at Coppermill Railway and High Bridge Road.</u> <u>v) Lea Bridge Road - co-ordinating public transport provision for visitors directly into the Park.</u> <u>vi) Lee Valley Pathway - maintaining and enhancing the route of the Pathway for walkers and cyclists.</u> <u>vii) Black Path - improving the existing path networks around the facilities on Lea Bridge Road.</u> <p><u>Once Lee Valley Regional Park Authority adopts other proposals within the Park affecting areas which form part of the Borough will be treated as a material consideration when applications for</u></p>

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			<u>planning permission are considered.</u>
MM123	88	DM13 I	<i>Amend as follows;</i> Where appropriate, development <u>Residential and mixed use</u> proposals will be expected to contribute to the provision of high quality and accessible exercise, play and recreational facilities either on or off site, <u>based on child yields in accordance with the Mayor's SPG Shaping Neighbourhoods: Play and Informal Recreation.</u>
MM124	88	DM13 J	<i>Amend as follows;</i> The provision of play space must be in accordance with the Mayor's SPG Providing for Children and Young People's Play and Informal Recreation <u>Shaping Neighbourhoods: Play and Informal Recreation</u> SPG and the Council's <u>Urban Design SPD.</u>
MM125	88	DM13 K	<i>Amend as follows;</i> Where appropriate, development proposals <u>New recreational development improvements</u> will be expected to provide or enhance the quality of outdoor sports facilities, playing pitches and/or their associated ancillary facilities and access, <u>taking account of priorities set out in the Councils playing pitch strategy.</u> The provision of floodlighting should be assessed on a site-by-site basis taking into account the viability of the facility and impact on the surrounding area.
MM126	88	14.3	<i>Delete paragraph 14.3</i>
MM127	88	14.4	<i>Amend as follows;</i> It is crucial to recognise that the Borough's designated Green Belt and MOL provides some of London's most valued natural resources, including sites recognised at the national and European levels for nature conservation importance. These designations are also valuable for their contribution to the Borough and London-wide green infrastructure network and improvements to its quality and accessibility are encouraged. Most development will not normally be acceptable in the Green Belt, and inappropriate development should be refused except in very exceptional circumstances. The NPPF sets out guidance on what uses may be acceptable in the Green Belt, and in a London context, these apply equally to MOL. This could include ancillary facilities to wider Green Belt compatible uses; e.g. changing rooms or storage for ground maintenance ancillary to wider outdoor sports and recreation uses. Where acceptable uses do come forward in the Green Belt or MOL, it is important that they need to preserve the openness of the Green Belt. In interpreting the policy, high standard refers to the response to the natural environment and local context as well as the execution of quality design and construction. Landscaping can be one mechanism by which appropriate developments can be complementary and respond to local context. This will minimise the impact on the open character of the land.
MM128	88	14.5	<i>Delete paragraph 14.5</i>
MM129	89	14.6	<i>Delete paragraph 14.6`</i>
MM130	89	14.7	<i>Insert after third sentence;</i> <u>Such spaces are also important in addressing climate change in</u>

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			<p><u>heavily urbanised areas.</u></p> <p><i>And amend remainder to form separate paragraph as follows;</i></p> <p>Just over 7% of the Borough has been identified in the Open Spaces Strategy as being deficient in access to local open space. As there are limitations in the amount of land available for new open spaces, the creation of smaller parks and open spaces is preferable to rectify this shortage. Deficiency in access to publicly accessible open space correlates with areas of deprivation; and, areas such as Grove Green and Cathall present these characteristics (Open Spaces Strategy, 2010 and PCT Annual Public Health Report, 2009/2010). Due to this, it is important to improve and increase the provision of effective open spaces through new developments. Where open space or landscaping <u>infrastructure</u> cannot be provided on-site, developers will need to justify this in their Design and Access Statement. In these circumstances, the Council may require financial contributions in order to enhance or upgrade the provision of local open space(s) in the vicinity of the development in accordance with the Council's Planning Obligations SPD.</p>
MM131	90	14.8	<p><i>Delete paragraph 14.8 and substitute;</i></p> <p><u>Effective maintenance is essential where open spaces and landscape infrastructure is provided to ensure the long term benefits of such provision. Where new open space is provided on-site as part of new developments, their design and integration should be carefully considered at an early stage to ensure maximum benefits and unnecessary delays to provision are avoided.</u></p>
MM132	90	14.9	<p><i>Delete paragraph 14.9</i></p>
MM133	91	14.10	<p><i>Following first sentence, insert;</i></p> <p><u>Despite the highest levels of allotment space provision of any London Borough,</u></p>
MM134	92	14.11	<p><i>Delete final sentence and substitute;</i></p> <p><u>Opportunity sites for such space in the borough are likely to be limited to areas of open space. Given designations in such areas, which may include Green Belt or MOL, proposals will need to demonstrate the openness and visual amenity of such areas is protected. This will help ensure proposals are compatible with the purposes of such designations.</u></p>
MM135	92	14.12	<p><i>Delete paragraph 14.12 and substitute;</i></p> <p><u>Increased urbanisation means that existing designated parks and gardens should continue to be protected, given the numerous benefits access to open space can provide to local communities. In Waltham Forest there are several parks and gardens of Local Historic Interest, including several on the Borough's Local List. Proposals within such spaces will therefore need be ancillary to its open space use, and respect its setting and visual appearance through sensitive design.</u></p>
MM136	92	14.13 and 14.14	<p><i>Delete paragraphs 14.13 and 14.14 and substitute;</i></p> <p><u>The Lee Valley Regional Park and Epping Forest are major assets as set out in the Core Strategy. Both can provide major benefits to</u></p>

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			<p><u>local communities in terms of access to nature and recreation. However, environmental designations covering these areas mean that any development proposals in such areas must be treated sensitively. The Council supports the aims outlined in the Lee Valley Regional Park Authority's Park Development Framework which will be taken into account when assessing planning applications.</u></p> <p><u>The Lee Valley Regional Park Authority is a statutory authority created by the Lee Valley Regional Park Act 1966 (the Park Act). It has a statutory responsibility to either provide directly or work with partners to provide facilities for sport, recreation, leisure, entertainment and nature conservation throughout the Park. Section 14 (1) of the Park Act requires the Authority to prepare a plan setting out proposals for the future management and development of the Regional Park and riparian planning authorities such as Waltham Forest are required to include those parts of the plan affecting their area within their own relevant planning strategies and policies (Section 14(2) (a)) although inclusion does not infer that the planning authority necessarily agrees with them (Section 14 (2) (b)). Both the Park Plan 2000 and the Park Development Framework are relevant in terms of Section 14 (2) of the Park Act and are formal statements of the Authority's position in respect of development within the Regional Park.</u></p> <p><u>Further, sections 14 (subsections 4-7) of the Park Act requires local planning authorities to consult with the Authority on applications for planning permission which they consider could affect the Park. Section 14 (subsections 8-9) allows the Authority to refer the decisions of the riparian authorities to the Secretary of State if it is considered by the Authority that the decision taken materially conflicts with the proposals of the Authority for the development of the Park. Full details of the Park Development Framework and Area Proposals can be found at www.leevalleypark.org.uk/parkframework/home/</u></p>
MM137	93	14.15	<p><u>Add;</u> <u>Developments that incorporate new housing will place an increased demand on existing open spaces, so new provision, or funding towards investment in existing spaces to enhance their capacity, will be necessary.</u></p>
MM138	93	14.17	<p><u>Delete paragraph 14.17</u></p>
MM139	95	14.18	<p><u>Delete paragraph 14.18</u></p>
MM140	95	14.19	<p><u>Add;</u> <u>Where major residential or mixed use schemes offer a shortfall of on site open space, funds collected in mitigation through the Councils Planning Obligations SPD or CIL may be used to contribute towards investment in playing pitches within the vicinity of the development site.</u></p>
MM141	95	Following 14.20	<p><u>Add new paragraph;</u> <u>The maintenance and management of new sports and recreation facilities will be vital in ensuring their successful long term use.</u></p>

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			<u>Clear plans to such effect will therefore be a requirement of planning applications for such use.</u>
MM142	97	DM14	<p><u>Delete parts A, B, C and D of policy DM14 and substitute;</u></p> <p><u>A) Where development is not within easy reach of public transport stops, requiring applications to propose and implement measures that promote sustainable travel and contribute to reducing car use.</u></p> <p><u>B) requiring major developments to be permeable and ensure that linkages and publicly accessible through routes are created to successfully integrate development into the wider street network, to integrate developments with the existing transport networks, and to create good connections to existing neighbourhoods and town centres; the Council will resist proposals for gated developments;</u></p> <p><u>C) Seeking financial contributions to address a shortfall, where a development cannot demonstrate in the supporting Transport Assessment and Travel Plan required by CS7 to the Council's satisfaction that the expected traffic impacts will be fully mitigated within the borough's transport network;</u></p>
MM143	98	DM14 E	<p><u>Amend as follows;</u> requiring developments with significant transport impacts to submit a Travel Plan in accordance with <u>Department for Transport and Transport for London guidance and emerging local standards;</u> including defined targets, implementation and funding, and monitoring regime;</p>
MM144	98	DM14 F	<p><u>Amend as follows;</u> requiring development proposals to submit Construction Logistics Plans, and <u>Delivery and Servicing Plans and the uptake of the Freight Operators Recognition Scheme where appropriate in accordance with the London Freight Plan and coordinated with travel plans, to limit negative transport and environmental impacts associated with the construction stage and on-going delivery and servicing requirements of new developments; the Council will also promote the uptake of the Freight Operators Recognition Scheme.</u></p>
MM145	98	DM14 H	<p><u>Amend reference to figure 19 to read figure 14.</u></p>
MM146	98	15.3	<p><u>Delete paragraph 15.3 and substitute;</u> <u>The Core Strategy promotes development that supports compact growth and is conducive to sustainable travel by guiding development to locations that are highly accessible. Developments in less accessible locations are likely to result in higher levels of car traffic and subsequently in a higher degree of environmental impacts and congestion. Therefore, Part A of this policy aims to improve accessibility of those developments that are not within easy reach of public transport and to promote sustainable transport choices in order to limit the impact of developments on the environment, to respond to congestion affecting roads and public transport, and to promote healthier lifestyles.</u></p>
MM147	99	15.4	<p><u>Delete paragraph 15.4 and substitute;</u> <u>Creating permeable developments with publicly accessible routes will contribute towards encouraging sustainable travel by</u></p>

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			<u>facilitating convenient movement that is direct and along the shortest route. This will help to reduce carbon emissions, create street activity, and to contribute to a safe walking and cycling environment.</u>
MM148	101	15.5	<i>Delete paragraph 15.5</i>
MM149	101	15.6	<i>Delete second and third sentences.</i>
MM150	101	15.7	<i>Delete paragraph 15.7 and substitute;</i> <u>Developer contributions can help the Council to mitigate the impacts associated with car traffic as a result of additional development and to mitigate additional pressure that new development will put on existing transport infrastructure, including public transport. Where several developments are expected within a certain area, e.g. within an Area Action Plan area, contributions can assist in mitigating cumulative impacts of several developments.</u>
MM151	101	15.8	<i>Delete paragraph 15.8</i>
MM152	101	15.9-15.12	<i>Delete paragraphs 15.9 to 15.12</i>
MM153	102	15.13	<i>Delete paragraph 15.13 and substitute;</i> <u>Travel plans can help to reduce the impacts of transport on the environment. According to the DfT, a well designed travel plan can typically cut 15% of commuter car use and can therefore significantly reduce traffic related carbon emissions a development. A travel plan can help to combat over-dependency on cars by boosting all the possible alternatives to single occupancy car use.</u>
MM154	102	15.14	<i>Delete paragraph 15.14 and substitute;</i> <u>In order for a plan to be effective and produce tangible outputs (such as for example cycle storage or introductory membership offers), it needs to include defined targets and a regular monitoring regime. Travel plans require a budget to cover items such as travel surveys, publicity materials and activities, installation of cycling facilities, or subsidised travel passes.</u>
MM155	103	15.15	<i>Delete paragraph 15.15 and substitute;</i> <u>The Council will provide further guidance on travel plans in its forthcoming Sustainable Transport SPD.</u>
MM156	103	15.16	<i>Amend as follows;</i> Where appropriate, the Council will ensure that applicants provide Construction Logistics Plans to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. Construction Logistics Plans should correspond with <u>Where construction traffic related to a development is likely to result in impacts on local amenity and local residents, a Construction Logistics Plan will be required.</u> <u>Construction Logistic Plans can help to limit negative transport and environmental impacts associated with the construction stage and on-going delivery by setting out the hours of site activity; pick-up and delivery times for materials and equipment; limits on construction vehicle size; trip numbers and routes; the safety of</u>

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			road users during construction; and any temporary use of the highway for siting of construction plant. They should also deal with <u>can also help addressing</u> any temporary disruption or severance of highway links needed during the development process, as well as any other relevant measures needed to manage the construction phase. Developers should seek to discuss the requirements for a Construction Management Plan with the Council as part of the per-application process.
MM157	103	15.17	<i>Amend as follows;</i> In order <u>Delivery and Servicing Plans (DSP) can help to minimise</u> the impacts of on-going servicing requirements of a development on the network and the environment, the Council will require <u>Delivery and Servicing Plans (DSP) where it considers appropriate</u> delivery and servicing traffic associated with operational <u>requirements is expected to result in negative impacts on residents or the environment.</u> DSPs can help to reduce operational costs, carbon emissions, congestion and collisions by coordinating and managing servicing and delivery movements. An effective DSP should set out a framework for; <ul style="list-style-type: none"> • managing deliveries to reduce the number of trips, particularly during peak hours; • identifying where safe and legal loading can take place; • commissioning delivery companies with a commitment to best practice — such as TfL's Freight Operator Recognition Scheme (FORS); and • reducing the risk of accidents with vulnerable road users including pedestrians and cyclists.
MM158	104	15.18	<i>Correct reference in second sentence to:</i> Higher <u>Heavy</u> Goods Vehicles <i>And delete final sentence</i>
MM159	104	15.20	<i>Delete paragraph 15.20</i>
MM160	105	15.24	<i>Delete paragraph 15.24</i>
MM161	106	DM15 A	<i>Delete penultimate sentence</i>
MM162	107	DM15 D	<i>Amend as follows;</i> requiring new development to provide and contribute to proposals for transport infrastructure to take full account of the requirements for walking and cycling, ensuring that pedestrian and cycle facilities are high quality, safe and comfortable well-signalled footways and cycleways that are designed to appropriate widths and consider provision of complementary infrastructure including lighting, wayfinding and signage where appropriate.
MM163	107	DM15 G	<i>Delete first word and substitute; seeking</i>
MM164	107	16.3	<i>Delete paragraph 16.3 and substitute;</i> <u>The road user hierarchy as set out in part A of the policy will assist the Council in promoting sustainable transport modes and ensuring that the needs of the more vulnerable users are given comparative priority over other users. The hierarchy will assist the Council in the reallocation of road space and implementing public realm and streetscape improvements schemes as set out in our Core Strategy</u>

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			<u>CS7G.</u>
MM165	107	16.4	<i>Delete third and fourth sentences.</i>
MM166	108	16.5	<i>Delete final sentence</i>
MM167	108	16.6	<i>Amend as follows;</i> Streets should be rich and fulfilling places that contribute to local distinctiveness and prosperity. To achieve this, this policy seeks that new development will achieve an appropriate balance between the needs for pedestrians and cyclists and other requirements in accordance with the road user hierarchy. The means by which this will be achieved and the level of priority afforded to different road users may vary depending on the street location, function and site specific requirements. Design solutions should take account considerations outlined in the Council's Urban Design SPD and the forthcoming Sustainable Transport SPD. Further advice in this regard can be found in the Council's Urban Design SPD, the Inclusive Design and Accessibility SPD, and the forthcoming Sustainable Transport SPD. Way-finding measures such as Transport for London's 'Legible London' signage may be required to <u>can aid legibility and shall be provided on site or through financial obligations, which will contribute to achieving local distinctiveness and a safe pedestrian and cycle environment.</u>
MM168	108	16.7 and 16.8	<i>Delete paragraphs 16.7 and 16.8</i>
MM169	108	16.9	<i>Delete final sentence.</i>
MM170	110	DM16 A	<i>Delete policy DM16A and substitute;</i> <u>A) applying the road hierarchy as a tool for prioritising</u> <ul style="list-style-type: none"> • <u>the use of the different routes in a network for different purposes; and</u> • <u>the use of scarce street space between competing activities, including through movement and other urban activities;</u>
MM171	110	DM16 B	<i>Delete policy DM16 B and substitute;</i> <u>B) requiring development to connect to the highway network in a way that encourages road users to use the most appropriate road in accordance with Waltham Forest's road hierarchy as set out in Figure 17.1, discouraging through-traffic from using local roads and avoiding individual access direct to the TLRN, SRN and district distributor roads;</u>
MM172	110	DM16 C	<i>Delete policy DM16 C</i>
MM173	111	DM16 G	<i>Delete policy DM16 G</i>
MM174	111	17.3	<i>Amend as follows;</i> A functioning highway network is essential for all modes of transport. Waltham Forest's highway network has a hierarchy of roads, with different character and functions. <u>As set out in the Core Strategy policy CS7, the Council anticipates to consider the highway network holistically and to take account of both the movement and place specific requirements of streets.</u> The road hierarchy is an important element of any highway network in terms

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			of addressing the movement function, managing movement and speed of vehicles. The Council will ensure that new development will contribute towards managing traffic flow and speed in accordance with this hierarchy and new developments and the corresponding access arrangements will need to take account of and be compliant with this hierarchy.
MM175	111	17.4	<i>Amend as follows;</i> <u>The road hierarchy serves a variety of purposes in the management of a network, including the functional efficiency of traffic flow, road safety, amenity and the environmental quality of urban areas. It allows the Council to make consistent decision about the design and management of a street.</u> When considering development proposals, the Council will use the <u>following road hierarchy to discourage traffic from using unsuitable streets in order to minimise the negative impacts of traffic on local residents and local amenity and to foster road safety. A full list of all TLRN and SRN roads in Waltham Forest is included in Schedule 10 and 11 of this document.</u> <i>And delete all four bullet points.</i>
MM176	112	Following 17.4	<i>Insert additional paragraph;</i> <u>The classification of the streets within the hierarchy is based on the importance of the street within the network and geographical scale of the destination it serves. The Council associates higher order streets with strategic routes, heavier traffic flows, higher design speeds, with limited access; minor roads tend to be associated with more lightly trafficked, local routes, with lower design speeds and more frequent access points and with access to building frontages.</u>
MM177	112	17.5	<i>Amend as follows;</i> In applying this road hierarchy, the Council will manage traffic to give priority to <u>encourage</u> longer distance and through traffic over requests for direct access requirements in <u>to use</u> the higher order hierarchy designation, i.e. considering firstly the Transport for London Road Network (TLRN), then Strategic Road Network (SRN), and followed by district <u>and local</u> distributor and local roads. Conversely, there will be a presumption in favour of local amenity on minor roads, particularly for residents, pedestrians and cyclists. Where direct access is proposed and considered acceptable on the TLRN, SRN, district and local distributor roads, this must be achievable in forward gear.
MM178	114	17.9	<i>Amend first sentence as follows;</i> The formation of vehicular access will only be permitted where the development proposals can demonstrate consideration of issues raised in the national guidance such as the Department of Transport's 'Manual for Streets 1&2 ' which should <u>Road safety considerations</u> include: <i>(then continue with existing four bullet points)</i>
MM179	114	17.10	<i>Delete final sentence</i>
MM180	115	17.11	<i>Delete final sentence</i>
MM181	115	17.12 and 17.13	<i>Delete paragraphs 17.12 and 17.13</i>
MM182	115	17.14-16	<i>Delete paragraphs 17.14, 17.15 and 17.16</i>

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MM183	115	17.17	<i>Delete paragraph 17.17</i>
MM184	116	DM17 A	<i>Amend as follows;</i> Encouraging car-free and car-capped development in appropriate locations that are highly accessible by public transport; are accessible to opportunities and services, and/or have high levels of parking stress;
MM185	116	Following DM17A	<i>Insert additional policy;</i> <u>where a car-free and car-capped development is implemented, limiting on-site car parking for these developments to spaces designed for disabled people and operational and service needs and introducing controlled parking zones in the vicinity of the development; occupants of car free developments will not be issued with on-street parking permits.</u>
MM186	116	DM17 C	<i>Add;</i> <u>as a general guide, the Council will encourage lower car parking provision than the stated maximum standards;</u>
MM187	117	DM17 D	<i>Add, following bullet points;</i> <u>While these priorities are granted for the borough as a whole, they may vary locally depending on development type, location and function of the specific street type.</u>
MM188	117	DM17 G	<i>Amend as follows;</i> Requiring parking proposals in accordance with Policy DM30 (ix) to preserve a buildings setting and the character of the surrounding area by avoiding over dominance of parking and hard standing surface areas to ensure that front gardens make a positive contribution to street appearance;
MM189	117	DM17 H	<i>Delete policy DM17 H</i>
MM190	117	DM17 I	<i>Delete policy DM17 I</i>
MM191	117	DM17 J	<i>Amend as follows;</i> requiring development to provide that an electrical charging point for ensuring that one in five parking spaces for (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles in accordance with the London Plan;
MM192	117	DM17 K	<i>Amend as follows;</i> Requiring seeking contributions towards sustainable transport measures including the introduction of car clubs, Controlled Parking Zones, Home Zones and 'DIY Streets', pool cars, cycle hire schemes and public electric vehicle charging points where appropriate;
MM193	118	18.4	<i>Amend as follows;</i> Proposals for parking provision will be expected to relate to the general accessibility of an area and the levels of on-street parking stress. Maximum parking standards are provided in Appendix 4; however as a general guide, the Council will encourage lower parking provision than the stated maximum standards. The Council acknowledges that parking demand is a highly complex issue that largely depends on site specific characteristics. The Council may consider parking provision that varies from the standards set in Appendix 4 in accordance with the parking analysis as part of the Transport Assessment and Travel Plan, which needs to take into account considerations such as accessibility of the site, parking

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			<p>provision and parking stress in the area, dual usage of parking spaces, and the potential for linked trips.</p> <p>On-street parking spaces in particular, are a limited resource and demand exceeds supply in much of the borough. Development proposals therefore in areas of on-street parking stress should be 'car capped' (or car-free) to avoid exacerbating this problem. Reduced parking provision proposals should be supported by high public transport accessibility and planning obligation measures to promote sustainable travel including implementation of travel plans, provision of car clubs and car sharing services etc.</p>
MM194	118	18.5	<p><i>Amend as follows;</i> <u>The availability of parking spaces is a key determinant of mode choice and car usage. In order to minimize travel by car and encourage the use of sustainable transport modes instead, the Council aims to limit the parking provision and encourages €car-free and car-capped developments will be encouraged</u> in locations that are easily accessible by public transport and to essential services including our town centre locations and regeneration areas such as Walthamstow, Blackhorse Lane, Wood Street, Bakers Arms, Leyton, Leytonstone and Chingford and key redevelopment sites throughout the borough. On-site parking arrangements for these developments will generally be limited to spaces designed for disabled people and operational and service requirements. A legal agreement will be required to state that future occupants will not be issued with on-street parking permits. This policy does not affect the ability of disabled people to apply for on-street parking permits. Other motor vehicles such as vans and lorries are also covered by the term 'car-free' and 'car-capped'. <u>Car free and car capped development will help to reduce car dependency in Waltham Forest; reduce traffic congestion and pollution; improve the quality of the environment and help to tackle climate change; and encourage sustainable travel.</u></p>
MM195	118	18.6	<p><i>Amend as follows;</i> Where car-free and car-capped development proposals are considered to be acceptable, the Council will introduce <u>may consult on the introduction of</u> a controlled parking zone (CPZ) in the vicinity of the site (if a CPZ does not already apply), to ensure that parking bays are available to those with the greatest needs (as identified in the parking hierarchy above) and to avoid problems associated with uncontrolled parking and overspill parking in adjacent neighbourhoods. Contributions towards the introduction of car club schemes and the cost of implementing CPZ's is likely to be considered in areas where car free or car-capped development is proposed.</p>
MM196	119	18.7	<p><i>Delete last clause of final sentence.</i></p>
MM197	119	18.8	<p><i>Delete paragraph 18.8 and substitute;</i> <u>In a regime that seeks to limit the amount of parking spaces provided and deals with different competing parking requirements within a limited amount of space (for instance in a car capped development, in a dense residential area, or on a busy high street with various residential/visitor/retail requirements), one of the core</u></p>

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			<u>challenges is the management of parking spaces and the allocation of parking spaces. The parking need hierarchy as set out in policy part D is intended to ensure that those with the greatest need for car ownership and subsequently a parking space will be allocated a parking space or will be eligible to apply for a parking permit.</u>
MM198	119	18.9	<i>Delete paragraph 18.9</i>
MM199	119	18.10	<i>Delete third and fourth sentences.</i>
MM200	119	18.11	<i>Amend as follows;</i> Proposals for Off-street parking will need to be balanced against the potential loss of <u>can have negative impacts on biodiversity, urban quality and character and aesthetic amenity and the Council seeks to address potential detrimental impacts of off-street parking within this policy in line with requirements of policies CS5, DM11 and DM35. Where garages or ground floor structures are proposed, development needs to ensure that</u> If poorly designed, garages and ground floor structures can interfere with place-making principles including the promotion of active frontages and natural surveillance and minimising land take are adhered to. The Council is particularly concerned about the cumulative effect of removal of front gardens, trees, boundary walls and hedgerows which have traditionally formed property boundaries for the purpose of off-street parking. <u>The removal of front garden, walls and railings for parking cumulatively damages the character and appearance of suburban streets, results in loss of biodiversity, increases surface water run-off and can contribute to the urban heat island effect.</u> Consequently, the Council will resist proposals that are considered to have a detrimental impact on the visual and environmental amenity of an individual property or on the character of a wider area for example, in a conservation area.
MM201	119	18.12	<i>Delete paragraph 18.12</i>
MM202	120	18.13-16	<i>Delete paragraphs 18.13, 18.14, 18.15 & 18.16</i>
MM203	121	18.18	<i>Amend as follows;</i> Underground or basement parking, if well designed and managed, may be appropriate in certain circumstances as it can provide an unobtrusive solution allowing street frontages to be maintained, can minimise land-take and avoid over-dominance of parked cars on the streetscape. However, large expanses of underground parking should be avoided due to a lack of natural surveillance and a perception of a lack of personal safety. Where a development proposes underground parking, the Council will expect them to be designed in accordance with the Principles set out in the Council's adopted Urban Design SPD and take opportunities to reduce potential for crime outlined in national guidance such as 'secured by design', (15) 'Design out Crime'(16), and 'Parkmark guidelines'(17) concepts <u>can assist in ensuring that underground car park are safe and attractive (as required by part C and F of the policy). Development proposals will need to demonstrate A long-term commitment to managing underground parking facilities including access and usage of the parking spaces is a successful method of providing secure parking and the Council would therefore seek to secure this for proposals incorporating underground parking. The Council may refuse proposals for</u>

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			<u>underground parking where a development cannot satisfactorily demonstrate that security concerns are addressed.</u>
MM204	121	18.19-21	<i>Amend heading as follows;</i> Low Emissions Vehicles, Car clubs, and Electric Vehicles <i>Delete paragraph 18.19, 18.20 and 18.21 and substitute;</i> <u>Electric vehicles can play an important role in helping to tackle climate change.</u>
MM205	122	18.22	<i>Delete final sentence and substitute;</i> <u>Appendix 4 sets out the Council's standards and requirements for well designed, high quality cycle parking facilities. Well designed, high quality cycle parking for residential development means that cycle parking facilities are dedicated, secure, easy to access and therefore convenient to use, such as cycle sheds on driveways or stands integrated into the carports. Visibility of cycle parking facilities, good passive surveillance, and easy access from the street can further contribute to achieving high quality facilities which are more likely to be used.</u>
MM206	122	18.23-24	<i>Delete paragraphs 18.23 and 18.24</i>
MM207	122	18.25-27	<i>Delete paragraphs 18.25 to 18.27, including heading</i>
MM208	125	DM18 A	<i>Amend to read as follows;</i> (A) Resisting the Loss of Social Infrastructure The Council will resist the loss of social infrastructure facilities <u>an existing community, leisure or educational facility</u> unless all of the following conditions are met: a. No shortfall in provision will be created by the loss; b. Adequate alternative facilities are already available <u>within walking distance</u> in the area; c. A replacement facility that meets the needs of the local population is provided, with a preference for on-site provision; and secures enhanced re-provision on the site, or on another site which improves accessibility, closer to town centres, with good transport links via a planning-obligation according to Policy DM37. d. The specific social infrastructure facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific infrastructure type and demonstrate that there is no demand for any other suitable community use on the site. <u>(For proposals involving the loss of a public house, evidence of suitable marketing activity will be required or evidence that the public house is no longer financially viable through the submission of financial evidence, whilst the public house was operating as a full time business);</u> e. <u>The redevelopment of the site would secure an over-riding public benefit;</u> f. <u>The activities carried on are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents; and;</u> g. <u>Where population change reduces demand, managing its loss by reference to the quality of community facilities provided, its ability to meet modern requirements (such as sound proofing, disabled access and external smoking areas) according to details of Policy</u>

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			<u>DM30 and Policy CS3 (A).</u>
MM209	126	DM18 B	<p><i>Amend as follows;</i> (B) Meeting Increased Demand for Social Infrastructure</p> <p>To help to meet increased demand for social infrastructure, the Council will require <u>seek</u>:</p> <p>a. Development schemes that result in any unmet additional need for social infrastructure to contribute towards supporting <u>upgrading or enhancing</u> existing facilities or providing for new facilities; and</p> <p>b. Suitable developments to make rooms available for local community groups to use or hire at a discounted rate, particularly where a development displaces or replaces a facility;</p> <p>c. <u>Improvements to social infrastructure or making contribution to the provision either on-site, close to the development, or within the appropriate catchment for the infrastructure type via planning obligations according to Policy DM37;</u></p> <p>d. <u>The assessment of the impact of new community, leisure and educational facilities by considering the following:</u></p> <ul style="list-style-type: none"> • <u>the new facilities are located within the community that they are intended to serve;</u> • <u>the likely number of future occupants;</u> • <u>the needs of community service providers operating in the area (public and community) and their accommodation requirements;</u> • <u>the new facilities are safe and located in an area of good public transport accessibility or in town centres; and</u> • <u>there should be no adverse impact on residential amenity, according to Policy DM33 ; or highway safety according to Policy DM16 C;</u> <p>e. <u>New education and indoor sport development that makes provision for community access to the facilities provided;</u></p> <p>f. <u>Proposals for uses that would support outdoor sports facilities, to be ancillary in terms of size, frequency, use and capacity and do not displace or prejudice facilities needed for the proper functioning of the principal outdoor sports uses; and</u></p> <p>g. <u>Proposals for floodlighting to enhance sports or community facilities and would not be detrimental to the character of the open land, the amenity of neighbouring occupiers or harmful to biodiversity.</u></p>
MM210	126	DM18 C	<i>Delete policy DM18 C</i>
MM211	126	DM18 D	<p><i>Amend as follows;</i> (D) Educational facilities</p> <p>New developments must be:</p> <p>a. Fit for purpose, which could include being acceptable in terms of appropriate space standards;</p> <p>b. Located in proximity to playing fields that can be used; and</p> <p>c. In buildings which are flexible and sited to maximise the shared community use of premises and associated facilities.</p> <p>Planning consent will be given for temporary classrooms on school sites when:</p> <p>a. <u>When</u> it can be shown that there is a significant short term need</p>

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			<p>for extra school capacity that cannot be provided in the existing school;</p> <p>b. <u>Where careful consideration is given to the location of mobile classrooms within the school site away from neighbouring residential properties;</u></p> <p>c. <u>Temporary planning consents will be granted in order that the need for mobile classrooms can be re-assessed within a reasonable period; and</u></p> <p>d. <u>Mobile classrooms will be expected to conform to the Council's "Access for All" Guidelines.</u></p>
MM212	126	DM18 E	<i>Delete policy DM18 E</i>
MM213	127	DM18 G	<p><i>Amend policy DM18 G as follows;</i></p> <p>"(G) Physical and Utility Infrastructure</p> <p>The Council will seek appropriate physical and utility infrastructure:</p> <p>a. New development or schemes that create additional demand for infrastructure to make an appropriate contribution to that provision;</p> <p>b. <u>The Council will work closely with utilities providers to ensure that they are aware of upcoming development and development targets, so that consideration can be made for future requirements; and</u></p> <p>b c. <u>The Council will liaise with energy service providers to facilitate new energy infrastructure in appropriate locations.</u></p> <p>e. Details of the criteria for the location of telecommunications development are covered in Policy DM38.</p>
MM214	127	DM18 H	<i>Delete policy DM18 H</i>
MM215	128	19.6	<i>Delete second and third sentences and bullet points</i>
MM216	128	19.7-19.8	<i>Delete paragraphs 19.7 and 19.8</i>
MM217	128	19.9	<i>Delete final sentence</i>
MM218	128	Following 19.9	<p><i>Insert additional paragraph;</i></p> <p><u>A range of community facilities should be retained within the borough to support and enable community activity. Waltham Forest's existing sports, community and leisure facilities contribute to sustainable communities by providing venues for a wide range of activities and services, all of which add to the Borough's interest and diversity. Therefore, they make a significant contribution to people's mental and physical wellbeing, sense of place and community, learning and education. The Council therefore places great emphasis on the retention of existing facilities, particularly where they provide an important and accessible service to local residents and do not cause unacceptable disturbance.</u></p>
MM219	128	19.10-11	<p><i>Delete paragraphs 19.10 and 19.11 and substitute;</i></p> <p><u>Nationally, over the last few years, public houses have been closing at a record rate. Public houses are an integral part of the fabric of Waltham Forest and form an important part of many streetscapes and shopping parades. Waltham Forest has a steady decline in their provision, particularly through conversion to residential use in areas outside town centres. Consistent with the NPPF, the Council considers that public houses are community facilities and the Plan</u></p>

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			<p><u>should guard against their unnecessary loss in accordance with Core Strategy CS3 unless alternative facilities are provided or it can be demonstrated that there is a general lack of demand for the Public House or that it is no longer financially viable. Continuing changes in society such as reduced tolerance of drinking and driving, increased home entertainment and adherence to religions promoting abstinence must also be recognised. Recent changes in legislation such as the requirement for outdoor smoking areas and recent changes in technology such as powerful sound systems have made the continued use of some premises incompatible with residential amenity.</u></p>
MM220	129	19.13	<p><i>Delete paragraph 19.13</i></p>
MM221	129	19.14	<p><i>Amend as follows;</i> New developments can lead to increased pressure on Waltham Forest's existing community facilities and infrastructure, either cumulatively or individually. <u>Sites should be well located for pedestrian routes and public transport. Town, district and neighbourhood centres will often be the most appropriate locations for facilities such as libraries, work place nurseries/shoppers' crèches, doctors and dentist surgeries, health centres, meeting/entertainment halls, advice centres, etc. Provision of such facilities within centres will enhance their focal role and capitalise upon the availability of public transport and car parking. It will also allow multi-purpose trips and generally enhance the vitality and viability of the borough's centres. The Council will expect schemes that create additional demand for social infrastructure to make an appropriate contribution to the provision either on-site, close to the development, or within the appropriate catchment for the infrastructure type. When assessing the impact of new development the Council will consider:</u></p> <ul style="list-style-type: none"> • existing social infrastructure accessible to the development and their available capacity; • the likely number of future occupants; • the needs of community service providers operating in the area (public and community) and their accommodation requirements; • <u>whether community or leisure facilities are proposed within the new development.</u>
MM222	129	19.15	<p><i>Delete paragraph 19.15 and substitute;</i> <u>Facilities that are located in close proximity to the community they serve and have good public transport accessibility, achieve a number of benefits. They reduce the need to travel longer distances, encourage more sustainable modes of transport, and help to engender a sense of ownership of the facility by the community. This can contribute to community cohesion, public health and well being and climate change mitigation. School facilities, sports halls and public halls that are unused for substantial periods of time represent an inefficient use of land and buildings and, in the long term, risk becoming unviable. Appropriate community access to educational development and new community halls will ensure efficient use of land and assets. Community and educational uses may generate parking and access</u></p>

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			<u>requirements that are different in character to those of residential occupiers, and may therefore need to demonstrate how the requirements in Policy DM17 'Parking Standards' are to be satisfied.</u>
MM223	129	19.17	<i>Amend as follows;</i> Some uses, in particular educational premises, can be suitable for occasional use by a range of local community groups. Where a community or leisure facility has been redeveloped to provide any of the above uses, the resulting development will be expected to allow community groups to access rooms or facilities at a discounted rate. <u>Although not all schools and other educational establishments make their facilities available for public use, many do and together with the existing network of community centres and halls they provide a wide range of places for residents to participate in leisure and community based activities. The re-use of community or educational premises or refurbishment can help to meet modern expectations or the quality of provision and residents' needs of such facilities. The access to rooms or facilities for community groups can assist in making better use of such facilities.</u>
MM224	129	19.18	<i>Amend heading as follows;</i> Religious Meeting Places and Cemeteries <i>And amend paragraph 19.18 as follows;</i> Waltham Forest is a multi-ethnic Borough, and there are demands from groups which do not yet have adequate facilities for religious worship, in view of this and there is a shortage of religious meeting places for black and other ethnic minority communities, the Council will normally resist the loss of existing religious buildings until their use by such local groups has been fully explored. Places of worship often result in increased levels of traffic, parking and noise unsuitable for residential areas. As such new sites for places of worship are likely to be in local or town centres with good public transport links. Applications for new places of worship to be located in residential areas will be required to demonstrate that their proposal will not harm the residential nature of an area.
MM225	130	19.20-22	<i>Delete heading and paragraphs 19.20 to 19.22</i>
MM226	131	19.23-24	<i>Delete heading and paragraphs 19.23 and 19.24</i>
MM227	131	19.25	<i>Delete fourth, fifth and sixth sentences.</i>
MM228	131	19.26	<i>Delete paragraph 19.26</i>
MM229	132	19.27	<i>Amend heading as follows;</i> <u>Sports and Leisure Centres Facilities</u>
MM230	132	19.28	<i>Delete final sentence.</i>
MM231	132	19.29	<i>Delete first, third and fourth sentences.</i>
MM232	132	19.30	<i>Delete paragraph 19.30 and substitute;</i> <u>Opportunities to participate in a wide variety of leisure pursuits including arts, culture and entertainment, are important to people's mental and physical well being. In a densely built-up urban area like Waltham Forest, finding new sites for indoor or outdoor uses is often difficult because of the pressure from other priority uses such as housing and employment. Therefore it is important to retain</u>

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			<p><u>existing sites, which are used for both formal and informal leisure activities. Many recreational open spaces also have an environmental value as areas of open land within the built-up area. Some of the Borough's recreational assets such as the green chains of Epping Forest and the Lee Valley have a strategic value to visitors from other parts of London and beyond.</u></p> <p><u>Given the current demand to use leisure facilities of all types, it is important to make maximum use of facilities which do exist, and to ensure that the needs of disadvantaged groups such as women, black and ethnic minorities and people with disabilities are accorded priority.</u></p> <p><u>Some of Waltham Forest's open spaces are enveloped by residential property. Open space provides an attractive outlook for neighbouring occupiers, whilst surrounding residential property helps to provide natural surveillance of open space and associated premises. However the intensification of use and the introduction of buildings and facilities can be detrimental to the amenity of neighbouring residents and may impact upon the highway. It is necessary for new or expanded venues to be appropriately located and managed. See details of Policy DM33 'Managing Impact of Development on Neighbours'.</u></p> <p><u>Ancillary uses of facilities and pavilions are often an important income stream for sports clubs and a help to integrate them with the wider community. However uses that displaces changing accommodation, equipment stores and other necessary built space or that introduces incompatible activities can pose a risk to the proper functioning of the outdoor sport space and create pressure for additional built facilities on open space.</u></p> <p><u>Floodlighting can play an important role in helping to increase the usability of outdoor sporting venues, and so increases their viability. Associated increases in the carrying capacity of sports facilities can also help to reduce identified deficiencies in access to sports facilities. With sensitive location and careful design, the impact that floodlights can have upon amenity and biodiversity may be mitigated.</u></p>
MM233	132	19.31-33	<p><i>Delete paragraphs 19.31 to 19.33 and substitute;</i> <u>The Plan contains policies for a wide range of social and community facilities provided by public authorities (mainly the Council and the Health Authority), the voluntary sector and private bodies. It is important that the land use needs of these agencies can be met and that facilities are available where they are easily accessible to the communities they serve. It is important that adequate provision is made for community care, to enable people to live as independently as possible in the community. To ensure successful implementation of this policy a close working relationship will be maintained between the Council and the Health Authority.</u></p>
MM234	133	19.34	<p><i>Delete paragraph 19.34 and substitute;</i> <u>The Council will promote regular liaison with the various</u></p>

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			<p><u>authorities, and enter into early discussion when land disposals are being considered. Issues related to land contamination and its remediation will be assessed.</u></p> <p><u>From time to time major developments may be proposed which, whilst acceptable in principle under the policies of this Plan, give rise to the need for the provision of new services by statutory undertakers. In such cases the Council will liaise with the statutory undertakers to ensure an appropriate level of services required will be provided.</u></p> <p><u>The Council is concerned that works carried out by the statutory undertakers as permitted development should have regard to those policies in this Plan which seek to maintain and enhance the quality of the environment, and it will liaise closely with them on the siting and design of buildings and equipment in their modernisation/renewal programmes.</u></p> <p><u>Details of energy efficient systems such as decentralised energy systems are at covered in Policy DM11.</u></p>
MM235	133	19.35	<i>Delete second sentence.</i>
MM236	134	DM19, before a	<p><i>Insert;</i></p> <p><u>To ensure land designated as Strategic Industrial Land (SIL) is promoted, protected, and managed in accordance with the London Plan and Core Strategy Policy CS8 – Making Efficient Use of Employment Land:</u></p>
MM237	134	DM19 a	<p><i>Amend as follows;</i></p> <p>In principle the following uses will be supported within Strategic Industrial Locations (SILs) identified on schedule 1 and the policies map <u>The following uses will in principle be supported:</u></p> <ul style="list-style-type: none"> • <u>general industry (Use Class B2);</u> • <u>storage and distribution (Use Class B8);</u> • <u>small scale ancillary offices (Use Class B1);</u> • <u>small scale ancillary catering facilities for the needs of workers."</u>
MM238	134	DM19 b	<p><i>Amend as follows;</i></p> <p><u>Loss of land designated as SIL to any alternative uses other than those set out in point (a) above, will be resisted.</u></p>
MM239	134	DM19 c	<p><i>Delete and substitute;</i></p> <p><u>The Council will support development proposals that meet the operational requirements of existing businesses, provided:</u></p> <ul style="list-style-type: none"> • <u>they do not adversely affect highway safety or result in parking and servicing problems in the area;</u> • <u>satisfactory environmental conditions are achieved;</u> • <u>they are of a scale and appearance compatible with their surroundings.</u>
MM240	135	20.3	<p><i>Delete and substitute;</i></p> <p><u>SIL designations in the borough have been established through our Core Strategy and the London Plan. Sites designated as such provide the logical destination for heavier industrial developments falling within Use Class B2."</u></p>

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MM241	135	20.5	<i>Delete additional text added as a Post Publication Minor Change</i>
MM242	135	20.6	<i>Add;</i> <u>The Council also recognises that industrial uses will often require an element of B1 use to meet the functional requirements of businesses, so the policy makes provision for this.</u>
MM243	135	Following 20.7	<i>Insert additional paragraph;</i> <u>Over the lifetime of the plan, it is expected that there will be applications for alterations and extensions to existing business premises and alterations to existing parking and servicing arrangements. In the interests of supporting business growth, the Council will support such proposals, provided schemes achieve satisfactory design and environmental conditions, and do not compromise neighbouring uses operational requirements; for example by leading to parking and servicing problems in the wider area.</u>
MM244	136	20.8	<i>Delete paragraph 20.8</i>
MM245	137	DM20 a	<i>Delete schedule 2 and from second line of DM20 a and add trade counters to follow nurseries in fourth bullet point.</i>
MM246	137	Following DM20 b	<i>Insert additional policy;</i> <u>New light industrial business space should offer flexibility for a range of users. Where provided, it should include flexible floor plates, minimal supporting columns, and generous floor to ceiling heights and floor loading capacities.</u>
MM247	138	DM20 c	<i>Delete final sentence.</i>
MM248	138	DM20 f	<i>Delete DM20 f and substitute;</i> <u>The Council will in principle support measures to upgrade existing employment areas and meet the needs of modern businesses. Extensions and reformatting of existing premises, and alterations to their parking and servicing arrangements, will be supported where the proposal would not harm the amenity of surrounding uses by virtue of increased noise, pollution and traffic, or poor quality design.</u>
MM249	138	Following DM20 f	<i>Add;</i> <u>g) Proposals that would result in a loss of employment floorspace will only be accepted where they provide overriding benefits in terms of meeting the operational requirements of existing businesses.</u>
MM250	138	21.3	<i>Delete first sentence and substitute;</i> <u>The Core Strategy designated the sites listed in the table below as Borough Employment Areas.</u>
MM251	138	Following 21.4	<i>Delete additional paragraph added as a Post Publication Minor Change</i>
MM252	139	21.5-21.7	<i>Delete paragraphs 21.5 to 21.7</i>
MM253	140	21.8	<i>Following the additional text already added as a Post Publication Minor Change, add;</i> <u>It is recognised that some businesses may require a direct sales element. Where provided, this should not result in a shift in character of the area away from employment and towards retail; and B class uses should therefore remain the predominant use.</u>
MM254	140	Following	<i>Insert additional paragraphs;</i>

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		21.8	<p><u>To make efficient use of employment land, it is important that where provided, new employment space is flexible enough to make it fit for purpose for a range of occupiers. This will help ensure that where built, space can be easily let, and is not vulnerable to long term vacancy and dilapidation if tenants leave. It can also help support economic growth if flexible space is provided that can allow new businesses to expand as they become more successful.</u></p> <p><u>Whilst it will be for developers to demonstrate that appropriate standards have been applied, clear ceiling heights of 3.35m and loading capacities of 4.25kN per m2 are commonly accepted elsewhere in London as meeting the operational requirements of most light industrial users. Proposals that do not reach such standards should therefore provide clear justification of why this is not possible, and satisfy the Council that the space provided will be suitable for a range of occupiers.</u></p>
MM255	140	21.9	<p><i>Amend as follows;</i></p> <p>The Council's Core Strategy provides a clear steer to development towards the key growth areas of Blackhorse Lane, the Northern Olympic Fringe, Walthamstow town centre, and Wood Street. To transform these areas of deprivation, it is envisaged that much regeneration will be residential led in order to attract new communities to live and work in such areas.</p> <p>Despite these aims, it is important to still protect valuable employment land in regeneration areas as job creation and training opportunities are key objectives for the Council. To this end, proposals for non employment uses will only be considered favourably where they do not undermine the primary employment function of the area, and secure benefits in terms of environmental improvements, a greater quantum of jobs on site, or the provision of needed social infrastructure. <u>Mixed use schemes that are residential dominated, with only a small proportion of employment space provided, will therefore not be permitted.</u> So such proposals do not come forward in an ad-hoc manner, the Council is preparing Area Action Plans for each of the key growth areas.</p>
MM256	140	Following 21.9	<p><i>Insert additional paragraph;</i></p> <p><u>As set out in the Core Strategy, alongside Walthamstow town centre, the Borough Employment Areas marked with an * in the table above are considered suitable for office use. In addition, small scale office development in other accessible locations including our town centres can be beneficial in terms of enhancing the local economy. Outside such areas, office development should only be provided where it is ancillary to wider industrial uses. Such an approach recognises the high density nature of employment within offices, and will help contribute towards a modal shift towards public transport.</u></p>
MM257	140	21.10	<p><i>Delete paragraph 21.10 and substitute;</i></p> <p><u>The Council recognises the contribution small businesses and creative industries make to the local economy. Their existing presence in (over 10,000 micro-businesses and 860 creative industries – Local Economic Assessment) indicates a strong</u></p>

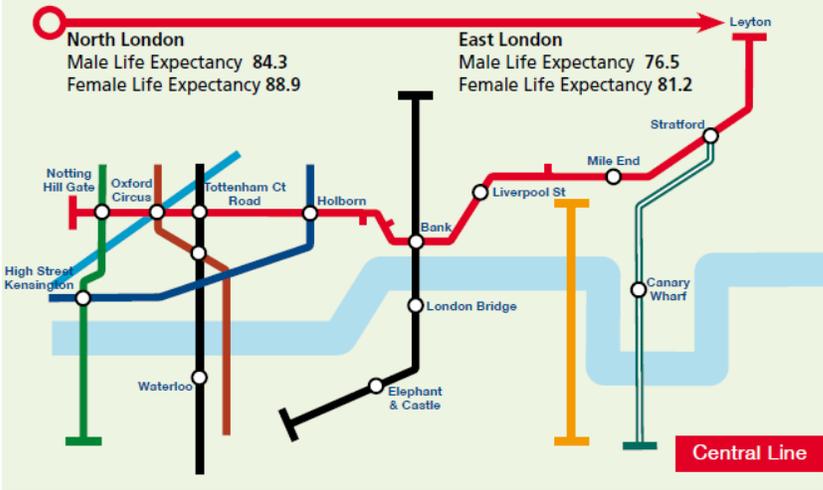
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			<u>demand exists. Comparatively low land values means that if suitably sized workspaces are provided, small start up businesses can continue to be attracted to the borough.</u>
MM258	141	21.11	<i>Delete paragraph 21.11 and substitute;</i> <u>In the interests of supporting business growth, applications for the upgrading of existing employment areas, through matters such as extensions, and alterations to parking and servicing areas, will in principle be welcomed. However, consideration will need to be had to matters such as design quality and potential impact on neighbours.</u>
MM259	142	21.12	<i>Delete paragraph 21.12</i>
MM260	142	Following 21.16	<i>Delete additional paragraph added as a Post Publication Minor Change.</i>
MM261	143	DM21 a	<i>Amend as follows;</i> Within <u>In accordance with Core Strategy Policy CS8 (Making Efficient Use of Employment Land), the Council will support applications for more productive uses in non designated employment land (i.e. land currently or last used for such purposes but not identified on the policies map), applications for alternative uses will only be permitted in the following circumstances where:</u> <ul style="list-style-type: none"> • the site is demonstrated to be no longer fit for employment use; <u>• there are clear barriers to the site's future employment use, such as inadequate ceiling heights, floor loading capacities, access and parking provision, and poor building repair;</u> <u>• there is no reasonable prospect of being re-let or sold for employment purposes having been marketed at a reasonable price and with reasonable terms and conditions;</u> <u>• the Council is satisfied that the proposed use would not be better located in a town or district centre, in accordance with Policy DM27 (New Retail, Office and Leisure Developments);</u> <u>• mitigation for the loss of employment land is provided in accordance with policy DM37 and the Council's Planning Obligations SPD either by the provision of arrangements to train local residents to obtain the knowledge, skills and confidence necessary to acquire jobs elsewhere, or by the use of local labour agreements for the construction phase of new development and/or the end user jobs of new non-residential development.-;</u> <u>• in all other respects the proposed use is well designed and suitable to its surroundings.</u> <u>Where Area Action Plans establish the principle of redevelopment of sites last used for employment purposes, proposals that are in accordance with the Area Action Plan will not be required to meet the first two bullet points above.</u>
MM262	143	DM21 c	<i>Amend as follows;</i> New live/ work premises will be supported where: <ul style="list-style-type: none"> <u>• a clear need for them a residential presence on a worksite has been demonstrated;</u> <u>• the proposal includes adequate provision of useable B1</u>

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			<p>workspace;</p> <ul style="list-style-type: none"> • the proposal would not compromise the character and function of the surrounding area; • <u>the residential element meets the standards set out in policy DM7 (Amenity and Internal Space).</u>
MM263	144	22.2	<p><i>Amend as follows;</i></p> <p>The National Planning Policy Framework advocates the efficient use of land, and discourages Councils from carrying forward old employment allocations that are no longer fit for purpose. The Council's Employment Land Study found those sites identified in Table 21.1 of the previous chapter as some of the most valuable that merit continued strong protection. Outside of these areas <u>As set out in the Core Strategy, outside of land designated as Strategic Industrial Land or Borough Employment Areas, the Council will take a pragmatic approach to the release of surplus land that was past used for employment purposes. However the onus will be on developers to demonstrate the benefits of appropriate alternative uses that respond to individual site characteristics.</u></p>
MM264	144	22.3	<p><i>Amend as follows;</i></p> <p>In terms of demonstrating that land is no longer viable for employment, evidence to justify its loss could include a clear explanation of barriers to future employment use, <u>evidence of existing and recent levels of occupancy, or and evidence of a lack of developer interest having been prominently marketed using a range of media at a price in line with local market values, with reasonable terms and conditions. When sites are being marketed it should also be made clear that social infrastructure uses may be acceptable in principle, and interest in such uses duly explored. Where redevelopment cannot reasonably facilitate new social infrastructure, an element of fit for purpose B1 business space can help address worklessness and sit comfortably alongside residential.</u></p> <p>Offices above shops in our centres can provide a valuable employment role in sustainable locations. Where development proposals involve a loss of such space, marketing material to support an application will therefore be required.</p> <p>Where this can be adequately demonstrated financial contributions should be sought as mitigation to enable jobs to be provided elsewhere in the borough <u>Although the Council accepts that the obsolescence of a former employment premises may necessitate redevelopment for some more productive purpose, that only resolves physical issues. It does not resolve the human problems resulting from the loss of the former employment, which also need to be addressed. To achieve the full benefit of more productive uses of land, local residents need to be trained or retrained for the purposes of the new employment opportunities. If a developer is unable to provide that training as a part of the redevelopment proposal, then a contribution to the Council's Worknet programme, secured through a planning obligation, is available as an alternative.</u></p>

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MM265	144	22.4	<i>Delete paragraph 22.4</i>
MM266	144	22.5	<p><i>Amend as follows;</i> Live/ work units can provide valuable accommodation for starter businesses and should be encouraged in terms of fostering such growth, and minimising <u>In areas where a clear need for a residential presence on a worksite has been identified, live/work units can play a vital role in supporting the local economy; by providing suitable accommodation for start up businesses. The dual usage of such units also means they can help minimise</u> unnecessary travel. Care will be needed in the design and siting of these to ensure they are compatible with neighbouring uses, and fit for their intended dual purpose. It is expected that at least 60% of the total floor area in such proposals will normally be dedicated to employment uses; to help retain the employment function of the area. Employment uses should normally be B1 to ensure they are compatible with the residential element. Where provided, <u>employment space should be B1 to ensure it is compatible with the residential element; since satisfactory residential amenity is unlikely to be achieved with B2 or B8 business space.</u> Evidence of need could include matters such as identification of potential end occupiers. Such matters will be important in ensuring live/ work units are genuine development proposals, which are not intended for later conversion to straight C3 use <u>or to avoid having to meet affordable housing requirements.</u> In terms of the residential element, proposals should seek to meet the standards set out in policies DM7 and DM8.</p>
MM267	146	DM22 a	<p><i>Amend as follows;</i> a) New education <u>Employment</u> skills and training facilities will be supported within employment land other than that designated as Strategic Industrial Land (SIL) where: <ul style="list-style-type: none"> • it can be demonstrated that no suitable site exists within a town or district centre; • provision is made for the site to be accessed by a range of means of transport, not just the private car; • the proposal would not conflict with the employment function of the area; • the proposal satisfies design criteria set out elsewhere in policies DM30-33. </p>
MM268	146	DM22 b	<p><i>Amend as follows;</i> b) Where appropriate, <u>Opportunities to secure the training and recruitment of local residents as part of new developments (including in the construction phase), will be assessed and a target of 10-15% of apprenticeships and 30% of jobs resulting from the development will be secured through:</u> <ul style="list-style-type: none"> • local labour agreements and jobs brokerage initiatives <u>on major applications;</u> • securing financial contributions towards wider employment and training <u>initiatives on schemes that result in change of employment floorspace in the borough, in accordance with the Council's Planning Obligations SPD.</u> </p>
MM269	147	DM22 c & d	<i>Delete policies DM22 c and d and substitute;</i>

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			c) <u>New employment developments should meet the requirements of policies DM14 (Co-ordinating Land Use and Transport), and DM31 (Inclusive Design and Built Environment); in order to ensure they are physically accessible by all sectors of the community.</u>
MM270	147	23.3-23.4	<i>Delete paragraphs 23.3 (including figure 23.1) and 23.4 and substitute;</i> <u>As set out in Core Strategy Policy CS10 (Creating More Jobs and Reducing Worklessness), poor educational attainment is a barrier to economic growth. Providing new education and training facilities alongside employment uses can offer synergies in terms of enhancing opportunities for on the job training, and strengthening relations between education providers and employers. Facilities such as employment skills and training centres, that have a clear link to the worklessness agenda, can therefore be supported in principle within employment areas other than Strategic Industrial Land; which is excluded on the basis that its primary purpose is to provide for heavier industrial activities. However, since those most in need of education and training are likely to be reliant on public transport, town centres will be the Councils preferred location for such uses.</u>
MM271	148	23.5	<i>Delete paragraph 23.5 and substitute;</i> <u>Local labour agreements and wider employment and training initiatives may best be secured by planning obligations. In some cases it may be convenient for a developer to offer a financial payment to secure delivery from the Council rather than provide the training directly. In either case it is important that the obligation is proportionate to the development and consistent between developments. For those reasons an assessment of opportunities will be made (using Whole Life Consultants Ltd's Construction Skills Forecasting Tool or equally reputable substitute) and targets applied.</u>
MM272	148	23.6	<i>Amend as follows;</i> Under the CIL Regulations (2010), it is important that any developer contributions sought relate directly to the development proposed, and do not undermine the viability of a scheme. Since new employment development creates a demand for new jobs, it is considered reasonable that the opportunity to upskill the local workforce is sought. To do otherwise may result in an increase in car journeys from neighbouring districts and place additional strain on the local transport network. <u>Meanwhile, developments resulting in a loss of employment floorspace will also require financial contributions to mitigate for this loss, in accordance with Policy DM21: Non designated employment areas.</u> Where financial contributions undermine viability, developers will be expected to be transparent and demonstrate how; through the provision of an open book assessment.
MM273	148	23.7	<i>Amend as follows;</i> In addition to skills and training, physical access can provide a major barrier to work. This is especially true of deprived communities, where <u>poor health can be proportionately greater, and low car ownership can</u> restricts how far residents can

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			reasonably be expected to travel for work. The provision of travel plans and funds towards improvements to the transport network may therefore be necessary in ensuring new developments are accessible to the local workforce by public transport, walking and cycling; as required by London Plan Policy 4.4.
MM274	149	23.8	<i>Delete paragraph 23.8</i>
MM275	149	23.9	<i>Amend as follows;</i> Planning obligations will be used until superseded by CH to secure funding for training and skills development and local-labour agreements as part of the planning application process. This will be pursued in accordance with the Council's Planning Obligations SPD.
MM276	150	24.2	<i>Delete paragraph 24.2</i>
MM277	151	DM23 b	<i>Amend as follows;</i> In exceptional circumstances such as for a visitor attraction directly linked to an area of nature conservation value, alternative locations may be considered suitable for hotels and guest houses. However, these should be: <ul style="list-style-type: none"> • well served by public transport; <u>having regard to PTAL ratings and any public transport improvements proposed as part of the scheme</u> • accompanied by a statement justifying the proposal; • propose mitigation measures for any harm to local amenity and the environment
MM278	152	DM23 h	<i>Add;</i> <u>which could include mitigation through re-provision elsewhere in the borough.</u>
MM279	152	24.4	<i>Delete first sentence</i>
MM280	153	24.12	<i>Delete two final sentences</i>
MM281	156	Following 25.1	<i>Insert two additional paragraphs;</i> <u>Life expectancy is an indicator of overall health and wellbeing and varies between populations at country, borough and small area levels. It is a marker of health inequalities. The figure below illustrates this graphically in terms of the east-west divide across London. Travelling east from Notting Hill Gate, each tube stop represents nearly a half a year of life expectancy lost. Residents in Waltham Forest, on average live eight years less than residents in parts of north and west London.</u>

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			<p>Travelling east from Notting Hill Gate, each tube stop represents nearly a half a year of life expectancy lost</p>  <p>Figure 25.1: Life expectancy comparison west and east London</p> <p>The ambition of the Borough is set out in <u>Our Place in London</u> and is to make the most of London's opportunities and growing prosperity for all residents now and in the future. This will be seen in having made the most of the legacy of the Olympics; in people aspiring to live in the borough; all local children being happy and successful; no resident living in poverty; and vulnerable people getting what they need. An objective of the Core strategy (2012) is to "improve the health and well-being of Waltham Forest residents by positively influencing the wider and spatial determinants of health."</p>
MM282	156	DM24 A	<p>Delete policy DM24 A and substitute; The Council will support major applications with positive health impacts on the health and well-being of communities demonstrated through the use of Health Impact Assessments (HIA).</p>
MM283	156	DM24 B	<p>Amend first bullet point as follows; linking it with the <u>existing</u> walking and cycling networks <u>and wherever possible, creating new through routes;</u> <u>and delete second and fourth bullet points</u></p>
MM284	157	DM24 C vi	<p>Amend as follows; A proposal operates <u>within appropriate</u> <u>with inappropriate</u> hours of operation;</p>
MM285	158	DM24 C x	<p>Amend as follows; a proposal is <u>not</u> accessible for all groups of people</p>
MM286	158	25.2	<p>Amend as follows; A Health Impact Assessment (HIA) has been defined as, "a combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of these effects</p>

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			<p>within the population". The Council will require major developments to be supported with an HIA in order to demonstrate that the potential impacts on health have been considered. An HIA is a tool to appraise both positive (e.g. improving open space) and negative (e.g. poor air quality) impacts of development on different groups in the community that might result from the development. An HIA aims to identify all these effects on health in order to enhance the benefits for health and minimise any risks to health. New development may generally bring about a number of positive impacts however, it may also result in consequences that are unintended. These unintended effects may be good or bad for a person's health. HIAs are aimed at assisting developers to help identify important health impacts and ensure that proposed developments carefully consider key determinants to protect and positively influence human health. <u>The Council will measure a development's positive impact on health and wellbeing against the factors set out in the sections below. The Council recognises that different applications will have different impacts on health and wellbeing, so the exact content of an HIA should be agreed with the Council before its undertaking.</u></p> <p><i>Then insert additional headings and paragraphs as follows;</i></p> <p><u>Influences on Health and Wellbeing</u></p> <p><u>The influences on health and wellbeing – often called the social determinants of health – are the conditions in which people are born, grow, live, work and age. These conditions combine to influence health and wellbeing and are dependent on a range of factors, such as on the level of poverty, quality of housing, education, employment and the physical environment. These factors are measureable and set a benchmark by which the general health and well being of the local community can be gauged.</u></p> <p><u>Life Expectancy</u></p> <p><u>Life expectancy is an indicator of overall health and wellbeing. It is a marker of health inequalities. Life expectancy at birth is associated with levels of socio-economic prosperity. In 2007-09 the life expectancy at birth in Waltham Forest was 77.1 years (males) and 81.6 years (females). The London average was 78.6 years (males) and 83.1 (females) and, nationally, 78.3 years (males) and 82.3 (females) (Office for National Statistics (ONS) and London Health Observatory (LHO) through London Datastore).</u></p> <p><u>Poverty and Level of Employment</u></p> <p><u>The level of poverty is also a key influence on health and wellbeing. The negative influences associated with poverty are twofold. People living in poverty are more likely to be exposed to conditions that are adverse to their health (crowded living conditions, unsafe neighbourhoods), whilst people living in poor circumstances are more likely to be negatively affected by these adverse conditions. Poverty and deprivation is worsening in Waltham Forest, a trend</u></p>

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			<p><u>that must be reversed if an equitable experience of health is to be achieved. Waltham Forest continues to be one of the most deprived boroughs in England. In terms of the overall measure of multiple deprivation (IMD 2010) Waltham Forest ranks 15th most deprived among the 326 local authorities in England. Its position has declined from 26th in 2007. Out of 33 London boroughs, Waltham Forest is 6th most deprived. The deprivation data shows 53,038 people in Waltham Forest are experiencing income deprivation and 16,580 people are experiencing employment-deprivation. In 2009, the proportion of children considered to live in poverty in Waltham Forest was 32.7% (DWP Work and Pensions, HM Revenue and Customs (HMRC) administrative data, 2009).</u></p> <p><u>According to the Annual Population Survey (July 2011 to June 2012), in the year from July 2011 to June 2012, Waltham Forest had a total of 102,800 working-age (16-64) people in work. The corresponding employment rate is 66.4%. This is lower than the London (68.1%) and national average (70.4%). Compared to the year July 2011 to June 2011 employment has fallen by 5,800, equivalent to 2.9 percentage points. 22.2% of the resident population aged 16-64 was economically inactive. In total the number of people who were neither in employment nor unemployment was 34,800. For the same year the economic inactivity rate was 25% in the London region and 23.7% nationally. Only a minority of all economically inactive people (4.9%) have stated that they would want a job. This is lower than the corresponding figures for London (6.1%) and England (5.6%).</u></p> <p><u>Development which, for example, provides jobs, job training or affordable workspace can contribute positively to reducing poverty and increasing job opportunities in the local community.</u></p> <p><u>Housing Standards and Physical Environment</u></p> <p><u>Access to decent and adequate housing is critically important in terms of health and well being. The physical and mental health of those living in small and overcrowded accommodation can be adversely affected. Likewise, the provision of an inclusive outdoor space which is at least partially private can improve the quality of life. Housing markers of poverty (homelessness, no central heating) are higher in Waltham Forest; this is especially noticeable among people aged 65 and over. as stated in the Waltham Forest JNSA (2009), people aged 65 and over in Waltham Forest are more likely to be in accommodation with no central heating (22.3%) than those in England (9.78%). 53.6% of council dwellings fell below the decent home standard, compared with 32.3% for London and 26.2% for England. The borough had the 13th highest number of homeless households in temporary accommodation in London. 16% of households are overcrowded. A total of 6,154 overcrowded households wanting to be rehoused, of which 51% were categorised as being severely overcrowded.</u></p> <p><u>A positive impact on health is that, according to the Waltham Forest Open Space Strategy, 31% of the borough's land area</u></p>

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			<p><u>consists of open space, making Waltham Forest is a very green borough. It is in a unique position of being surrounded by the open land and countryside of Epping Forest and the Lea Valley which run the length of the eastern and western boundaries respectively. There are a series of smaller local open spaces, including Outdoor Sports Facilities, Parks and Gardens, and Allotments which together occupy significant areas, further emphasising the open character of the borough and the availability of land for recreational uses. 258 hectares or just over 6.5% of the built-up parts of the borough is deficient in terms of access to open space within walking distance.</u></p> <p><u>Development, for example, which provides good quality housing, improves the public realm, provides additional open space or improves access to it can contribute positively to improving housing standards and the physical environment in the local community.</u></p> <p><u>Educational Attainment</u></p> <p><u>Education offers opportunities for significant improvements in life expectancy and inequalities. Higher educational attainment is linked, independent of income, to better physical and mental health, longer lives, lower crime rates, and brighter prospects for the next generation. More education is good not only for the individual, but is also good for the community, paying big dividends in the form of increased civic engagement and greater neighbourhood safety, which can contribute to a more equal and cohesive borough. According to Annual Population survey through NOMIS, ONS (2012), 32% of the working age population (16-64 years old) in Waltham Forest are qualified to NVO Level 4 or above (degree and higher degree level qualification). This compares poorly with London (42%) though is marginally higher than the England average of 31%. In 2010, 17% of the working age population (approximately 25,700 residents) held no recognised qualifications. This number was 10% for London and 11% for England. In addition, according to the Department for Education Performance Tables (2011), in 2011, 77.2% of all pupils at the end of Key Stage 4 (pupils aged 14 to 16) achieved 5 or more A* - C grades at GCSE or equivalent, which means Waltham Forest has the 2nd lowest results across the 32 London boroughs . The average in London is 82%.</u></p> <p><u>Development, for example, which makes a contribution to education provision, provides a crèche facility or provides an apprenticeship programme can contribute positively to improving education standards in the local community.</u></p>
MM287	159	25.3	<p><i>Amend as follows;</i> The Council seeks to promote and create an environment which encourages residents to be physically active. The Council will seek to ensure that new development contributes to this aim <u>by linking them to existing pedestrian and cycle networks.</u> All new development should be linked into the existing cycle and pedestrian networks in order to encourage residents to use active transport</p>

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			such as walking and cycling.
MM288	159	25.4	<i>Delete paragraph 25.4</i>
MM289	160	25.6	<p><i>Amend as follows;</i> <u>As opposed to other unhealthy foods sold in retail uses which fall within the general retailing use class, hot food takeaways are in a use class of their own and so may be managed within a specific planning policy.</u> In recent years there has been concern that the high number of hot food takeaways in the borough are causing a number of detrimental impacts. <u>Feedback from consultation with over 2,500 local residents showed significant dissatisfaction with both the number of local Hot Food Takeaways and their impact on the vibrancy and quality of town centres.</u> Compared to other retail uses, an overconcentration or clustering of HFTs are likely to have a detrimental impact on amenity and on the retail character and function of a shopping centre. Such harmful impacts relate to increased incidence of litter, smells, crime and anti-social behaviour, noise and general disturbance, parking and traffic problems. Where concentrations occur in our town centres, they can pose a serious threat to the local economic vitality and viability. <u>The Council's Annual Monitoring Report 2011-2012 shows that the average percentage of HFTs within primary and secondary frontages is 5%. By limiting new HFTs (and improving existing ones), the viability and vitality of our town centres will be enhanced. Better town centres means a better local economy. A stable local economy enhances the opportunity to attract and retain wealth in the borough which is locally identified as a key priority.</u></p>
MM290	160	25.7	<i>Delete paragraph 25.7</i>
MM291	160	Following 25.9	<p><i>Insert additional paragraphs;</i> <u>As compared with other uses, it is recognised that hot food takeaways often operate with later opening times. Increased incidence of noise generated from both the cooking process, customer activity, vehicular movements and other forms of disturbance can be difficult to control. The need to protect residential amenity will often dictate the extent to which limitations may need to be placed on hours of operation for such establishments. In order to minimise any adverse impacts such longer opening hours may have on residential amenity, it is important that such premises are firstly located in areas where minimum harm can occur.</u></p> <p><u>Within designated centres and key shopping areas, where there is no residential accommodation in close proximity to the premises, it is not likely that any restrictions will be placed on the hours and days of operation.</u></p> <p><u>In designated centres and key shopping areas, with residential use in close proximity, opening hours are likely to be restricted to 08:00 and midnight. In predominantly residential areas, where certain levels of amenity are expected and should be protected, it is not likely that permission will be granted for hot food takeaways.</u></p>
MM292	162	DM25 a	<p><i>Amend as follows;</i> When considering applications for development on sites which are</p>

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			potentially contaminated, the Council will need to be satisfied that the development can safely be constructed and used. Where necessary developers will be required to enter into planning obligations to investigate and undertake remedial measures prior to development to ensure the land is fit for its proposed end use. Where historical use, proximity to landfill, or an Environmental Consultants report indicates a risk of contamination, any planning permission will be subject to planning conditions or obligations to ensure the final development is fit for its proposed end use; having regard to DEFRA / Environment Agency Soil Guideline Values and LQM / Chartered Institute for Environmental Health's General Assessment Criteria for Human Health Risk Assessment.
MM293	162	DM25 b	<i>Delete policy DM25 b and substitute;</i> <u>Developments involving either hazardous products or processes, or within hazardous installation consultation zones, will only be granted planning permission where the Health and Safety Executive is satisfied that the proposal would not pose a significant risk to human health.</u>
MM294	162	DM25 c	<i>Amend as follows;</i> New developments should not <u>neither</u> contribute to, nor suffer from unacceptable levels of air pollution, <u>measured having regard to DEFRA's Local Air Quality Management Technical Guidance LAQMTG (09) and London Council's Air Quality and Planning Guidance or successor documents. Any On major development for sensitive uses in areas where levels of air pollution are high, will need to be supported by applications, this should be demonstrated through an Air Quality Assessment to allow a full consideration and, if necessary, proposed mitigation of the impact of air pollution on the development measures.</u>
MM295	162	DM25 d	<i>Delete policy DM25 d and substitute;</i> <u>Noise sensitive uses such as residential should be located away from major sources of noise pollution and vibration, unless appropriate mitigation can be provided. In assessing if reasonable levels of noise can be achieved, regard should be had to the noise exposure categories listed in the table below.</u> <u>Noisy new developments should normally be located away from noise sensitive uses, and should demonstrate that there is no cumulative increase in noise pollution to sensitive receptors.</u> <u>All major developments should aim to minimise the adverse impacts of noise through sensitive design, management and operation.</u>
MM296	163	DM25 e	<i>Amend as follows;</i> <u>External lighting should only illuminate intended areas. The Council will resist developments where floodlighting or external lighting cause unacceptable levels of light pollution, by applying the standards and guidelines set out in the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light.</u>
MM297	163	DM25 f	<i>Delete policy DM25 f and substitute;</i> <u>Developers should liaise with the Council and the Environment Agency to identify any risks to water quality posed by the development, and agree a strategy to overcome that risk. Where the Council is not satisfied that measures are in place to overcome</u>

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			<u>any identified risk (including based on Environment Agency advice), planning permission will be refused. Measures to improve water quality will in principle be supported.</u>
MM298	163	26.3-4	<i>Delete paragraphs 26.3 and 26.4 and substitute;</i> <u>Where risk of land contamination has not been identified by a developer's Environmental Consultants, it may be identified by the Council's Environmental Health team when a planning application is registered; based on historical records of past use and proximity to landfill sites. Where risk is identified, developers will need to submit a Preliminary Risk Assessment (desk study), and carry out a suitable site investigation. From the findings, a remediation strategy should be developed and agreed with the Council to mitigate any risk(s) to human health, in order to meet the requirements of Core Strategy Policy CS13, part (a). To ensure satisfactory ground conditions have been achieved, developers will be required to provide a verification report prior to occupation of the development. In some cases, once a remediation strategy has been agreed, on-site works may identify additional, unforeseen risk to human health. The Council will therefore insert a clause to planning conditions that where on-site works identify any additional, unforeseen risk, developers should disclose this to the Council and revisions to the remediation strategy will be necessary.</u>
MM299	163	26.5	<i>Amend as follows;</i> The Planning (Hazardous Substances) Act 1990 aims to prevent major accidents and limit the consequences of such accidents. In considering any planning applications for development which may involve hazardous substances the Council will therefore need to be completely satisfied that the proposal will not constitute a hazard to existing communities or the local environment. Similarly, existing consents <u>at Coppermill Sewerage Treatment Works and the Hydrogen Bus Depot on Temple Mills Lane</u> will be an important consideration in the determination of sensitive uses such as housing <u>nearby</u> . In appropriate cases the Council will therefore consult and liaise with the Health and Safety Executive to minimise potential risks.
MM300	164	26.6	<i>Amend as follows;</i> In line with the Councils Air Quality Action Plan, <u>the London Plan</u> , and the Mayor's Air Quality Strategy, the impact on air quality and future receptors will be taken into account when determining development proposals. <u>New development proposals should not contribute to or suffer from unacceptable levels of air pollution.</u>
MM301	164	26.7	<i>Delete paragraph 26.7</i>
MM302	164	26.8	<i>Amend as follows;</i> Given the poor air quality in the borough, air quality assessments will be required to ensure major <u>As set out in the Core Strategy, the whole borough has been designated as an Air-Quality Management Area. All major planning applications in the borough will therefore need to be accompanied by a detailed air quality assessment, as a means of ensuring new developments do not cause harm to air quality or introduce new receptors to areas of poor air quality. It is recommended that these are prepared prior to a formal planning application to establish if the development is appropriate for that area and so that mitigation measures can be</u>

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			<p>fully incorporated into within the design stage of the a scheme. As the whole of Waltham Forest is an Air Quality Management Area, mitigation measures should be considered as standard practice, and will be especially important for developments that are expected to significantly increase the number of car trips. In particular, any negative impact on Epping Forest Special Area of Conservation (SAC) will need to be minimised. Attention is drawn to policy DM14 part H. Strict mitigation is also likely to be necessary in the following cases. Strict mitigation is likely to be required for:</p> <ul style="list-style-type: none"> • Developments in areas where NO2 and PM10 levels are notably high (see Core Strategy Policy CS13: Promoting Health and Wellbeing) • <u>Developments where air quality levels fall outside the Air Quality Objectives set in the Air Quality Regulations 2000 (England)</u> • Developments that propose biomass or Combined Heat and Power as their form of renewable energy.
MM303	164	26.9	<p><i>Amend first bullet point as follows;</i> Use of passive or active air conditioning <u>ventilation</u></p>
MM304	165	26.11	<p><i>Amend as follows;</i> The Council promotes the use of renewable energy technologies to help tackle climate change, as set out in policy DM12: Decentralised and Renewable Energy. The use of biomass and CHP (Combined Heat and Power) have been identified in the Mayor's Energy Strategy, but it is important to note this needs to be balanced against their impact on air quality through emissions of particulate matter and nitrogen oxides; <u>as set out in any Air Quality Assessment that accompanies the scheme.</u> Given poor air quality in Waltham Forest, developers will be required to demonstrate that other forms of renewable energy have been considered. Where biomass or CHP is proposed, the Council will require an emissions assessment prior to submission of a planning application. The emissions assessment must demonstrate that the plant does not significantly contribute to the deterioration of local air quality and that it is adhering to the emission limits set by the GLA for both PM10 and NO2. These emission limits will be regularly reviewed as new evidence becomes available and abatement technology improves. The assessment must also demonstrate that other forms of renewable technology have been compared and assessed for their impact on local air quality. If planning permission is granted, operators will be required to provide evidence on a yearly basis to show continued compliance with emission limits and that the units are having annual maintenance checks.</p>
MM305	165	26.12	<i>Delete all after first sentence</i>
MM306	165	26.13	<i>Delete paragraph 26.13</i>
MM307	165	26.14	<i>Delete paragraph 26.14</i>
MM308	165	Following 26.14	<p><i>Insert additional paragraphs and tables;</i> <u>Until recently, technical guidance in relation to noise exposure was provided at a national level in PPG24: Planning and Noise. The</u></p>

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			<p>recently introduced NPPF lacks any such technical criteria, so in the absence of any new technical guidance from government, or locally produced standards, the Council is of the view that the widely accepted definitions of Noise Exposure Categories previously contained in PPG24 will remain relevant in determining planning applications in Waltham Forest. Standards in terms of noise levels, and how the corresponding Noise Exposure Categories would apply to planning applications, is set out below.</p> <table border="1" data-bbox="657 527 1117 1312"> <thead> <tr> <th colspan="5" data-bbox="657 527 1117 575">Categories For New Dwellings L_{Aeq,T} dB</th> </tr> <tr> <th colspan="5" data-bbox="657 575 1117 623">Noise Exposure Category</th> </tr> <tr> <th data-bbox="657 623 803 701">Noise Source</th> <th data-bbox="803 623 876 701">A</th> <th data-bbox="876 623 950 701">B</th> <th data-bbox="950 623 1023 701">C</th> <th data-bbox="1023 623 1117 701">D</th> </tr> </thead> <tbody> <tr> <td data-bbox="657 701 803 749">Road traffic</td> <td data-bbox="803 701 876 749"></td> <td data-bbox="876 701 950 749"></td> <td data-bbox="950 701 1023 749"></td> <td data-bbox="1023 701 1117 749"></td> </tr> <tr> <td data-bbox="657 749 803 795">07.00-23.00</td> <td data-bbox="803 749 876 795"><55</td> <td data-bbox="876 749 950 795">55-63</td> <td data-bbox="950 749 1023 795">63-72</td> <td data-bbox="1023 749 1117 795">>72</td> </tr> <tr> <td data-bbox="657 795 803 842">23.00-07.00¹</td> <td data-bbox="803 795 876 842"><45</td> <td data-bbox="876 795 950 842">45-57</td> <td data-bbox="950 795 1023 842">57-66</td> <td data-bbox="1023 795 1117 842">>66</td> </tr> <tr> <td data-bbox="657 842 803 890">Rail traffic</td> <td data-bbox="803 842 876 890"></td> <td data-bbox="876 842 950 890"></td> <td data-bbox="950 842 1023 890"></td> <td data-bbox="1023 842 1117 890"></td> </tr> <tr> <td data-bbox="657 890 803 936">07.00-23.00</td> <td data-bbox="803 890 876 936"><55</td> <td data-bbox="876 890 950 936">55-66</td> <td data-bbox="950 890 1023 936">66-74</td> <td data-bbox="1023 890 1117 936">>74</td> </tr> <tr> <td data-bbox="657 936 803 982">23.00-07.00¹</td> <td data-bbox="803 936 876 982"><45</td> <td data-bbox="876 936 950 982">45-59</td> <td data-bbox="950 936 1023 982">59-66</td> <td data-bbox="1023 936 1117 982">>66</td> </tr> <tr> <td data-bbox="657 982 803 1031">Air traffic²</td> <td data-bbox="803 982 876 1031"></td> <td data-bbox="876 982 950 1031"></td> <td data-bbox="950 982 1023 1031"></td> <td data-bbox="1023 982 1117 1031"></td> </tr> <tr> <td data-bbox="657 1031 803 1077">07.00-23.00</td> <td data-bbox="803 1031 876 1077"><57</td> <td data-bbox="876 1031 950 1077">57-66</td> <td data-bbox="950 1031 1023 1077">66-72</td> <td data-bbox="1023 1031 1117 1077">>72</td> </tr> <tr> <td data-bbox="657 1077 803 1123">23.00-07.00¹</td> <td data-bbox="803 1077 876 1123"><48</td> <td data-bbox="876 1077 950 1123">48-57</td> <td data-bbox="950 1077 1023 1123">57-66</td> <td data-bbox="1023 1077 1117 1123">>66</td> </tr> <tr> <td data-bbox="657 1123 803 1171">Mixed sources³</td> <td data-bbox="803 1123 876 1171"></td> <td data-bbox="876 1123 950 1171"></td> <td data-bbox="950 1123 1023 1171"></td> <td data-bbox="1023 1123 1117 1171"></td> </tr> <tr> <td data-bbox="657 1171 803 1218">07.00-23.00</td> <td data-bbox="803 1171 876 1218"><55</td> <td data-bbox="876 1171 950 1218">55-63</td> <td data-bbox="950 1171 1023 1218">63-72</td> <td data-bbox="1023 1171 1117 1218">>72</td> </tr> <tr> <td data-bbox="657 1218 803 1264">23.00-07.00¹</td> <td data-bbox="803 1218 876 1264"><45</td> <td data-bbox="876 1218 950 1264">45-57</td> <td data-bbox="950 1218 1023 1264">57-66</td> <td data-bbox="1023 1218 1117 1264">>66</td> </tr> </tbody> </table> <p>Noise Levels ° Corresponding to the Noise Exposure ° Noise levels: the noise level(s) (LAeq,T) used when deciding the NEC of a site should be representative of typical conditions ¹ Night-time noise levels (23.00 - 07.00): sites where individual noise events regularly exceed 82 dB LAmax (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the LAeq,8h (except where the LAeq,8h already puts the site in NEC D). ² Aircraft noise: daytime values accord with the contour values adopted by the Department for Transport which relate to levels measured 1.2m above open ground. For the same amount of noise energy, contour values can be up to 2 dB(A) higher than those of other sources because of ground reflection effects. ³ Mixed sources: this refers to any combination of road, rail, air and industrial noise sources. The "mixed source" values are based on the lowest numerical values of the single source limits in the table. The "mixed source" NECs should only be used where no individual noise source is dominant.</p>	Categories For New Dwellings L _{Aeq,T} dB					Noise Exposure Category					Noise Source	A	B	C	D	Road traffic					07.00-23.00	<55	55-63	63-72	>72	23.00-07.00 ¹	<45	45-57	57-66	>66	Rail traffic					07.00-23.00	<55	55-66	66-74	>74	23.00-07.00 ¹	<45	45-59	59-66	>66	Air traffic ²					07.00-23.00	<57	57-66	66-72	>72	23.00-07.00 ¹	<48	48-57	57-66	>66	Mixed sources ³					07.00-23.00	<55	55-63	63-72	>72	23.00-07.00 ¹	<45	45-57	57-66	>66
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Ref	Page	Policy/ Paragraph	Main Modification
			<p>A Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.</p> <hr/> <p>B Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.</p> <hr/> <p>C Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available,</p> <hr/> <p>conditions should be imposed to ensure a commensurate level of protection against noise.</p> <hr/> <p>D Planning permission should normally be refused.</p> <hr/> <p><u>Application of Noise Exposure Categories</u></p> <p><u>In some cases it may be possible to allow noise generating uses if the noise or vibrations can be controlled via appropriate mitigation, and this may be necessary to secure other regeneration benefits in densely built up areas of the borough. Such measures could include appropriate design measures, or restricting operation and delivery times for businesses. Wherever there is a concern over the potential for noise pollution the Council will require an Environmental Noise Assessment outlining effects and possible attenuation measures to comply with the aims of the National Planning Policy Framework. Such assessments should follow guidance contained in BS8233 (Sound Insulation and Noise Reduction for Buildings Code of Practice) and BS4142 (Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas).</u></p>
MM309	165	26.15	<p><i>Amend as follows;</i> Appropriate lighting can play a vital role in enhancing community safety at night by enhancing opportunities for natural surveillance. It can also be beneficial in terms of highlighting and enhancing landmark structures. However, such benefits need to be balanced against the detrimental effects on wildlife and excessive energy consumption, and as such national planning policy seeks to minimise light pollution from new development. Care should be taken to ensure lighting only illuminates intended areas and does not affect or impact on its surroundings. In areas particularly sensitive to wildlife, it may be necessary for developers to employ an accredited lighting engineer.</p>

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MM310	166	Before 26.16	<i>Insert additional paragraph;</i> <u>The Environment Agency is the competent authority for the implementation of the Water Framework Directive and advises and regulates to ensure the protection and enhancement of waterbodies. In line with the multiple agency approach of the Water Framework Directive, the Council will therefore work with the Environment Agency to ensure their technical advice is duly considered where development proposals may pose a risk to water quality. Examples of developments that cause deterioration to water quality include those proposing infiltration drainage through contaminated land, or failing to include oil interceptors to prevent polluted runoff from a car park from entering a watercourse. The objectives and actions of the Thames River Basin Management Plan for individual waterbodies in Waltham Forest should be considered for any developments that could potentially impact on the water quality.</u>
MM311	166	26.16	<i>Delete two final sentences.</i>
MM312	167	Chapter 27	<i>Amend chapter title as follows;</i> Policy DM26 – Managing Changes of <u>Town Centre Uses in Town Centres</u>
MM313	167	27.1-27.2	<i>Delete paragraphs 27.1 and 27.2 and substitute;</i> <u>This policy applies to main town centres as defined by the NPPF. This includes retail development, leisure, entertainment facilities, recreation uses (including cinemas, restaurants, bars and pubs, night-clubs, casinos, health and fitness centres etc), offices, banks and building societies, estate agents, arts/culture and tourism development including hotels etc. The policy has universal application throughout the borough and applies where planning permission is required for a change of use. In accordance with Core Strategy Policy CS14, the policy seeks to ensure the sustainable development and management of town centre uses at the most appropriate locations. Well managed, changes of use could bring positive regeneration benefits.</u>
MM314	168	DM26 (A) (iii)	<i>Amend as follows;</i> the use proposed provides a service directly related to a shopping trip (such as banks, building societies, cafés) or meets other qualifying tests. <u>Additionally, in making decisions, the Council will consider the following factors:</u> <ul style="list-style-type: none"> • <u>Where a single unit would amount to 15% or more of a frontage defined in Schedule 5, two adjacent frontages may be considered together;</u> • <u>the extent to which the proposed use is capable of attracting a significant number of shoppers/visitors to the centre;</u> • <u>the extent to which there is an overriding need (as justified by evidence) for the proposed use or activity in the particular centre;</u> • <u>the extent to which the proposed use contributes to the Council's regeneration objectives, aspirations and priorities for the local area;</u> • <u>the contribution the proposed use will make to the vitality</u>

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			<p><u>and viability of the proposed frontage and the centre generally and will contribute to shoppers' experience and;</u></p> <ul style="list-style-type: none"> • <u>the availability of suitable alternative vacant premises outside the primary frontage.</u>
MM315	169	DM26 (G)	<p><i>Amend the first sentence as follows;</i> G) With regard to non-retail service uses (those relating to Classes A2, A3, A4, A5 and Sui Generis, <u>other than banks, building societies and cafes</u>), where proposals comply with policies DM26 (A) to (F), the Council will in addition consider all of the following factors: (i) <i>as submitted</i> (ii) <i>as submitted</i> (iii) <i>as submitted</i> (iv) <i>as submitted.</i></p>
MM316	169	DM26 (H)	<p><i>Add to second sentence;</i> <u>in accordance with the principles set out in DM30 (ii)</u></p>
MM317	169	DM26 (H) (i)	<p><i>Amend as follows;</i> Along commercial frontages (at ground floor/street level) <u>planning permission will be granted for active uses (e.g. those that can operate with display windows and shop fronts and create activity and interest directly to passing pedestrians) will be encouraged.</u></p>
MM318	171	27.4-27.5	<p><i>Delete paragraphs 27.4 and 27.5</i></p>
MM319	172	27.10	<p><i>Delete paragraph 27.10 and substitute;</i> <u>The policy sets out threshold requirements to manage the tendency for clustering or grouping of non retail uses. This is considered necessary to achieve an appropriate spatial arrangement of town centre uses such that significant breaks in the continuity of retail frontages are avoided and shoppers are attracted to all parts of the centre. Further information on the Council's approach in assessing compliance with the policy criteria is set out in the implementation section of this chapter.</u></p> <p><u>The policy also provides some flexibility for other uses to be considered. This applies particularly where the threshold requirements cannot be strictly met and there are justifiable reasons for allowing the threshold limits to be exceeded in specific cases. The policy sets out the factors that will be considered in such decision making. This provision also seeks to make allowance for new uses and activities including those of a quasi-retail nature or others that may not be strictly classified as retail under the current Town and Country Planning Use Classes Order to be considered on their own merits.</u></p>
MM320	173	27.16	<p><i>Amend as follows;</i> Essential shops include the sub post office, chemist, greengrocer, baker, newsagent, etc. Other types may be justified or supported by need as identified through local need surveys or other public consultation exercises. <u>The policy is intended to ensure that the character of local retail parades will be maintained such that as a minimum level of provision, the Council will aim to ensure that, there will be a continuous grouping of at least 4 standard sized retail units are retained within the local parade remaining in the relevant frontage. A period of six months with supporting evidence of attempts to let, lease, or sell the property will be a material</u></p>

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			<p>consideration: Whether the parade contains sufficient essential shop uses will depend on its size and function within the shopping hierarchy and the extent to which alternative retail provision exist within a convenient walking distance of the parade to serve the surrounding residential area.</p>
MM321	173	27.17	<p><i>Amend as follows;</i> In assessing the extent to which the surrounding area is deficient in essential local shops, the Council will have regard to the number and range of uses within the nearby local area. The Council considers that residents' accessibility to local parades would be seriously compromised if they have to do more than a 10 minute walk, approximately 800m to the nearest facility. <u>In implementing the policy, the Council accepts that there may be situations where the retention of a shop may be impossible for economic reasons; other commercial uses may be accepted if there is no conflict with other policies of this plan. In this case, the proposed replacement use must be</u> This policy therefore makes provision for alternative replacement uses appropriate to a shopping area including to be considered such as those within Class A2, A3, A4, A5 and doctors/dental surgeries. Other appropriate uses will be those that create activity and interest to passing pedestrians. <u>This is however subject to compliance with other policies of this plan.</u></p>
MM322	174	27.19	<p><i>Delete paragraph 27.19</i></p>
MM323	175	27.26	<p><i>Delete second, third and fourth sentences and substitute;</i> <u>This policy seeks to ensure that satisfactory standards are achieved in terms of how the proposed use is integrated with adjoining uses in both function and design. Policy DM30 sets out the general design principles that will apply.</u></p>
MM324	176	Following 27.32	<p><i>Insert three additional paragraphs;</i> <u>For the purposes of implementing the policy, the Council maintains a land-use record of all ground floor commercial units in the designated centres and parades. In making decisions the Council will also refer to its planning records on existing/permitted uses and other analysis of land-use information. The Council welcomes pre-application enquiries on the opportunities for changes of use and the extent to which spare capacity exists in particular frontages.</u></p> <p><u>In considering compliance with the threshold limits, Schedules 5 and 6 of this plan define the relevant frontages. This is based on street blocks and takes into account the occurrence of physical breaks in the continuity of the shopping frontage as created by road junctions and other obstructions to pedestrian movement. This provides the basis for calculating the threshold limits on the proportion of non retail uses in the relevant frontage and the extent to which a proposal results in the creation of three or more adjoining standard size shop units. A standard size shop frontage in Waltham Forest is 5.5m. This is the width of the shop unit bordering the road or pavement and reflects the predominantly Victorian character of buildings in the borough.</u></p>

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			<p><u>Further detailed guidance on the practical application of the policy including frontage limits, classification of individual uses, the approach and assumptions applied will be included in a Supplementary Planning Document.</u></p>
MM325	177	DM27 (A) and DM27 (B)	<p><i>Delete policy DM27 (A) and (B) and substitute;</i></p> <p><u>A) proposals located outside the designated centres demonstrate that:</u></p> <ul style="list-style-type: none"> • <u>all in-centre options (in Walthamstow Major Centre, the District and Neighbourhood Centres) have been thoroughly assessed for their availability, suitability and viability and the proposal cannot be accommodated in whole or part in these locations;</u> • <u>where it has been demonstrated that there are no in-centre sites, preference has been given to edge of centre locations (in Walthamstow Major Centre, the District and Neighbourhood Centres) which are well connected to the centre by means of easy pedestrian access;</u> • <u>an impact assessment has been undertaken (for all proposals over 200 sqm) and there would be no adverse impact on the vitality and viability of nearby designated centres and parades. In exceptional circumstances where it would be deemed unnecessary to undertake a full scale impact, a broad brush statement of impact will be required.</u> <p><u>The Council will refuse planning permission where insufficient information (as required above) has been provided and/or there is evidence that the proposal is likely to have significant adverse impacts on the vitality and viability of a nearby designated centre/parade.</u></p>
MM326	178	28.2-28.17	<p><i>Delete paragraphs 28.2 to 28.17 and substitute;</i></p> <p><u>The National Planning Policy Framework (NPPF) sets out a sequential test for applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. The Council policy follows this approach by requiring that all in-centre options have been thoroughly assessed before edge-of-centre or out-of-centre sites are considered.</u></p> <p><u>The Council's adopted Core Strategy (Policy CS14) sets the strategic direction for the development of new town centre uses in the borough. This policy makes specific reference to Walthamstow Major Centre, the District and Neighbourhood Centres as these are the priority centres. The boundaries of these areas are shown on the Policies Map. Annex 2 of the NPPF defines the terms 'edge of centre' and 'out of centre'.</u></p> <p><u>The submission of impact assessments for retail, leisure and office developments located outside town centres is in accordance with the NPPF. This is an important requirement as part of the validation process of a planning application. Generally, a retail impact assessment is necessary when the proposed development is of a scale likely to have an appreciable impact on the trade of existing</u></p>

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			<p><u>or committed retail, leisure and office developments in the surrounding area. The NPPF sets out the scope of impact assessments. It mentions that where an application fails to satisfy the sequential test or is likely to have significant adverse impacts it should be refused. It is expected that the scope of any such assessment would be agreed with the Council in advance before the impact assessment work commences.</u></p> <p><u>This plan sets a local floorspace threshold of 200 sq m. The policy also applies to extensions and the amalgamation of existing retail units which result in the creation of a single unit exceeding 200 sq m. The Council considers that many small developments can cumulatively impact on the vitality and viability of the designated centres/parades. This threshold is considered necessary to implement the Council's planning objective as expressed in the Core Strategy to consolidate town centre activities in the designated centres, support the vitality and viability of the designated centres and manage the proliferation of retail and other town centre uses throughout the borough. In applying this threshold, the Council wishes to ensure that vulnerable centres/local parades do not experience further decline from trade diversion arising from the development of out of centre retail, leisure and office developments.</u></p> <p><u>Major retail development proposals (such as large supermarkets, retail parks and DIY stores) are more likely to have a larger catchment area, a higher turnover, and may sell a wider range of goods compared to smaller retail schemes. As such schemes may have the potential to draw trade from and impact on a number of existing centres, the information provided in retail impact assessments should be more detailed to reflect this and to ensure that the Council can fully understand the retail impacts. Accordingly a full scale impact assessment is justified in such cases. The Council's Retail and Leisure Study (as updated periodically) will provide a useful starting point with regard to the future need for additional retail, commercial leisure facilities and other town centre uses.</u></p> <p><u>With regard to the submission of a broad brush statement of impact, the Council considers that it would be an unnecessary burden to require applicants to submit detailed impact assessments in every case - particularly for smaller scale proposals. Accordingly, the policy makes provision for such assessment to be submitted. This is particularly where it would be deemed unnecessary to undertake a full scale impact assessment and will often depend on the nature of the proposal and the likely trading effects. Matters that may be included in a statement of impact include: details of the business model, the type of goods to be sold/services provided, an indication of expected sales figures/footfall to be generated, an indication of immediate and secondary catchment areas of the proposal, information on the number of jobs to be created and regeneration benefits.</u></p>
MM327	185	30.1-30.3	<i>Delete paragraphs 30.1, 30.2 and 30.3 and substitute;</i>

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			<p><u>30.1 The historic environment is a valuable part of Waltham Forest's cultural heritage and contributes significantly to the identity of the borough, adding to the quality of life and well-being of residents and visitors. Whether in the form of individual buildings, conservation areas or other heritage assets, the conservation of this heritage and sustaining it for the benefit of future generations is an important aspect of the role the Council plays on behalf of the community and in fulfilling the Government's core planning principles set out in the National Planning Policy Framework (NPPF).</u></p> <p><u>30.2 Whilst the borough has perhaps fewer listed buildings, conservation areas and other heritage assets than other London boroughs, the importance of its historic environment is nevertheless still significant in making a crucial contribution to its local character and distinctiveness. The fact that the borough may have fewer heritage assets than other boroughs means that these assets have a disproportionately more positive value and significance than might otherwise be the case.</u></p> <p><u>30.3 The Council is therefore committed to protecting and where appropriate enhancing this irreplaceable heritage. All designated and other heritage assets that make a positive contribution to the significance of the historic environment will be protected from demolition or inappropriate development that affects the asset or its setting. The Council will seek to work with owners and developers to ensure historic assets are properly managed and cared for and remain in a viable use.</u></p> <p><u>30.4 The Council has, and will continue to develop, a positive strategy for the conservation and enjoyment of the historic environment that includes:</u></p> <ul style="list-style-type: none"> <u>• Guidance and advice for owners and developers in relation to the historic environment and how its assets should be conserved.</u> <u>• Identifying and managing heritage assets at risk through neglect, decay or other threats, and seeking their return to appropriate and sustainable use.</u> <u>• A programme of Conservation Area Assessments and Management plans.</u> <u>• Continuing to work closely with heritage organisations such as English Heritage, local amenity societies and other relevant stakeholders in proposals affecting heritage assets within the borough and in promoting and raising awareness of local heritage matters generally.</u> <u>• Support for local communities in promoting and valuing their local heritage and in identifying other locally significant historic buildings and heritage</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>assets within the borough.</u>
MM328	185	DM29	<i>Amend first paragraph as follows;</i> Development proposals which may affect the significance of heritage assets in Waltham Forest (both designated and undesignated) or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced. <u>A Heritage Statement required under paragraph 128 of the NPPF should accompany all applications that affect heritage assets.</u> In considering proposals, the Council will have regard to the following:
MM329	185	DM29 (A)	<i>Amend subsection (i) as follows;</i> refuse permission for any permit development in these <u>conservation</u> areas which does not <u>preserves</u> or <u>enhances</u> the character or appearance of the area;
MM330	186	DM29 (A)	<i>Amend subsection (ii) as follows;</i> refuse permission for only permit the demolition of any building in a conservation area where it is clear that this would <u>not</u> have an adverse effect on the character or appearance of the area. In cases where demolition may be justified in accordance with national policy, consent to demolish will be given only when acceptable plans for redevelopment have been agreed;
MM331	186	DM29 (A)	<i>Amend subsection (iii) as follows;</i> use Article 4 directions to restrict permitted development rights in <u>raise awareness of good conservation practice and encourage property owners to implement appropriate improvements to properties and other heritage assets which preserve or enhance the character of conservation areas;</u>
MM332	186	DM29 (A)	<i>Amend subsection (iv) as follows;</i> resist the loss of preserve any tree which contributes to the character of the conservation area;
MM333	186	DM29 (B)	<i>Amend as follows;</i> The Council will not agree to only permit proposals involving the demolition of any building which is on the statutory list of buildings of special architectural and/or historic interest <u>where exceptional circumstances are shown that outweigh the case for retention.</u> <u>The fact that a building has become derelict will not in itself be regarded as sufficient reason to permit its demolition.</u>
MM334	186	DM29 (C)	<i>Amend as follows;</i> The Council will not permit uses, alterations or extensions that would <u>not</u> be detrimental to the significance of the assets including fabric, appearance, historic interest or setting of these buildings: and it will encourage proposals which seek their rehabilitation, maintenance repair and enhancement;
MM335	186	DM29 (D)	<i>Delete policy DM29 (D)</i>
MM336	187	Following DM29 (I)	<i>Insert additional heading; Area of Special Character and additional policy;</i> <u>J) The Highams Estate was designated as an Area of Special Character by the Council in 1988. This area is shown on the Policies Map and described in Schedule 22. Although this is not a statutory designation, the Council recognises that this area has special character that must be protected.</u>
MM337	187	Following	<i>Insert additional heading; Heritage at Risk and additional policy;</i>

Ref	Page	Policy/ Paragraph	Main Modification
		insertion above	<p><u>K) The Council will expect property owners/partners to work proactively with the authority in bringing forward proposals to preserve or enhance Heritage Assets at Risk or under threat within the borough to facilitate their successful rehabilitation and seek their viable reuse consistent with their heritage value and special interest.</u></p>
MM338	188	30.7-30.8	<p><i>Delete paragraphs 30.7 and 30.8 and substitute;</i></p> <p><u>The character of the borough as it is today has been shaped largely by the significant residential development and related urban expansion of the mid to late 19th century following the coming of the railways. Prior to the railways, the borough was dominated by farmland with large estates and manor houses. The dominant settlement was Walthamstow, which until 1850 was formed of five separate rural villages.</u></p> <p><u>The urban expansion and speculative development in the Victorian era still maintains evidence of former field boundaries and many of the former manor houses are dotted throughout the borough amongst this development. Many of these original large houses have survived, having been statutorily or locally listed, and now form an integral part of the built heritage of the borough, despite mostly having changed from their original uses. Chestnuts in Hoe Street and Thorpe Coombe on Forest Road in Walthamstow are two examples of these remnants.</u></p> <p><u>The borough nowadays is characterised in the south by denser patterns of Victorian and Edwardian terraced housing and to the north by generally lower density later 19th and 20th century development. Waltham Forest historically was made up of three different urban areas of Chingford, Leyton and Walthamstow which each has a distinct character. As such, there is a varied stock of heritage assets in the borough, with the northern end of the borough being generally more suburban in character and the southern end of the borough more urban in nature.</u></p>
MM339	188	30.10	<p><i>Delete paragraph 30.10</i></p>
MM340	189	30.11	<p><i>Amend as follows;</i></p> <p>Through Environmental improvement schemes, the Council will also ensure that all built heritage assets are protected and enhanced.</p> <p><u>The Council currently has Article 4 Directions in place for 9 of 11 its 12 Conservation Areas and. The use of Article 4 Directions is in recognition of the harm that can often be caused to the character and appearance of conservation areas by inappropriate changes such as the replacement of traditional timber windows and doors with modern plastic alternatives, natural roofing materials such as clay and slate tiles with concrete and plastic tiles, poorly located satellite dishes, removal of original chimney stacks and pots and changes to front gardens with hardstandings for vehicles etc. The Council will therefore use this mechanism to ensure good management of Conservation Areas by encouraging appropriate changes to residential properties so as to preserve or enhance the character of the Conservation Area. When considering changes to</u></p>

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			<u>properties within a Conservation Area, applicants are advised to contact the Council's Conservation Officer for further specialist advice.</u>
MM341	189	30.12-13	<i>Delete paragraphs 30.12 and 30.13 (including heading)</i>
MM342	189	30.14	<i>Amend as follows;</i> Under section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 the Secretary of State compiles lists for all local authorities of buildings in their areas considered to merit statutory protection because of their special architectural/historic interest. <u>Waltham Forest currently has 111 Statutory Listed Buildings which include a diverse range of heritage assets from the former Walthamstow Greyhound Stadium, to the former EMD Cinema and Walthamstow Town Hall. All statutory listed buildings are of national significance. The statutory list of such buildings in for Waltham Forest is published on the Council's website.</u>
MM343	190	30.16	<i>Delete final sentence</i>
MM344	190	30.17	<i>Delete paragraph 30.17 and additional paragraph following inserted as a Post Publication Minor Change</i>
MM345	190	30.19-20	<i>Delete paragraphs 30.19 and 30.20</i>
MM346	191	30.23	<i>Delete paragraph 30.23</i>
MM347	191	30.26	<i>Delete paragraph 30.26 but retaining additional paragraph following inserted as a Post Publication Minor Change</i>
MM348	191	30.27-30	<i>Delete paragraphs 30.27, 30.28, 30.29 and 30.30</i>
MM349	192	Following 30.30	<i>Insert additional heading; Heritage at Risk and three additional paragraphs;</i> <u>The Council maintains a Heritage at Risk Register in conjunction with English Heritage. Waltham Forest currently has 9 Heritage Assets on the register which do not have a single defined character but are indicative of the diverse heritage of the borough. These include a 20th Century cinema, a 16th Century dovecote, a wall to a church yard and a pumping station. The Heritage at Risk Register is a fluid document which can change over time.</u> <u>The purpose of the register is to monitor and provide the basis for solutions for designated heritage assets that have been recognised as being at risk of losing their significance. The most common risk factors for those heritage assets within the borough include decay through vacancy, lack of maintenance and lack of viable use. The Council will therefore work with owners to facilitate the successful refurbishment and repair of these assets with the objective of putting them back into viable and sustainable use and ultimately removing them for the at risk register. Appropriate temporary uses will also be considered that could prevent further decay of the asset, provide improved security and allow an increased prospect of sustainable re-use. Subject to resources, the Council may also be able to offer assistance in the form of small grants and can advise on other external grant giving bodies.</u> <u>The most viable use for a heritage asset may not be the use for which it was originally intended and the original use has become redundant, such as a pumping station or dovecote. However, there</u>

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			<u>are successful alternative uses to which redundant heritage assets can be put which are consistent with their conservation value and which can also respond to the changing social, cultural, economic or environmental needs of the borough. Successful examples within Waltham Forest have included changes of use of previous commercial premises, such as banks and larger office uses, to residential and/or community uses. The Council will continue to work with landowners and relevant bodies to promote the viable re-use of heritage assets through the preparation of specific guidance such as design and development briefs, regeneration plans, and in the implementation of its planning and conservation policies.</u>
MM350	193	DM30 (A) (ix)	<i>Amend as follows;</i> take a design-led, integrated approach to car parking which is appropriately sited, <u>not over-dominant</u> and supports the street scene;
MM351	194	DM30 (A) (x)	<i>Add;</i> <u>in accordance with the standards set out in Policy DM7 B.</u>
MM352	194	DM30 (A) (xii)	<i>Add;</i> <u>in accordance with the principles set out in policies DM11 and DM12.</u>
MM353	194	DM30 (A) (xiv)	<i>Add;</i> <u>in accordance with the principles set out in policy DM1 B.</u>
MM354	194	Following DM30 (a) (xiv)	<i>Insert additional point;</i> <u>xv. address the potential impact of new development on neighbouring amenity in accordance with Policy DM33.</u>
MM355	194	DM30 (B)	<i>Delete policy DM30 (B)</i>
MM356	194	DM30 (C)	<i>Amend first line as follows;</i> The Council will not grant consent for advertisements which <u>by reason of their nature, location and size are:</u>
MM357	194	31.3-13.14	<i>Delete paragraphs 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 31.10, 31.11, 31.12, 31.13 and 31.14 and substitute;</i> <u>31.3 The Council is committed to high quality urban and architectural design and in raising the standards of new development across the borough. Good design can bring a number of significant benefits in adding economic, social, cultural and environmental value and in creating sustainable communities for both existing and future residents and businesses.</u> <u>31.2 A key objective of good urban design is in adopting an integrated approach to development where all elements combine successfully to produce better, attractive and more sustainable places. Fundamental to this approach is an informed analysis and appraisal of the site and its context which will help in defining an appropriate response to local character and provide a clearer basis for developing the overall design response.</u> <u>31.3 An appreciation of local context and character in development proposals is important in delivering places that are more sustainable over time, improve visual and physical connections between places, respect historic and cultural assets, achieve</u>

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			<p><u>suitable scale and density, create well-designed legible places and fundamentally are the right development in the right place.</u></p> <p><u>31.4 The importance of good design is reflected at government level in the National Planning Policy Framework (NPPF), where great importance is placed on the design of the built environment. Paragraph 56 of the NPPF states that "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".</u></p> <p><u>31.5 In reinforcing the importance of good design, the NPPF also states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (paragraph 64).</u></p> <p><u>31.6 The Council has produced a Supplementary Planning Document (SPD) on Urban Design, adopted in February 2010, which sets out a number of key design principles to guide developers and applicants in preparing development proposals. Applicants are strongly advised to consult this document in bringing forward schemes.</u></p> <p><u>31.7 The SPD has been informed by a Characterisation and Local Distinctiveness Study (July 2009) which provides a detailed analysis of the borough's defining characteristics, including key physical features, movement patterns, history and development, land use and key building typologies. Developers may wish to refer to this document in considering how their proposals address local character and distinctiveness.</u></p> <p><u>31.8 Developers bringing forward proposals for residential development should have regard to the "Building for Life" criteria endorsed by government, the House Builders Federation and Design Council CABE. The Building for Life guidance sets out twelve criteria which provide a robust basis for assessing residential development both at pre-application and post-implementation stages and is an important tool in seeking to raise the overall quality of urban design in new housing schemes. The performance of a scheme is determined using a traffic light system of green, amber and red with a well designed scheme performing well against all twelve of the criteria.</u></p>
MM358	197	31.15- 31.18	<p><i>Delete paragraphs 31.15, 31.16, 31.17 and 31.18 and substitute;</i></p> <p><u>Advertisements are controlled by the Town & Country Planning (Control of Advertisements)(England) Regulations 2007. These regulations give powers to the Council to restrict the display of advertisements in the interests of amenity and public safety. This policy seeks to ensure that advertisements requiring the express consent are compatible with interests of local amenity and public safety.</u></p> <p><u>External advertising is important for commercial activity and comes</u></p>

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			<p><u>in many forms and sizes including fascia signs and projecting signs on shops, free standing signs, hoardings etc. They are part of the built environment and many businesses rely on them to sell goods and services. However, care should be taken in their siting and design. In a climate of increasing environmental awareness, insensitive advertisements could harm the character of places. Also, excessive numbers of advertisements and signs in close proximity can lead to visual chaos and clutter in the street scene.</u></p> <p><u>There are a number of locations where proposals for advertisements will need careful consideration in the interest of amenity and public safety. Advertisers would often want to choose the most visually prominent and highly visible locations on the street scene. However this must be balanced against likely negative impacts. Impact can be significant if the advertisement is dominant individually or collectively – causing clutter, poorly sited or out of keeping in terms of size, colour, materials or illumination. Poorly designed and located advertisements can have a negative impact on the appearance of the built and natural environment.</u></p> <p><u>An unnecessary proliferation of poorly designed and inappropriate signs at particular locations can have a significant detrimental impact. For example, in areas of predominantly residential character, the need to protect local character and visual amenity will require careful management of advertising displays. In conservation areas and on listed buildings (See Policy DM29), similar concern will apply to protect features of special architectural or historic interest. Other locations justifying this policy include protected open spaces - where the display of advertisement would be likely to spoil local character. Also along transport corridors, it would be important to ensure that the image of the borough is protected and most importantly, drivers are not distracted on safety grounds. The Council intends to provide detailed guidance on the standards it expects in a Supplementary Planning Document.</u></p> <p><u>The Council considers that certain areas will justify more stringent control. The Council, with the approval of the Secretary of State has powers to declare an Area of Special Control of Advertisements (ASCA). Designating such area gives stricter control over a range of advertisements in the interest of amenity. This policy seeks to draw attention to the Council's powers to use this mechanism where necessary to manage the cumulative effects of advertisement displays in the borough.</u></p>
MM359	198	Preceding 31.19	<p><i>Insert two new paragraphs:</i> <u>In accordance with planning legislation, a design and access statement which sets out the design rationale for the development, explains the merit of the design and how it relates to the existing setting will be required for all major developments and some other planning applications. Statements must be proportionate to the complexity of the application, need not be long and should cover all relevant design and access issues. As a general guide, statements should cover the following key aspects – site context and description of proposal, amount of development, use, layout</u></p>

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			<p><u>(including accessibility and safety), height and scale, landscaping and appearance.</u></p> <p><u>Changes to the requirements for design and access statements came into force in June 2013. Planning applicants should therefore refer to the Town and Country Planning (Development Management Procedure)(England)(Amendment) Order 2013 for further detail on when a design and access statement is required and what the statement should generally include.</u></p>
MM360	199	Chapter 32	<i>Amend chapter heading to read;</i> Policy DM31 – Inclusive Environment Design and Built Environment
MM361	199	DM31	<i>Delete Applications for at beginning of second sentence.</i>
MM362	199	32.1-32.2	<p><i>Move paragraphs 32.1 and 32.2 to follow heading Justification preceding existing paragraph 32.3. Insert new additional paragraphs to follow heading Introduction as follows;</i></p> <p><u>32.1 The Council is committed to promoting equality for disabled people and central to this is creating accessible and inclusive environments. Whilst there are many factors which cause inequality for disabled people an inaccessible environment can be a major barrier to independence and equality.</u></p> <p><u>32.2 The Council has produced two Supplementary Planning Documents to assist developers and planning applicants in bringing forward their proposals in seeking to meet the Council's inclusive design guidance. These documents are on Inclusive Housing Design and Inclusive Design for Non-Residential Buildings and provide detailed guidance which encourage designers to ensure proposals are inclusive and do not create barriers to equality and inclusion. Applicants are strongly encouraged to refer to these documents in developing their proposals.</u></p>
MM363	199	32.3-32.8	<i>Delete paragraphs 32.3, 32.4, 32.5, 32.6,32.7 and 32.8</i>
MM364	203	33.4	<i>Delete paragraph 33.4</i>
MM365	205	DM33	<p><i>Delete policy DM33 and substitute;</i></p> <p><u>In managing the impact of new development on neighbouring amenity, the Council will refer to planning standards as set out in the Urban Design Supplementary Planning Document (SPD). New development including extensions, modifications to existing homes and where applicable, changes of use should;</u></p> <p><u>A) ensure that daylight/sunlight, outlook and privacy is maintained for existing occupants and their neighbours in their homes and gardens as well as for the intended occupants of new habitable rooms;</u></p> <p><u>B) ensure the provision of facilities for the storage, collection and disposal of refuse. In assessing such provision, the Council will have regard to the following matters:</u></p> <ul style="list-style-type: none"> • <u>the level and type of provision. Shared recycling facilities and refuse bins will normally be required for non-residential developments, shared housing and major flatted developments. For other residential development, space for the storage of individual recycling and refuse containers or</u>

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			<p><u>communal recycling facilities and refuse bins will be required;</u></p> <ul style="list-style-type: none"> • <u>the location of the provision. Safe and convenient access for occupants/users and satisfactory access for refuse collection vehicles and operatives must be provided and maintained;</u> • <u>the impact of the provision on visual amenity and measures in place to screen or minimise the prominence of the facilities;</u> • <u>the impact of the provision on the health and amenity of the occupiers of the proposed and neighbouring development;</u> <u>and</u> • <u>the security of the provision against scavenging pests, vandalism and unauthorised use.</u>
MM366	205	34.2-34.7	<p><i>Delete paragraphs 34.2, 34.3, 34.4, 34.5, 34.6 and 34.7 and substitute;</i></p> <p><u>The Council has published a Supplementary Planning Document (SPD) on Urban Design which seeks to raise design standards in the borough. This document provides clear and practical guidance to developers and applicants for planning permission on the standards the Council expects new development proposals to achieve. It is intended that this document will be reviewed and updated periodically to incorporate new guidance.</u></p> <p><u>Access to daylight, outlook and privacy</u></p> <p><u>Daylight is the volume of natural light which is required to illuminate internal accommodation from dawn to dusk. Sunlight on the other hand refers to direct sunshine. People expect good levels of daylighting within buildings as it has positive psychological effects on wellbeing. Daylighting is a more sustainable source of light than artificial light. It will be impaired if the siting of a new structure obstructs the amount of sunlight and daylight reaching neighbouring occupiers. This policy therefore seeks to ensure that new development will not adversely affect the daylighting of existing development. It is expected that new developments including extensions will be designed where possible to minimise the loss of daylight and excessive overshadowing of neighbouring properties. The Urban Design SPD includes guidance on measures to ensure good sunlight and daylight as encouraged by the Building Research Establishment (BRE).</u></p> <p><u>Privacy is an important aspect of residential environments. Neighbouring occupiers are entitled to a reasonable level of privacy, both within their homes and outside in their private gardens. This policy therefore seeks to ensure that new buildings and extensions to existing properties do not compromise the privacy of occupants of neighbouring dwellings.</u></p> <p><u>Outlook is the visual amenity afforded by a dwelling's immediate surroundings. It is expected that new developments can fit in within existing developments in functional terms without creating an overbearing and dominating effect on adjoining occupiers. As a guide, the Urban Design SPD sets out minimum clearance separation distances between the windows of habitable rooms and kitchens in opposing dwellings. The document also provides</u></p>

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			<p><u>guidance on other measures that could be applied to overcome loss of privacy and overlooking.</u></p> <p><u>Storage, collection and disposal of refuse</u></p> <p><u>Recycling and refuse storage is a practical requirement common to all development occupied by people. An inadequate level of provision, poorly sited or designed recycling and refuse storage provision has the potential for considerable adverse impacts on the visual appearance of an area, the amenity and health of neighbouring occupiers. This policy seeks to reduce the potential amenity impacts arising from the disposal of waste.</u></p> <p><u>The policy affords the opportunity to apply sustainable waste management practices and to design out frequently occurring difficulties in waste collection and management. The Council considers that mutual advantages can be gained by working with developers and property managers to ensure a clean environment. The Council currently provides a weekly collection of household rubbish from all residential properties. Space standards and storage capacities will often depend on the Council's recycling and waste management strategies, in particular, the collection regime in place at a particular time. Detailed guidance on design standards will be provided in the subsequent review of the Urban Design SPD. To assist decision making on planning applications, it is expected that necessary information on the location, volume, management and collection arrangements for domestic and non domestic waste and recyclable materials will be submitted as part of the validation requirements for planning applications.</u></p>
MM367	209	DM34 a	<p><i>Amend as follows;</i></p> <p>New development proposals should:</p> <ul style="list-style-type: none"> • <u>contribute to a safe environment by following the principles of DM15 (Sustainable Transport Network) and DM30 (Design Principles, Standards and Local Distinctiveness);</u> • <u>seek to incorporate Secured by Design and Parkmark standards;</u> • <u>avoid the creation of gated communities;</u> • be sited and designed to maximise opportunities for natural surveillance; • demonstrate a clear distinction between areas of public and private space; • create an attractive and welcoming physical environment; • provide for management and maintenance of communal areas; • <u>incorporate legible routes and spaces.</u> <p>In addition, harder security measures such as CCTV will be supported where a clear need for them is identified.</p>
MM368	209	DM34 b	<p><i>Delete policy DM34 b and substitute;</i></p> <p><u>b) Counter terrorism design solutions may be necessary for developments likely to result in crowded places. Where this conflicts with public realm or accessibility improvements, the level of risk of attack in the area will be a key consideration.</u></p>
MM369	209	DM34 c	<p><i>Amend as follows;</i></p> <p>Commercial <u>Designated</u> centres should provide a mix of uses that</p>

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			cater for all sections of the community, and avoid the clustering of uses likely to result in an increase in crime or anti-social behaviour, <u>in accordance with policy DM26 (Managing Changes of Use in Town Centres).</u>
MM370	209	DM34 e	<i>Delete policy DM34 e</i>
MM371	210	35.4	<i>Delete final sentence and substitute;</i> <u>Development which restricts movement into or through a scheme, such as 'gated' developments, can contribute to a social divide that is not consistent with the concept of sustainable communities.</u>
MM372	210	35.5	<i>Amend as follows;</i> Policy 7.13 of the London Plan refers to the need to minimise physical risks to new developments, including terrorism. The Borough includes major transport hubs such as Walthamstow Central Bus, Rail and Underground Stations, <u>and</u> population is projected to increase, and a rise in visitor numbers is expected during the Olympics. All of these factors point to an increase in the number of crowded places, and subsequently a need to ensure development proposals minimise the risk of terrorist attack. This could mean, for example, ensuring the regeneration of the town centre avoids street furniture clutter and incorporates blast resistant glazing. Where counter-terrorism design solutions conflict with other requirements such as public realm or accessibility improvements, the level of risk of attack in the area should be a key consideration.
MM373	210	35.6	<i>Amend final sentence as follows;</i> In consultation with the Police, the Council will therefore seek to avoid clustering of nuisance uses <u>as set out in policies DM24 and DM26;</u> thereby also protecting the convenience retail function of commercial centres.
MM374	211	35.8	<i>Delete paragraph 35.8</i>
MM375	211	35.9	<i>Add to first sentence;</i> <u>as set out in policy DM30.</u>
MM376	212	35.12	<i>Delete paragraph 35.12</i>
MM377	213	DM35 (A)	<i>Amend as follows;</i> Development proposals should protect existing water and sewerage infrastructure. <u>In accordance with DM18G(a),</u> where development increases the demand for off-site service infrastructure, it must be demonstrated that sufficient capacity already exists, or that extra capacity will be provided.
MM378	214	DM35 (D)	<i>Amend first bullet point as follows;</i> <u>meeting the requirements of Core Strategy Policy CS4 (Minimising and Adapting to Climate Change) in NPPF and national policy for the Sequential and Exception Tests to be applied where required and directing development away from areas of greatest risk for flooding;</u>
MM379	214	DM35 (D)	<i>Add to second bullet point;</i> <u>having regard to the Council's Level 2 Strategic Flood Risk Assessment and Surface Water Management Plan</u>
MM380	214	DM35 (D)	<i>Amend fourth bullet point as follows;</i> achieving greenfield run-off rates through the maximisation of Sustainable Urban Drainage Systems (SuDS) where possible and, where SuDS cannot be implemented, <u>due to land conditions or contamination,</u> justification must be provided outlining the reasons

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			and demonstrating alternative sustainable approaches to the management of surface water;
MM381	215	DM35 (E)	<i>Delete two final bullet points and amend fourth bullet point as follows;</i> buffer zones <u>of at least 8m for main rivers and 5m for ordinary water courses</u> are established and left free of any permanent structures. Where it is not possible to do so, strong justification should be provided. <u>Where provided, buffer zones should be carefully integrated with new developments so they do not create dead spaces.</u>
MM382	216	36.8	<i>Delete final two sentences.</i>
MM383	217	36.9	<i>Amend as follows;</i> Climate change will be the major cause of increased flood risk in the future (Thames Catchment Flood Management Plan, 2009) and therefore it is important that development is directed away from areas at greater risk of flooding (Flood Zones 2 and 3), particularly for vulnerable uses such as basement dwellings. National policy and technical guidance outlines where the Sequential and Exceptions Test must be applied.
MM384	219	36.12	<i>Amend as follows;</i> Development through a river catchment can have a major impact on flooding due to changes in surface water run-off and groundwater. The North London SFRA Level 1 includes a policy recommendation for development proposals to restrict run-off from the site to the undeveloped greenfield run-off rate for developments on both greenfield and brownfield sites. Meanwhile, the Draft Surface Water Management Plan also includes similar policy recommendations and the incorporation of SuDS where proposals result in a net increase in impermeable areas. Greenfield run-off rates will be best achieved through the maximisation of Sustainable Urban Drainage Systems (SuDS). This is a direct consequence of the requirements set out in national policy and the Flood and Water Management Act 2010. SuDS offer multiple benefits, from controlling surface water run-off to improving the quality of surface water. SuDS methods can include swales, permeable paving, living roofs and landscaping measures. The London Plan drainage hierarchy (or such guidance as supersedes it) provides guidance on the implementation of SuDS in both new development and redevelopment schemes. Infiltration SuDS should only be used where there are suitable ground conditions and not on land with contamination issues. Where SuDS cannot be implemented, justification must be provided outlining the reasons and demonstrating alternative sustainable approaches to the management of surface water. Poorly maintained SuDS can potentially increase the amount of runoff that is received by surface water sewers and can therefore increase the risk of sewer flooding. It is also vital to consider the impact on ecology so that any negative effects can be identified and mitigation measures put in place. Due to this, all surface water management schemes should submit a management and maintenance plan at the planning application stage.
MM385	220	36.16	<i>Delete second, third, fourth, fifth, sixth and seventh sentences</i>

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MM386	222	36.18	<p><i>Amend as follows;</i> The land adjacent to waterways contributes to the green infrastructure network and is valuable for sport and recreation as well as acting as a flood defence. In order to prevent disturbance on species and habitats, development should be set back from the waters edge to allow sunlight to penetrate and to provide space for riparian habitats to thrive. These buffer zones also serve to alleviate flood risk and provide areas for recreation, maintenance and flood defence works. Buffer zones should be of at least 8m for main rivers and 5m for ordinary watercourses. Careful consideration of their role and integration with new developments will be required to ensure these buffer zones do not create dead spaces.</p>
MM387	222	36.19	<p><i>Amend as follows;</i> Waterways also provide a unique setting for buildings and the uses which occupy them. As such, dDesign solutions <u>that should derive inspiration from the water environment and complement the physical context in relation to visual appearance and scale, and ecological integrity, will help ensure new developments do not have an adverse impact on the water environment.</u> Buildings and the space around them should be of high design quality, taking into account the requirements set out in the Urban Design SPD. Tall and large scale buildings proximate to watercourses can cause harm to species and habitats due to an increase in shading and artificial light. Due to this, development proposals should respect the character and ecological integrity of the natural environment; and, wWhere negative effects cannot be avoided, they should be dealt with in accordance with DM36 Biodiversity.</p>
MM388	225	DM36 (A)	<p><i>Amend as follows;</i> Development proposals will not normally be granted planning permission where they pose adverse direct or indirect effects on any land or area within the identified Sites of Special Scientific Interest (SSSI), Sites of Importance to Nature Conservation (SINC), Special Areas of Conservation (SAC), RAMSAR sites, Special Protection Areas (See Schedules 13 to 16 and 24 to 26 and the Policies Map) or to protected or priority species. However, in an exceptional situation whereby a development creates an adverse impact on a Site of Importance for Nature Conservation or important species is <u>where such proposals are permitted, financial or on-site contributions will be necessary to compensate for such impacts. any damaging impacts should be prevented by appropriate mitigation measures or use of conditions.</u></p>
MM389	226	DM36 (B)	<p><i>Amend as follows;</i> Where there are existing biodiversity resources on-site or in the vicinity of a development site, the developer must submit an assessment with the planning application to outline the value of this resource, along with measures to retain, restore and enhance <u>provide measures for their retention, the integration of existing wildlife habitats and features, and their restoration and enhancement</u> where appropriate. Where retention, restoration or enhancement measures are not considered possible, mitigation and compensation measures should be clearly set out with supporting evidence for their effectiveness and relevance in relation to supporting the specific biodiversity value of the borough and its key</p>

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			international sites.
MM390	226	DM36 (C)	<i>Substitute <u>opportunities arise for appropriate</u> in first line.</i>
MM391	227	37.4	<i>Amend as follows;</i> Where a development proposal provides benefits which significantly outweighs the importance of nature conservation the Council may require conditions and/or financial contributions for mitigation or compensation. In accordance with Part A of Policy DM36, the Council will impose planning conditions to ensure the appropriate mitigation measures are taken to comply with legislation and that where appropriate, measures which may include the creating and enhancing of wildlife habitat and suitable soft landscape in and around the site would apply. This may be required in order to provide a means of replacement, improved access or for securing the future and management of a site. Nonetheless, the recovery or relocation of habitats should only occur as a last resort with a preference for the protection, enhancement of existing habitats wherever possible. Where damage is likely to occur to protected species, conditions and/or financial contributions may relate to reducing disturbance in line with legislation and improving habitats. The Council acknowledges that certain essential maintenance works are necessary. For example, many areas alongside railway lines in the Borough are recognised for nature conservation value but need to be accessed for maintenance works by the transport provider. In such cases, the Council will expect the requirements for mitigation and compensation to be met in accordance with this policy.
MM392	227	37.5	<i>Amend addition made as a Post Publication Minor Change as follows;</i> When assessing planning applications, the Council will assess and recognise the importance of consulting the Conservators of Epping Forest regarding any potential development impacts in relation to Epping Forest Special Areas of Conservation (SAC) and will also have regard to the Natural Environment and Rural Communities Act 2006 to conserve biodiversity across the Borough and, in particular, where such conservation is likely to enhance the biodiversity of Epping Forest SAC/SSSI.
MM393	231	37.17	<i>Delete final sentence</i>
MM394	232	38.1	<i>Delete paragraph 38.1</i>
MM395	232	38.4	<i>Delete and substitute;</i> <u>While new development can make provision for new homes, employment and leisure facilities, and can improve our environment through use of renewable energy and improved landscaping, it can also place additional pressure on social and physical infrastructure and general amenity, and may require measures to be taken to remedy or mitigate such impacts.</u>
MM396	232	38.5	<i>Delete third and fourth sentences.</i>
MM397	232	38.6	<i>Delete paragraph 38.6.</i>
MM398	233	DM37 (A)	<i>Add;</i> <u>Where existing and planned provision of infrastructure, facilities and services are inadequate to meet the needs generated by a proposal, the Council will negotiate planning obligations to secure measures to meet those needs.</u>

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MM399	233	DM37 (B)	<i>Start with additional sentence;</i> <u>Planning obligations will only be sought where it is not possible to deal with the matter through the imposition of a condition on a planning permission.</u>
MM400	234	Following DM37 (F)	<i>Add;</i> <u>(G) Where development outside the Borough would have significant implications within Waltham Forest, the Council will discuss with the adjacent Local Planning Authority and other organisations the mitigation of unacceptable effects through a Planning Obligation.</u>
MM401	235	38.16	<i>Delete paragraph 38.16</i>
MM402	240	DM38	<i>Delete first two introductory sentences. Delete subsections (A), (B), (C) and (D) and substitute;</i> <u>A) telecommunications apparatus should be located so as to complete or improve coverage;</u> <u>B) telecommunications apparatus should not stand alone where site or mast sharing would provide equally adequate coverage;</u> <u>and</u> <u>C) that the development will operate within International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for exposure to health risks.</u>
MM403	241	39.4	<i>Amend as follows;</i> It is important that an operator has properly evaluated all options for providing the required coverage. Mast or site sharing can be important as a means to limiting visual intrusion. National Policy aims to keep the number of masts to a minimum consistent with the efficient operation of a telecommunications system. Existing base station sites should be considered for sharing. The Radio Communications Agency has a website with d <u>Details of the location of existing base station sites are at http://www.sitefinder.ofcom.org.uk/ This should be consulted to ensure that existing sites are considered for sharing by different operators. Existing buildings, electricity pylons and a variety of other tall structures should also be considered before it is proposed to install a new mast. The operator is required by the above policy to supply details of the evaluation of alternative methods of providing the required coverage.</u>
MM404	242	39.6 - 39.8	<i>Delete paragraphs 39.6, 39.7 and 39.8</i>
MM405	244	40.5	<i>Delete paragraph 40.5</i>
MM406	246	Chapter 41	<i>Delete chapter 41 including policy DM40.</i>
MM407	252	Chapter 42	<i>Delete chapter 42, including policy DM41.</i>
MM408	254	Chapter 43	<i>Delete chapter 43, including policy DM42.</i>
MM409	260	Appendix 1	<i>Amend final sentence of introductory text as follows;</i> The following table sets out those UDP policies that will have been

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			<p>superseded by new policies; within the Development Management Policies as well as identifying those that will be retained until superseded by other LDF documents.</p> <p><i>And amend rows as follows (further amending headings of third and fourth columns to read respectively, "Policies to be superseded by Proposed Core Strategy" and "Policies to be superseded by Proposed Development Management Policies");</i></p> <table border="1"> <thead> <tr> <th>UDP Saved Policies</th> <th>Policy Name</th> <th>Policies to be superseded by Proposed Core Strategy</th> <th>Policies to be superseded by Proposed Development Policies</th> </tr> </thead> <tbody> <tr> <td>Strategic Policy SP14</td> <td>General Community Facilities</td> <td>CS3</td> <td>DM18</td> </tr> <tr> <td>Strategic Policy SP16</td> <td>Planning for Equality</td> <td>CS15 CS16</td> <td>DM18, DM22,</td> </tr> <tr> <td>Strategic Policy SP18</td> <td>Planning Obligations</td> <td>CS1</td> <td>DM37</td> </tr> <tr> <td>Strategic Policy SP19</td> <td>Monitoring and Review</td> <td>Section 21</td> <td>Annual Monitoring Report</td> </tr> <tr> <td>TRL 14</td> <td>Retail Facilities in Petrol Filling Stations</td> <td>CS14</td> <td>DM26</td> </tr> <tr> <td>TRL 15</td> <td>Facilities for Shoppers</td> <td>CS15</td> <td>DM26</td> </tr> <tr> <td>GCS1</td> <td>Provision of community sites and buildings</td> <td>CS3</td> <td>DM18</td> </tr> <tr> <td>GCS2</td> <td>Retention of facilities and creation/ improvement of facilities as part of mixed use schemes</td> <td>CS3</td> <td>DM18</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>UDP Saved Policies</th> <th>Policy Name</th> <th>Policies to be superseded by Proposed Core Strategy</th> <th>Policies to be superseded by Proposed Development Policies</th> </tr> </thead> <tbody> <tr> <td>GCS6</td> <td>Standards of accommodation in educational facilities</td> <td>CS9</td> <td>DM18</td> </tr> <tr> <td>GCS7</td> <td>Provision of mobile classrooms</td> <td>CS3, CS9</td> <td>DM18</td> </tr> <tr> <td>GCS8</td> <td>Re-use of redundant Education sites/buildings</td> <td>CS3, CS9</td> <td>DM18</td> </tr> <tr> <td>GCS9</td> <td>Liaison with public authorities and monitoring of land holdings</td> <td>CS3</td> <td>DM18</td> </tr> <tr> <td>BHE12</td> <td>Vacant Sites</td> <td>CS5</td> <td>DM13</td> </tr> <tr> <td>WPM 12</td> <td>Minerals</td> <td></td> <td>DM39</td> </tr> <tr> <td>WPM 13</td> <td>Mineral Reserves</td> <td></td> <td>DM39</td> </tr> <tr> <td>PSC6</td> <td>Shopfront design</td> <td>CS15</td> <td>DM26</td> </tr> <tr> <td>PSC8</td> <td>Street furniture</td> <td>CS15, CS16</td> <td>DM30, DM34</td> </tr> <tr> <td>PSC9</td> <td>Telecommunications apparatus</td> <td>CS3</td> <td>DM38</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Schedules</th> </tr> </thead> <tbody> <tr> <td>Schedule 1</td> <td>Strategic Employment Areas SEA 1-9</td> <td>CS8</td> <td>Schedule 1</td> </tr> <tr> <td>Schedule 2</td> <td>Borough Employment Areas BEA 1-5 and BEA 7-19</td> <td>CS8</td> <td>Schedule 2</td> </tr> <tr> <td>Schedule 3</td> <td>Local Employment Areas LEA 1-6</td> <td>CS8</td> <td>Schedule 2</td> </tr> <tr> <td>Schedule 4</td> <td>Lee Valley Regeneration Corridor - 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MM414	298	Appendix 4	Amend table of cycle parking standards for Education and Health D1 as follows; Schools (day); 0.3 spaces per child between 5-12 years Nursery; 0.6 spaces per child over 12 years Primary; <u>1</u> space per 4 staff plus one space per 7 students Secondary; Special;																																										
MM415	299	Appendix 4	Amend table of cycle parking standards for Leisure D2 Theatres and cinemas as follows; 1 space per 3 <u>seats</u> <u>50m2</u>																																										
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			<p>Ropers <u>Field</u> Avenue/<u>Inks</u> Green, <u>Highams</u> Park</p>	<p>Ropers Avenue; 1-83 (odd), 2-82 (even), Inks Green Bowling Green/Pavilion: Inks Green; 1-9 (odd), 2-68 (even): Underwood Road; 75-107 (odd), 38-42 (even): Larkshall Road; 315-321 (odd).</p>	DM29	C2
			<p>Woodford Green</p>	<p>Chingford Lane: 72 (Village Heights 1-49): Churchill Mews; 1-5 (all): High Elms; Woodford Green United Free Church, 1-3 (all), and 1-3 (all) Elm Terrace: High Road; Woodford County High School for Girls, including school buildings, sports ground and pavilion, and tennis courts: Mill Lane; 39: Sunset Avenue; Woodford Green Primary</p>	DM29	C3

Ref	Page	Policy/ Paragraph	Main Modification			
				<p>School: The Charter Road; 2: The Square; 10,20 and 22: Epping Forest Land bounded by Lodge Villas (highway); Woodford New Road, St. Margarets Church, & 1-5 Churchills Mews, White House building and grounds; including North and South Lodge and horse ride: Epping Forest Land between Woodford Green Primary School and Village Heights and Woodford Green United Free Church, and bounded on the east side by the Borough boundary. Note: Land on the east side of the Borough boundary adjoining this Conservation Area has been designated as a Conservation Area by the London Borough of Redbridge.</p>		
			Leucha Road, Walthamstow	Leucha Road; 1-175, 185-231 (odd), 2-184 (even)	DM29	C4
			Walthamstow St James	Main building - Mission Grove primary school, land south of Mission Grove; including car park, former Buxton Road Bingo Hall, car park and service area of 43-49 High Street, 1-9 Clockhouse, 13 Pretoria Avenue, Car park at 12 Mission Grove, High Street; 7-107 (odd) and 2-96 (even), St James street; 7-23 (odd) and St James Street station buildings, St James Street; 2- 20 (even).	DM29	C4A <u>5</u>
			St Mary's Church (Walthamstow Village)	Church Hill; Walthamstow Girls' School including School Lodge 115,117 (Vicarage), Monoux Almshouses 1-14 (all); Woodbury Road; Church Hill Nursery School: Church End; St.Mary's Church (including graveyard and ancillary land); 2-7 (all), 8 (St.Mary's Welcome Centre), 9 & 10, Squires Almshouses 1-6 (all); Church Path; 1-21 (odd); Vestry	DM29	C5 <u>6</u>

Ref	Page	Policy/ Paragraph	Main Modification			
				<p>Road; National Spiritualist Church, Vestry House Museum and adjoining land: Church Lane; 2-12 (even): Bishops Close; 19-21 (all): Orford Road; 2-12 (even), 1a-11 (odd), 13 (St.Mary's Church House 1-31 all): St.Mary's Road; 2,2a: Railway cutting between Vestry Road and Orford Road.</p>		
			<p>Forest School</p>	<p>Oakhurst Gardens; 1-13 (odd): Oakhurst Close; 1-13 (all): College Place; 1-17 (odd), Forest School (all buildings and land including sports ground): Forest Court; 1-63 (all): Buxton Drive; Buxton Lodge; 1-6 (all): Buxton House; 1-40 (all): The Forest; Oxley House (1-2), Evesden (1-2), Gwydr Lodge, Ivy Cottages (1-2), Wistaria Cottage, Clyptos, Marryatt's Lodge: Epping Forest land bounded by Oakhurst Gardens, Forest School Horse Ride, Snaresbrook Road and Woodford New Road.</p>	<p>DM29</p>	<p>C65</p>
			<p>Orford Road/ Eden Road/ Grosvenor Park Road, Walthamstow</p>	<p>Grosvenor Park Road; 2-78 (even), 17-25 (odd): Park Court; 1-44 (all), Employment Service Offices, 59-73 (odd): Grosvenor Rise East; 1-13 (odd), 15 (Public House), 2-32 (even), 34-42 (even), 44 (Flats 1-6): Pembroke Road; 1-21 (all), and 21a, 1a (Hastingwood Court, Flats 1-21), 23 (Windmill Public House), 2-36 (even): East Avenue; 1-27 (odd), 2-8 (even): Wingfield Road; 1-47 (odd), 2-26 (even), 1a (Arden Court, Flats 1-8): Orford Road; 17-71 (odd), 73 (Orford House) including bowling green, 14 (Homecroft House Flats 1-50), 14a, 14b (Old Town Hall), 16-18 (even), 18a</p>	<p>DM29</p>	<p>C76</p>

Ref	Page	Policy/ Paragraph	Main Modification			
				(Asian Centre), 20-42: Eden Road; 1-23,25 (1-22 Cherry Close), 27-45 (odd), 2-60 (even): Beulah Road; 9-103 (odd), 2-118 (even): Grove Road; 123: Vestry Road; 1-5 (odd), 7 (Post Office Depot), 11, Hillside Children's Playground (Formerly Church Common): Berryfield Close; 1 (Flats 1-6), 3-15 (odd): Ravenswood Road; 46 Comely Bank Clinic & Toy Library and adjacent site: Randolph Road; 1- 21 (all): Eden Grove; 9-18 (all): Shirley Close; 1-19 (all), 20 (Tom Thumb Nursery): Addison Road; 1a (Clinic), 1b (Toy Library)		
			Whipps Cross Road/Forest Glade, Leytonstone	Forest Road; Leytonstone School and adjoining school grounds, 1-13 (odd), St. Andrew's Church and Hall: Colworth Road; 122-128 (even): Hainault Road; 224, 329: Forest Glade; 1-24 (all): Whipps Cross Road; 107- 157 (odd), Hindu Mandir (Temple): Epping Forest land bounded by James Lane, Whipps Cross Road and Forest Glade, St Andrew's Church and Hall, and Leytonstone School	DM29	C89
			Browning Road, Leytonstone	Browning Road; 1-51 (odd), 2-14, 18-26, 26A, 28-32 (even), 52-58 (consecutive): Beacontree Road; 7	DM29	C9 10
			Thornhill Road, Leyton	Thornhill Road; 35-41 (odd), 57-75 (odds), and 18-70 (even): Rosedene Terrace; 25-27 (all).	DM29	C101
			Leyton Town Centre	<u>186 – 306 (even, including upper floor addresses) High Road Leyton, Leyton Library, High Road Leyton E10, Former Leyton Municipal Offices, including 2a Ruckholt Road, 267 – 301 (odd, including upper floor</u>	DM29	C12

Ref	Page	Policy/ Paragraph	Main Modification				
			<table border="1" data-bbox="659 289 1511 485"> <tr> <td data-bbox="659 289 899 485"></td> <td data-bbox="899 289 1292 485">addresses) High Road Leyton, Coronation Gardens (bounded by High Road Leyton, Lyttelton Road, Oliver Road and Buckingham Road.</td> <td data-bbox="1292 289 1430 485"></td> <td data-bbox="1430 289 1511 485"></td> </tr> </table> <p data-bbox="659 520 1511 621"><u>NB the names of the Conservation Areas have been amended in the Development Management Policies Local Plan so that they are consistent with their names when designated:</u></p> <ul data-bbox="699 621 1511 1087" style="list-style-type: none"> • <u>The Green, Chingford Green (now referred to as Chingford Green).</u> • <u>Ropers Avenue/Inks Green, Highams Park (now referred to as Ropers Field).</u> • <u>Leucha road, Walthamstow (now referred to as Leucha Road).</u> • <u>Orford Road/Eden Road/Grosvenor Park Road, Walthamstow (now referred to as Orford Road).</u> • <u>Whipps Cross Road/Forest Glade, Leytonstone (now referred to as Leytonstone).</u> • <u>Browning Road, Leytonstone (now referred to as Browning Road).</u> • <u>Thornhill Road, Leyton (now referred to as Thornhill Road).</u> 		addresses) High Road Leyton, Coronation Gardens (bounded by High Road Leyton, Lyttelton Road, Oliver Road and Buckingham Road.		
	addresses) High Road Leyton, Coronation Gardens (bounded by High Road Leyton, Lyttelton Road, Oliver Road and Buckingham Road.						
MM418	390	Schedule 27	<p data-bbox="659 1121 1052 1150"><i>Amend paragraph 2 as follows;</i></p> <p data-bbox="659 1150 1511 1283">2. Area 2 Proposals relevant to land within the London Borough of Waltham Forest included in the Development Management Document in accordance with the Lee Valley Regional Park Act 1966, (refer to Policy DM4013H).</p>				