



Development Management Policies

Development Plan Document



Waltham Forest
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Waltham Forest

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<p>Name _____ Address _____ _____ _____ Telephone No _____</p>	<p>CONTACT: Spatial Planning Unit Environment and Regeneration London Borough of Waltham Forest Fir Tree House, Waltham Forest Town Hall Forest Road, Walthamstow, London, E17 4JF Tel: 020 8496 3000 Email: planning.policy@walthamforest.gov.uk Website: www.walthamforest.gov.uk</p>

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1 About this document

1.1 As part of changes to the plan making process introduced in 2004, Local Planning Authorities are required to produce a Local Development Framework. The Local Development Framework (LDF) will guide development in the borough and will supersede the current Waltham Forest Unitary Development Plan (Adopted March 2006)

1.2 The Local Development Framework (LDF) is made up of several documents.

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

1.3 Following the recent consultation on the LDF Core Strategy Preferred Options, the Council is beginning work on more detailed policies. These policies are brought together in the Development Management Policies Development Plan Document. It set out criteria based policies against which planning applications will be considered and determined.

1.4 The Development Management Policies Development Plan Document will contain a number of policies to control the development and use of land. It needs to comply with the Core Strategy and also the Government's statements on planning policies. The Council also needs to take account of the London Plan. The policies in this document will also contribute towards the achievement of the Council's wide aims and objectives, including those set out in the Sustainable Community Strategy.

1.5 The key stages in the production of the Development Management Policies Document are set out below:

Stage	Timetable
Issues and Options consultation - Current stage	March - April 2010
Preferred Options - the policy approach the Council considers most appropriate.	October - November 2010
Publication - the final document is published for final consultation (6 weeks period)	June-July 2011
Submission - the document is submitted to the Secretary of State with representations received at the publication stage.	September 2011
Independent Examination - the Inspector hears evidence from invited parties to inform the consideration of the soundness of the plan.	December 2011
Adoption - the Council formally adopts the Development Management Policies Document	May 2012

Sustainability Appraisal

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

1.7 A scoping report has been produced to cover the scope of all Local Development Documents included in the Waltham Forest LDF. It includes a review of other relevant plans, policies and programmes that relate to the local area, information on the present state of the local environment (the baseline), a discussion of the local sustainability issues and a set of sustainability objectives. A Sustainability Appraisal Report on the Development Management Policies Issues and Options document has been prepared utilising the framework established in the Scoping Report.

1.8 Development Plan Documents are now also subject to Appropriate Assessment (under the amended Habitats Regulations) to ensure proposals do not harm sites of international conservation value. It is proposed to carry out a screening exercise at the Preferred Options stage.

The Issues and Options Consultation

1.9 Waltham Forest has a real opportunity to improve for the better. The regeneration that is happening throughout East London can bring new and exciting opportunities to the residents and businesses of Waltham Forest. However, to take full advantage of this, we need to plan the Borough in a way that will maximise the benefits for everyone.

1.10 To take this forward, the Council wants to hear how you think we should manage and plan for change and development in the borough. Planning affects many aspects of our lives: from where we can live, to where we can work, to where and how we can enjoy ourselves. So it is important that we get it right.

1.11 The purpose of the Development Management Policies Issues and Options consultation is to help us to identify and focus on the key development management issues facing Waltham Forest. It seeks to gauge opinion on the main planning and development choices which need to be made in the Borough and ensure that all reasonable options and alternative approaches for addressing the issues have been identified.

1.12 The Issues and Options document is the first stage in the production of this development plan document. The Council wants to gain your views at this early stage to ensure that the document prepared deals with your concerns. The Council really wants to ensure that the final document is fit for purpose.

1.13 In this consultation document, the Council has identified a set of issues and possible options. What you say about these issues and options will help decide the content of the plan and the preferred policy approach.

1.14 This document builds on the Core Strategy. It takes as its starting point the emerging policies in the emerging Core Strategy. It seeks to translate the strategic policies into operational policies to be used in considering planning applications. The document is accordingly structured to reflect the policy themes in the emerging Core Strategy. For each Core Strategy policy, we have identified the key issue associated and set out a number of options which if supported will be further developed as policy.

1.15 In this document, we have identified the key issues the plan document must cover and the reasonable options for addressing these. However if you feel there are issues and/or options which have not been included, we would like to hear from you. The Council welcomes your views and opinions - in particular:

- Have we identified the right issues relating to managing development?
- Have we identified the right options for tackling these?

1.16 The Council really wants to hear your opinion on this very important document. The consultation period runs from **Friday 19 March 2010** to **Friday 30 April 2010**.

How to respond

1.17 A copy of this document is available at all Waltham Forest libraries, Waltham Forest Direct Shops, and Waltham Forest Council at Sycamore House, Waltham Forest Town Hall Complex. You can also download a copy from the Council's website www.walthamforest.gov.uk/development-management-policies.

1.18 You can send us your views by completing an online questionnaire. We are encouraging online (electronic) submission of responses. This is extremely helpful to us in managing the many representations we are likely to receive. The online submission system is also good for us all - it saves paper and postage costs and allows you to check the status of your submission at any time.

1.19 But, if you cannot, or prefer not to submit online for any reason, we also welcome paper submissions. You can download a copy of the questionnaire from the Council's website as above, complete it and send by post or email to the address below. Alternatively you can request a hard copy of the questionnaire. Please note that there are topic related questionnaires as follows:

- Housing (Chapter 2)
- Employment (Chapter 3 & 7)
- Social Infrastructure & Education (Chapters 4 & 6)
- Climate Change, Biodiversity, Waste & Transport (Chapter 5)
- Open Space and Health (Chapter 8)
- Town Centres and Regeneration (Chapters 9 & 12)
- Design and Community Safety (Chapter 10 & 11)

1.20 You may wish to comment on only those topic matters of interest to you. These are published on the Council's website as above. Alternatively, if you require copies, or you have further enquiries on this document, please contact the Spatial Planning Unit at the address below.

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What will happen to your comments?

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

1.22 Following this we will prepare a further document setting out our preferred approach. There will be another public consultation stage before the plan is submitted to the Secretary of State for examination.

2 Improve Housing Quality and Choice



Meeting the Council's housing target

Emerging Core Strategy Policy CS1 (A)

Delivering housing supply to meet our annual London Plan housing target, encouraging investment in small site housing development, making the most efficient use of existing housing estate sites and bringing empty homes back into use. All sites will need to be well serviced by public transport and provide convenient access to employment opportunities and social infrastructure.

Issue

2.1 The boroughs population is set to grow by between 12,700 and 19,000 people over the next twenty years. The number of households in the borough will therefore continue to grow. To meet this growth, the London Plan (2008) requires the borough to build a challenging housing target of 665 housing units per year. As well as meeting this target, the Council needs to ensure that this new housing is built in the right locations, where they are close to good transport links, services and jobs.

Options

How should the Council meet its housing target?

1. The Council could ensure that redevelopment and changes of use of land or buildings does not result in the net loss of residential units.
2. The Council could encourage housing development on land in public ownership.
3. The Council could bring empty and vacant properties back into use.
4. The Council could maximise the contribution of small sites (10 units or less) to the housing target.
5. The Council could seek to secure proposals for residential development on sites identified by the Council. Sites which have been identified will not be developed for alternative uses.

Level of Affordable Housing Provision

Emerging Core Strategy Policy CS2 (B)

Seeking to provide the maximum reasonable level of affordable housing on sites with a capacity of 10 or more units. An indicative target of 50% will be sought on individual private developments. Using the 'Dynamic Viability' approach (to be updated annually), the level of affordable provision will relate to changing market conditions, ensuring flexibility and responsiveness to the changing economic climate. Such an approach will seek to ensure the financial viability of individual housing sites and enable the amount of affordable housing on each site to be maximised.

Issue

2.2 The Council has set an indicative target of 50% affordable housing from new private development in its emerging Core Strategy. In terms of negotiating affordable housing on individual housing developments, the Council's primary aim is to seek the "maximum reasonable amount of affordable housing" on a site, stressing the need to "encourage rather than restrain residential development" overall and the need for the target to be "applied flexibly taking account of individual site costs, the availability of public subsidy and other scheme requirements".

2.3 Dynamic Viability is a new technique, which addresses affordable provision in an unstable market, such as we have been experiencing since the start of the economic downturn. Since 1991, we have largely been experiencing a growing stable market in which affordable housing targets have been gradually rising to a level of

40 - 50%. However, the resulting economic downturn has led to land values falling in the borough. This has led to some housing developments becoming financially unviable. If housing development remains unviable, the amount of private housing and affordable housing built in the borough will be significantly reduced.

2.4 To ensure development viability the Council could set a lower affordable housing target. However, this may not provide adequate levels of affordable housing in the borough. The Council could set a higher 'normal market' target to ensure appropriate levels of affordable housing. However, this target could face objection on the grounds that the target is not 'deliverable'. No one target will provide robustly for affordable housing provision over the plan period. Dynamic Viability is essentially a constantly changing affordable housing target, based on the interrelationship between the indices of land value and build costs. For example, if land values increase, the Council will seek a higher proportion of affordable housing. The target will be updated quarterly based on changing market conditions. The Council's Affordable Housing Viability study revealed that a minimum borough wide target of 20% is financially viable.

2.5 To justify the amount of affordable housing provided on a site, the Council will seek, from private applicants, an "open book" assessment of the affordable housing provision. Applicants must provide the Council with detailed financial appraisal/assessment to justify the level of affordable housing they seek to provide on an individual site.

Options

How should the Council achieve its affordable housing target?

1. The Council could insist applicants provide a financial appraisal assessing the economic viability of a site to provide the maximum reasonable amount of affordable housing.
2. In certain locations, where affordable housing need is high, the Council could seek to rigorously implement the 50% affordable housing target.
3. The Council could use the target set by the dynamic viability (and subsequent updates) as a borough wide minimum target.
4. The Council could allow sites to provide no affordable housing to ensure the viability of housing development.
5. The Council could encourage developments which are made up of 100% affordable housing.

Balance of Affordable Housing

Emerging Core Strategy Policy CS3 (C)

Achieving a 60:40 split of social rented to intermediate housing to ensure a balanced variety of homes are provided to meet the needs of residents in a manner that supports the development of a sustainable community.

Issue

2.6 The balance between the type and tenure of housing is key to developing mixed and balanced communities. There are two main types of affordable housing. Social rented housing is like 'traditional' social housing, while Intermediate housing provides for householders who are not eligible for social housing but also cannot afford market housing. The benefit of building different tenured housing is that it will contribute to building a more mixed and socially balanced community. Building the right balance of housing in the borough is key to building a sustainable community. The proportion of social rented and intermediate housing built in the borough aims to respond to our residents' aspirations to own their homes and also to ensure that there are realistic home ownership options for people with limited access to mortgage borrowing. However, providing intermediate housing can be at the expense of providing homes for people in greater need.

Options

How should the Council balance affordable housing tenure mix across the borough?

1. The Council could establish an appropriate affordable tenure mix on a site by site basis.
2. The Council could apply different affordable tenure mixes in different parts of the borough depending on housing need.
3. The Council could encourage the 'pepper potting' of different tenure types within development proposals.
4. The Council could separate private and affordable tenures from one other within development proposals.

Housing Unit Mix

Emerging Core Strategy Policy CS4 (D)

Creating more sustainable, attractive, mixed and balanced community that retain residents by ensuring that the sizes, types and tenures of new housing meet the identified priority need of new and existing households at local and sub-regional level, including families, older people, people with special support needs, and young adults;

Issue

2.7 The Council needs to ensure they provide housing for a range of people from families, first time buyers, the elderly and single household. The Council must therefore seek to build the right balance of housing which caters for the changing and developing aspirations of our current and future residents to encourage them to stay and settle in the borough.

2.8 There is a significant need for 'family' housing (three or more bedrooms) in the borough. A significant proportion of the boroughs existing stock is one and two bed dwellings. The need for family housing is even more acute in affordable tenures, particularly social rented housing.

2.9 It is important that we plan to provide housing that will help to create economically mixed communities. The Council aim to focus on increasing the provision of larger homes, to attempt to balance the size of homes in the Borough to provide more opportunities for existing residents and families living in the borough to be able to 'up-size' their homes.

2.10 The Council could ensure new residential development is designed to be adaptable to meet people's needs throughout their lifespan to ensure that changes associated with old age, special access and mobility can be accommodated. The principles of inclusive design needs to be incorporated into all new housing development in the borough. Such principles are often included as an after thought and are not an integral part of the overall design concept. The Council seeks to ensure that all new housing is designed to be inclusive and that all the needs of future occupants are considered at the beginning of the design process and the principles of inclusive design are applied.

Options

What mix of units sizes should the Council seek from new development?

1. The Council could set out a borough wide preferred housing mix, which seeks to encourage the provision of a range of dwelling sizes and types, particularly for larger family (three bed plus) units.
2. The Council could set preferred affordable housing mixes for different locations in the borough based on local need.
3. The Council could establish an appropriate housing mix on a site by site basis.
4. The Council could require all new residential development to be built to 'lifetimes' homes standards and ensure 10% of new housing should be built as wheelchair accessible (or easily adaptable).
5. The Council could encourage provision of sheltered accommodation for people with learning difficulties and people returning from long-stay hospitals to the community in appropriate locations.
6. The Council could encourage the provision of student accommodation, hostels and other temporary accommodation in appropriate locations.

Emerging Core Strategy Policy CS5 (E)

Protecting family housing by resisting the conversion of existing properties, preventing the loss of existing family homes and maximising the number larger homes in new developments.

Issue

2.11 The Council acknowledge the contribution dwelling conversions make to achieving the Council's housing target and optimising the use of land. However, the Council also seeks to protect and enhance the existing housing stock. The Council seeks to protect the conversion of large dwellings into smaller dwellings. The conversion of larger dwellings into smaller dwellings is a significant problem in the borough and it has the adverse impact of reducing the number of larger 'family' units. Illegal conversions and changes of use to poor quality multi-occupied units also remains a problem. This poses serious issues for maintaining a mixed housing offer in many neighbourhoods across the borough, particularly in wards in the south. The high level of conversions taking place in the borough is also exacerbating the affordability of family-sized housing in the borough.

Options

How should the Council protect larger 'family' units in the borough?

1. The Council could ensure conversion of any residential unit in the borough is resisted.
2. The Council could ensure the conversion of residential units with a gross original internal floorspace of less than 120sqm is resisted.
3. The Council could ensure the conversion of any dwellings in the wards designated as 'restricted conversion areas' is resisted. Currently, the wards of Leyton, Leytonstone, Cathall, Cann Hall, Forest, Grove Green, High Street and Hoe Street are designated.
4. The Council could ensure the conversion of any dwelling, which is within 100m of an existing dwelling is resisted.
5. The Council could ensure that on streets where pressure on existing on-street parking spaces, open spaces and other services may no longer be sustainable, dwelling conversion will be resisted.
6. The Council could allow conversion of residential units in areas where it is convenient for shops and services and also where public transport is good.
7. The Council could control the proliferation of HMOs in the borough, particularly in areas where there is a high concentration.

Housing Quality

Emerging Core Strategy Policy CS6 (F)

Seeking high quality design in all new housing development across the borough. Seeking to ensure high internal and external amenity space standards are met to enable a high quality of life to be enjoyed by residents over changing family life cycles and that developments contribute to the overall enhancement of the neighbourhood.

Issue

2.12 Good external and internal design will be given a much higher priority than in the past, both to improve the look of homes from the outside, improve environmental sustainability and to meet families' everyday living needs. Good quality design is important as it improves the public realm, people's residential experiences and the local economy and tackles climate change. Residents of Waltham Forest have made

it clear that they care very strongly about the quality of design and construction of housing in the Borough. Again, this is an instance where East London has historically been less ambitious in its expectations.

2.13 Increasing density and built up nature of parts of the borough means that private outdoor space and internal space in the home becomes even more important to maintain peoples quality of life. The home is often one of the few places residents can enjoy peace, quiet and privacy.

2.14 The built up nature of parts of the borough and the increase in density of some flatted developments has made providing an appropriate level of amenity space in new development difficult. In some sites, ground level gardens are difficult to provide, and access is often given only to the ground floor residence. If a communal garden is provided good management and maintenance is key to its success. It is the Council's ambition that all new housing, particularly family housing has access to some form of private/communal amenity space. Balconies and roof terraces can help provide some outdoor space for residents in high density development.

How should the Council ensure new housing is of the highest design standards?

1. The Council could ensure that all residential planning applications submit a design and access statement outlining the design principles and concepts which have been included in any proposal.
2. The Council could promote high quality design principles in new development. These principles could focus on: local context; appearance; character; amenity; scale; height; materials and sustainability.
3. The Council could require minimum internal spaces standards for all new housing development.
4. The Council could set out minimum private/communal (including the use of balconies and roof gardens) amenity spaces standards to ensure new residential housing has appropriate provision.
5. The Council could ensure children's play space is provided by all development.
6. The Council could ensure new housing proposals aim to provide adequate levels of privacy in principle rooms and private amenity space.
7. The Council could allow for adequate sunlight and daylight to reach adjoining properties.

Housing Density

Emerging Core Strategy Policy CS7 (G)

Making efficient use of housing land whilst ensuring the density of development respects the character of the area, public transport capacity and social infrastructure capacity.

Issue

2.15 The Council seeks to make the best use of development land and aims to optimise the relationship between transport accessibility to secure sustainable development. Given the demands for new housing, employment opportunities and the need to provide an appropriate level of social infrastructure it is anticipated that housing density in the borough will increase. Density can be measure in many different ways such as habitable rooms per hectare, units per hectare or people per hectare. However, increasing housing density means that more people are living in a particular location thus creating more pressure on surrounding amenities. Maintaining peoples quality of life while building at higher densities has a number of implications for how an area is managed in the future.

2.16 There is also a particular concern as to how high density housing forms can respond to the local context and character of an area, particularly in a borough like Waltham Forest, which is characterised generally by two storey suburban housing. Whilst higher density development can work successfully in appropriate locations, there are other areas of the borough where careful consideration needs to be taken to protect and / or reinforce existing character.

2.17 In the right locations, higher density development can provide a number of benefits like improving the viability and access to local/community facilities/services; reducing car travel and parking provision; supporting public transport; improving natural surveillance; increasing energy efficiency and making a better use of land. Conversely, when undue weight is given to local context rather than location or public transport accessibility, this can result in densities which do not reflect the scope for more sustainable forms of development.

2.18 Waltham Forest's High Density Housing Study suggests, high density development does not necessarily mean high rise buildings and many other studies explore how high density schemes can provide good quality attractive housing and ensure the most efficient use of land.

Options

How should the Council make the most efficient use of land in the borough?

1. The Council could on a site by site basis ensure development achieves the optimum level of density appropriate to the sites location, context, existing or proposed infrastructure and public transport accessibility.
2. The Council could tailor set out local density standards within broad density ranges for different types of settings, PTAL levels and dwelling size (e.g. London Plan Density Matrix Table 3A.2).
3. The Council could use the density standards set out in the London Plan.
4. The Council could encourage higher density development in appropriate locations subject to site circumstances, good public transport accessibility and excellent building design.

Gypsy and Traveller Provision

Emerging Core Strategy Policy CS8 (H)

Ensuring sufficient good quality, appropriately located residential pitches are provided to satisfy the unmet need specified in the London Gypsy and Traveller Accommodation Assessment.

Issue

2.19 The Borough currently has one site which has 17 pitches which is a capacity of 34 caravans. In the East London sub-region the need for Gypsy and Traveller accommodation is anticipated to increase in the coming Plan period. The Council will seek to contribute to the need in the sub-region by seeking to achieve the target set out in the draft alterations London Plan of delivering 11 pitches in the Borough by 2017.

Options

How should the Council meet the provision of Gypsies and Travellers?

1. The Council could ensure the appropriate residential pitches will be distributed throughout the borough to avoid over-concentration of similar types of housing in a particular area.
2. The Council could extend or intensify existing Gypsies and Travellers sites to ensure future provision is met.

3 Create an Economically Balanced Population



Intensifying and upgrading existing employment land

Emerging Core Strategy Policy CS2 (A)

Intensifying and upgrading existing employment lands in the regeneration areas of Blackhorse Lane, the Northern Olympic Fringe Area, Wood Street and Walthamstow Town Centre.

Issue

3.1 A key issue in Waltham Forest is getting the balance right between the need for employment land and the need for more housing in the borough. Whilst the number of jobs in Waltham Forest is predicted to grow by over 3,000 between 2006 and 2026 ⁽¹⁾ consultant's studies have shown that, during the same time period, there is likely to be a reduction in demand for industrial land in the Borough. ⁽²⁾ This is expected to be driven by a decline in industrial jobs and an increase in office and business

1 GLA Economics Current Issue Note 13: Borough Level Employment Projections to 2026,

2 URS, 2009, Waltham Forest Employment Land Study.

related jobs in the Borough - sectors which typically require less space. As a result of these likely changes, it is important to make the best use of the land we have available and to maximise the use of existing employment sites and premises.

Options

How should we manage the intensification of existing employment land?

1. The Council could ensure that proposals to intensify or upgrade existing employment land do not have a negative impact on the surrounding residential or commercial environment in terms of noise, emissions, parking or traffic congestion.
2. The Council could ensure that there is sufficient access arrangements in terms of roads, entrances and safety features, particularly in the case of storage and distribution land uses.
3. The Council could ensure there are no potential hazards or conflicts with surrounding land uses such as schools, local parks and play areas.
4. The Council could use planning conditions to ensure there are none of the above negative impacts created by the development.
5. The Council could ensure proposals to intensify or upgrade existing employment land have a positive impact on the future economic and physical regeneration in an area.
6. The Council could ensure the design of more intensive or higher density employment premises respects the character of surrounding residential or commercial areas.

Incorporating estate improvements and energy efficient measures

Emerging Core Strategy Policy CS2 (I)

Incorporating estate improvements such as signage, surfacing, landscaping, lighting, safety measures and energy efficient measures.

Issue

3.2 Upgrading employment land will provide an opportunity to improve the stock of industrial and commercial premises in the borough. Of the 45 employment clusters surveyed as part of the Waltham Forest Employment Land Study 2009 (URS), 11 were found to be in poor condition. Improving the quality of the existing stock of industrial and commercial premises is essential if Waltham Forest is to continue to be an attractive location for a diverse range of successful businesses and employers.

This is likely to have positive knock-on economic effects for the borough by stimulating regeneration and investment. Upgrading estates will also improve the environment for local residents.

Options

How will we upgrade and improve existing employment areas in the borough?

1. The Council could ensure that all new business developments provide physical improvements to the surrounding public realm in terms of good design, landscaping, access arrangements, vehicular circulation, lighting and safety.
2. Proposals for business uses of over 1000 square meters could be expected to make a financial contribution towards improving the attractiveness and safety of the surrounding public realm through section 106 payments.
3. The Council could require well-designed and attractive offices and business units.
4. All new business developments could be expected to comply with a set specific requirements regarding the environmental performance and energy efficiency level of buildings such as BREEAM.

Strategic Industrial Locations

Emerging Core Strategy Policy CS2 (B)

Promoting, managing and, where appropriate, protecting Strategic Industrial Locations (SILs) in accordance with the London Plan.

Issue

3.3 Strategic Industrial Locations (SILs) are listed in the Mayor's London Plan and reflect London's principle locations for industrial and warehouse activity. They are given strategic protection because their scale and relatively homogeneous character means that they can accommodate activities which elsewhere might raise tensions with other land uses. SILs within Waltham Forest are:

- Blackhorse Lane
- Lea Bridge Gateway
- Central Leaside Business Area (shared with Enfield and Haringey)

3.4 SILs are essential to London's economy as they not only provide jobs but also support the rest of the economy for example through the logistics system. The London Plan places an obligation on local authorities to promote and manage their SILs. To safeguard these areas, the Borough has designated these SILs as Strategic Employment Land in the Unitary Development Plan Proposals Map.

3.5 To make sure that the borough's SILs remain successful it is essential for the Council to develop policies which protect their function, enhance their attractiveness, accessibility and competitiveness.

Options

How should we manage and promote SILs?

1. Development proposals within SILs which do not fall under the category of industrial (B2), storage and distribution (B8) or waste management (with some scope for ancillary offices) land uses could be refused.
2. The Council could provide separate policies for each of the borough's Strategic Industrial Locations that address the distinct opportunities and issues in each area and allow for specialisation. These policies could be provided in Area Action Plans.
3. The Council could ensure that adjacent land uses and activities do not compromise the function and commercial viability of Strategic Industrial Locations.
4. The Council could ensure that development proposals are supported by adequate access, loading and safety arrangements.
5. The Council could ensure proposals for new offices (B1 uses) within SILs are subordinate to industrial (B2) or warehousing and distribution (B8) land uses.
6. The Council could allow some scope for small scale catering facilities, training facilities or workplace nurseries to serve the needs of employees.
7. The Council could ensure that development in SILs does not harm the natural environment or biodiversity in the surrounding area or the quality of green and open spaces.

Designated Borough Employment Areas

Other Designated Employment Areas

Other designated employment areas in the borough are Borough and Local Employment Areas. A Development Management Policy is also required to manage planning applications on these sites.

Issue

3.6 There are several business and industrial locations in Waltham Forest which fall outside the GLA's Strategic Employment Location framework but which are still of significant importance at a borough wide level. Consequently, these have been designated as Borough Employment Areas (BEAs). BEAs are found at the following locations:

- Justin Road/ Trinity Way;
- Highams Park
- Fulborne Road/ Clifford Road;
- Church Road;
- Sherrin Road;
- Auckland Road;
- Temple Mills Lane;
- Waltham Park Way;
- Sutherland Road;
- Brunner Road;
- Heybride Way;
- Lea Park Trading Estate;
- Leyton Business Centre/Orient Industrial Park;
- The Sidings, Hainult Road; and
- Ruckholt Road.

3.7 There are numerous smaller sites in industrial, business, warehousing and distribution use outside the Strategic Employment and Borough Employment Framework. These are designated as Local Employment Areas. There are Local Employment Areas at the following locations:

- Ravenswood Industrial Estate
- Shaftsbury Court
- Joseph Ray Road
- Hatherley Mews
- Acacia Business Centre
- Lennox Road

3.8 Borough Employment Areas and Local Employment Areas are considered well-suited for employment related development for the following land uses:

- office, research and development and light industrial uses (B1);

- industrial (B2); and
- storage distribution uses (B8).

3.9 However, many of these designated areas are close to residential areas where the amenity, environment and character of residential areas must be protected. It is therefore essential that the Council has policies in place to manage development so that business activities within it do not compromise residential amenity.

Options

How should we manage designated Borough Employment Areas (BEAs) and Local Employment Areas (LEAs)?

1. Development proposals within BEAs and LEAs which do not fall under the category of office (B1), industrial (B2), storage and distribution (B8) or waste management land uses could be refused.
2. The Council could allow some scope for a mix of compatible employment and non-employment uses on BEAs and LEAs. Compatible non-employment uses could be retail, residential, leisure or community facilities.
3. The Council could look at BEAs and LEAs separately and provide different policies to guide land uses in these locations.
4. The Council could impose planning conditions to specify agreed hours of operation or to prohibit or regulate business related activities which could give rise to hazards, noise or emissions.

Taking a more flexible approach to employment land

Emerging Core Strategy Policy CS2 (C)

Taking a more flexible approach to employment land allocation so that non-designated employment land and premises that are no longer viable and surplus to requirements can be released for more productive uses. This released land will be allocated on a sequential needs basis. Priority will be given to social infrastructure, followed by mixed use development that incorporates compatible residential development, especially affordable housing.

Issue

3.10 Alongside the need for safeguarding employment sites, is also the need for flexibility. Consultants acting on behalf of the Council have predicted that there could be a reduction in demand for industrial land in the Borough by an average of 17.8

hectares between 2009 and 2026. ⁽³⁾ Policies in the Development Management DPD need to manage the potential release of employment land by specifying the conditions and criteria for determining whether an employment site is no longer viable and surplus to requirements.

Options

What criteria should we use to assess whether non-designated employment sites are no longer viable?

1. The Council could release non-designated employment land where continued employment activities are not considered suitable on environmental, residential amenity and transport grounds.
2. The Council could consider non-designated employment land for release where a site has remained vacant for over 2 years and there is no realistic prospect of land being used in the future for employment related activities.
3. The Council could release non-designated employment land for essential social infrastructure.
4. The Council could release non-designated employment land to allow for mixed use development which incorporates affordable housing.
5. The Council could release non-designated employment land where this would contribute to the economic and physical regeneration of an area.
6. The Council could release non-designated employment land where this would have a positive impact on the environment and access to green space.

Issue

3.11 The Council's Preferred Options Core Strategy specifies that where sites are no longer suitable for traditional employment use, the land will be allocated on a sequential needs basis with priority given to social infrastructure, followed by mixed use development that incorporates compatible residential development, especially affordable housing.

What is social infrastructure?

Social infrastructure is the range of activities, organisations and facilities which support the development and maintenance of social relationships and community well-being.

Social infrastructure includes:

- 3 This is the average between a low and high growth scenario considered by the Employment Land Study. The low growth scenario anticipated a reduction in demand of 24.5 hectares and the high growth scenario of 11.1 hectares. Waltham Forest Employment Land Study, URS, 2009.

- education facilities (early years/ childcare, primary, secondary, adult);
- health and social care facilities;
- libraries;
- community and faith facilities;
- recreation, sport and leisure facilities and grounds;
- emergency services; and
- cemeteries.

3.12 However, how should the Council apply the sequential test? Our Development Management policy needs to set out a clear criteria for testing the need for and the suitability of proposals which come forward for alternative uses on a range of surplus non-designated employment sites.

Options

What mechanism should the Council use to allocate alternative uses on surplus non-designated employment sites?

1. A Development Management policy could set out a criteria which could be used to establish the level of social infrastructure or affordable housing required in particular cases taking into account factors such as location, accessibility, need and financial viability.
2. The Council could avoid setting an overly strict criteria in a Development Management policy. This would allow officers to negotiate the provision of social infrastructure or affordable housing with more flexibility.
3. The Council could provide guidance to cover this issue in a Supplementary Planning Document.

Office Developments

Emerging Core Strategy Policy CS2 (D)

Seeking opportunities for growth and development in the borough's regeneration areas, with Walthamstow Town Centre and Blackhorse Lane as preferred locations for office developments as part of mixed use schemes.

Issue

3.13 Demand for (B1) office space in Waltham Forest has been traditionally weak, like in a number of other Outer London boroughs. In fact, only Barking and Dagenham has fewer office properties amongst all London Boroughs. Whilst there is currently a low supply of office premises in the borough, it is predicted that there will be an

additional net demand for between 3.1 and 3.7 hectares of office land up to 2026⁽⁴⁾. Research suggests that one of the main drivers of the projected expansion in demand for B1 offices will come from Small and Medium Sized Enterprises (SMEs) and start up companies⁽⁵⁾. Therefore the number of office premises in the Borough which would need to expand to meet the future needs of local businesses. As generally the current provision of office premises is of low standard, premises would need to be upgraded and renovated to meet modern business and accessibility requirements.

3.14 With respect to the location of office developments much of the policy guidance is already provided at a national level through Planning Policy Statement Four: Planning for Sustainable Economic Growth which was issued in January 2010. Policy EC5.2 of PPS4 states that B1 office developments should be located suitable sites in the following order:

1. Locations in appropriate existing centres.
2. Edge-of-centre locations that are well-connected to the centre.
3. Out-of-centre sites that are well served by public transport and closest to the centre.

Options

How should the Council manage office developments in the borough?

1. The Council could set floor space thresholds to determine the suitability of office proposals in specific locations. For example, different floor space standards could apply in existing centres, edge-of-centre, out-of-centre sites which are well served by public transport.
2. The Council could apply a more locally distinctive approach. For example, we could allow additional small scale offices in existing clusters outside town centres.
3. Where mixed use development takes place on existing employment land, the Council could require at least 50% of the ground floor space to be used for compatible B1 office uses.

Small and Medium Sized Enterprises (SMEs)

Emerging Core Strategy Policy CS2 (E)

Encouraging a mix of employment facilities and types, including the provision of employment spaces suitable for small and medium sized enterprises.

4 Waltham Forest Employment Land Study, URS, 2009

5 Waltham Forest Employment Land Study, URS, 2009

Issue

3.15 As of 2005, the The European Commission adopted a new definition of micro, small and medium-sized enterprises (SMEs). Within these new thresholds micro, small and medium-sized enterprises are categorised as follows:

Medium enterprises are defined as enterprises which employ fewer than 250 people and whose annual turnover does not exceed the equivalent of 43 million Euros and whose annual balance sheet total does not exceed 50 million Euros.

Small enterprises are defined as enterprises which employ fewer than 50 people and whose annual turnover or annual balance sheet total does not exceed the equivalent of 10 million Euros.

Micro enterprises are defined as enterprises which employ fewer than 10 people and whose annual turnover or annual balance sheet total does not exceed the equivalent of 2 million Euros.

3.16 Research has shown that Small and Medium Enterprises (SMEs) make up a large proportion of businesses in Waltham Forest. Approximately 10,700 companies in the Borough employ between one and ten employees. This comprises 84.1% of all the companies registered within the Borough. SMEs account for 26,687 employees, which is equivalent to 19.3% of the Borough's workforce. ⁽⁶⁾ SMEs are an important component of a dynamic economy. They allow for a variety of businesses to locate in the borough by providing a range of employment opportunities.

3.17 The diversity of SMEs themselves means that their accommodation requirements are varied. Special provision will be made for the needs of start up companies and SMEs. Waltham Forest has numerous industrial premises in or near railway arches. There are approximately 300 railway arches in the borough that could potentially provide suitable spaces for certain SMEs. ⁽⁷⁾ These could also be renovated to meet the increased demand for SMEs and office space.

Options

How should we manage the growth of Small and Medium Sized Enterprises (SMEs) and Micro businesses in the borough?

1. Where existing large employment premises are no longer needed for their original purpose the Council could require redevelopment proposals to provide sufficient spaces for small and medium sized enterprises.
2. The Council could resist the loss of premises suitable for small and medium sized enterprises.
3. The Council could encourage the use of the borough's railway arches for small and medium sized enterprises and micro businesses.

6 Waltham Forest Employment Land Study, URS, 2009

7 Waltham Forest Employment Land Study, URS, 2009

4. The Council could designate sites suitable for small and medium sized enterprises and specify an appropriate mix or size of business floor space. This guidance would be contained in the Council's Site Specific Allocations DPD.
5. The Council could encourage live-work units in suitable locations suitable for micro businesses.
6. The Council could safeguard premises suitable for micro businesses employing fewer than 10 people.
7. The Council could permit small-scale business use in residential properties where there would be no detrimental impact on the local environment and where there would be continued and predominant residential occupation.

Creative/ Cultural Industries

Emerging Core Strategy Policy CS2 (F)

Maximising the Borough's potential as a desirable location for creative/ cultural industries by providing attractive, high quality sites with high speed internet connections.

Issue

3.18 The Council will also seek to support opportunities for establishing creative industries in the Borough. Creative industries are a growing sector of the economy and are highly established in areas of East London. Twelve percent of London's workforce is already employed in the creative sector which accounts for over half a million jobs⁽⁸⁾. There is the potential for Waltham Forest to attract industries of this kind, especially those which are attracted by lower rents away from the city fringe. Growth in this sector is predicted to occur in the Lower Lea Valley, particularly around the Olympic site in Stratford, Hackney Wick and Fish Island. It is therefore important to maximise the Borough's potential to play a role in this continued Eastern migration and become a desirable location for creative/ cultural industries by providing attractive, high quality, affordable sites and premises with high speed internet connections.

8 Working Paper 22: London's Creative Sector:2007. GLA Economics

Options

How should we maximise the borough's potential as a desirable location for creative/ cultural industries?

1. The Council could secure environmental improvements to existing employment areas through developer contributions to make these areas more attractive locations for creative industries.
2. The Council could look favourably on proposals to modernise, upgrade or subdivide existing employment space and facilities.
3. The Council could designate employment areas suitable for creative/ cultural industries.
4. The Council could encourage live-work units in suitable locations.
5. The Council could safeguard small employment premises suitable for creative industries and micro businesses employing fewer than 10 people.
6. The Council could permit small-scale business use in residential properties where there would be no detrimental impact on the local environment and where there would be continued residential occupation.

Green Industries

Emerging Core Strategy Policy CS2 (G)

Promoting Green Industries and ensuring that new industries and employment facilities address climate change objectives set out in policy CS4.

Issue

3.19 It is expected that Green Industries are going to play a key role in the economic recovery and in the global economy generally over the next 20 years. This is recognised in the Mayor's draft Economic Development Strategy. The draft London Plan promotes the development of a Green Enterprise District in the Thames Gateway. It is essential that Waltham Forest benefits from this potential growth sector by encouraging the emergence of green industries in the borough and ensuring that residents have the skills required to access these new jobs. By promoting growth in this way, the borough can also address its climate change objectives.

Options

How should we promote green industries?

1. The Council could consider proposals for green industries favourably on existing employment land.
2. The Council could encourage the clustering of green industries around new and existing recycling and waste treatment plants.
3. The Council could designate employment areas appropriate for green industries.
4. The Council could take a stricter approach by making sure that green industries do not negatively impact surrounding residential and natural environments in terms of pollution, noise and traffic.
5. The Council could apply a set specific requirements for the environmental performance of new offices and business premises such as BREEAM.

Business Improvement Districts (BIDs)

Emerging Core Strategy Policy CS2 (H)

Supporting new Business Improvement Districts (BIDs) in the regeneration areas of Blackhorse Lane, Northern Olympic Fringe Area, Wood Street and Walthamstow Town Centre.

Issue

3.20 Business Improvement Districts are public-private partnership in which businesses in a defined area pay an additional tax or fee in order to fund improvements within the district's boundaries.

Options

There are no options for this emerging Core Strategy policy.

Our Preferred Options core strategy encourages the formation of Business Improvement Districts. However, this is not something which would be covered by a Development Management policy. As a result, no options have been provided.

Make jobs as accessible as possible

Emerging Core Strategy Policy CS2 (J)

Directing business developments to appropriate locations across the borough to reduce the need to travel and enhance the accessibility of jobs being created.

Issue

3.21 The movement of people is a fundamental factor in locating new business development. Of the 45 employment clusters surveyed as part of the Updated Employment Land Study 2009 (URS), 33 were recorded as having poor and very poor access to public transport. It is important to guide new business uses to areas that can be easily reached by public transport in order to minimise the use of motor vehicles and the associated negative impacts on the environment and traffic congestion. New employment uses can also significantly contribute to improving provisions for walking and cycling.

Options

There are no options for this emerging Core Strategy policy.

Public transport accessibility is covered sufficiently in policy CS4. No additional development management options are required in this section. The development management policies relating to sustainable transport will take account of the need to enhance the accessibility of jobs.

Support local enterprise development, employment and training schemes

Emerging Core Strategy Policy CS2 (K)

Supporting local enterprise development, employment and training schemes for Waltham Forest residents in accordance with the Waltham Forest's Strategy for Enterprise, Employment & Skills as set out within the Enterprise, Employment and Skills Strategy (5 Year Plan) and Action Plan as well as policy CS6.

Options

There are no options for this emerging Core Strategy policy.

The options for this policy are set out in policy CS6. This section was included in the Preferred Options core strategy policy CS2 so as to link the two policies. Further details are provided in section seven: Maximising Employment Opportunities.

4 Cultivate Civic Participation and Social Cohesion



Resisting the loss of Social Infrastructure

Emerging Core Strategy Policy CS3 (A) (B)

The Council will ensure that community, social and physical infrastructure within Waltham Forest caters to the needs of the existing community as well as future populations by:

Resisting of the loss of community facilities, and where the loss of these facilities is justified it will seek to ensure that resulting development compensates these uses to ensure no net loss.

Supporting the retention and enhancement of existing facilities.

Issue

4.1 Social infrastructure is essential in providing people with better life opportunities and reducing existing social deprivation. Waltham Forest has been identified by the Department of Communities and Local Government's Index of Multiple Deprivation as suffering from significant levels of deprivation with areas of crime, worklessness, poor health and low income. In many areas these levels of deprivation are defined geographically, with the south of the borough having significantly higher levels of deprivation than the northern parts of the Borough.

4.2 The GLA's annual housing target for new dwellings for Waltham Forest, and the identification of housing delivery and development sites, will have a direct impact on the capacity of existing infrastructure. The Borough's Strategic Infrastructure Plan (2009) assessed the future requirements for all types of infrastructure, including social infrastructure. It looked at a range of population scenarios to determine the infrastructure required to support a happy and healthy community. This study found that the infrastructure areas of Education and Health require significant and co-ordinated investment in order to be able to meet the needs of the future populations, as well as coordinated work between partners to find sites for new facilities. In the cases of these types of infrastructure, existing deficiencies were compounded by population growth. Therefore there is little scope for the removal of existing facilities in the Borough.

Options

How should we resist the loss of social infrastructure and support the retention of and enhancement of existing facilities?

1. The Council could seek to retain existing community facilities.
2. Where retention of an existing facility on a site is impractical, the council could seek to ensure that new developments on that site replace the previously existing facility.
3. Facilities that are not fit for purpose in terms of design, size or location could be relocated, ensuring that there is no net loss of provision.

Co-location of facilities

Emerging Core Strategy Policy - CS3 (C) (D)

The Council will ensure that community, social and physical infrastructure within Waltham Forest caters to the needs of the existing community as well as future populations by:

Encouraging the development of multi-purpose facilities that can provide a range of services and facilities to the community at one accessible location.

Promoting of innovation in service provision and recognising that there are a range of modes appropriate for providing for all parts of the community.

Issue

4.3 The quantity, quality and accessibility of social infrastructure such as libraries, health facilities, community and faith centres, emergency services and educational services, will often directly contribute to the quality of life within the Borough. Without

the necessary infrastructure in place, the vital needs of residents can be neglected, reducing the quality of life and making the place unattractive to residents as well as potential newcomers.

4.4 The planning and provision of social infrastructure is a complex and dynamic process. Demography is changing rapidly and service models are responding to this and a number of strong policy and financial drivers in an effort to modernise services. There exists a significant opportunity for new social infrastructure within the Borough to be provided in multi-purpose and accessible facilities. This will enable the Council and its partners to provide better services at less cost, and will make most efficient use of land within the Borough. The impact of the economic downturn means all of the public sector needs to find radical new solutions to not only deliver better value for money, but also better local services more tailored to local needs. Therefore there is a need to explore every opportunity for the co-location, integration or adjacency of services. Particularly in major growth areas, the emphasis for new development will be to provide a range of uses.

Options

How should we promote the co-location of social infrastructure Facilities?

1. Proposals for new infrastructure facilities could consider whether there are surrounding opportunities for co-location or shared service provision with other providers.
2. New developments in accessible locations could be considered for mixed-use with the inclusion of required social infrastructure.

Developer Contributions to Social Infrastructure

Emerging Core Strategy Policy - CS3 (E)

The Council will ensure that community, social and physical infrastructure within Waltham Forest caters to the needs of the existing community as well as future populations by:

Requiring development to contribute towards the provision of community facilities to meet the needs of new communities and mitigate impacts on existing communities.

Issue

4.5 Population growth in the Borough will place increasing demand on the existing infrastructure. New development should consider the quality and distribution existing infrastructure, and ensure that any new demand generated by the development is

catered for. The capacity of social infrastructure should be increased to reflect the inevitable increase in demand as new people move into the borough. In the case of expansion of existing facilities required to meet the need of additional housing, this will be negotiated through planning obligations.

Options

How should we ensure that new development appropriately contributes to social infrastructure?

1. In accordance with the Council's Planning Obligations SPD, new development will be required to contribute developer contributions where it creates new demand on infrastructure.

Locations of Social Infrastructure

Emerging Core Strategy Policy - CS3 (F)

The Council will ensure that community, social and physical infrastructure within Waltham Forest caters to the needs of the existing community as well as future populations by:

Locating libraries, health facilities, leisure facilities and community centres in town centres or other accessible locations to maximise community access, sustainable transport and build a sense of local community identity

Issue

4.6 Sites for social infrastructure should be well located for pedestrian routes and public transport. A wide range of community activities are carried out in inadequate premises and in sites not well served by public transport. Town, district and neighbourhood centres will often be the most appropriate locations for facilities such as libraries, doctors and dentist surgeries, health centres, meeting/entertainment halls, advice centres. 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.

Options

How should we ensure that the locations of new social infrastructure are appropriate?

1. Proposals for the development of new libraries, leisure facilities and community facilities could be concentrated within Walthamstow Town Centre and District and Neighbourhood Centres.

2. New health facilities could be located in proximity to their catchment of demand.
3. New facilities located outside town centres could provide adequate justification as to their locations.
4. New facilities could be located in high PTAL areas.

Emerging Core Strategy Policy - CS3 (G)

4.7 Ensuring new facilities demonstrate how they will tackle climate change, in line with policy CS4. Refer to CS 4.

5 Responding to Climate Change



Minimising Climate Change and Reducing CO2

Emerging Core Strategy Policy CS4 (A)

Waltham Forest will promote requirements and actions to minimise and adapt to climate change by seeking to prioritise the reduction of CO2 emissions in new and existing buildings and ensuring design, construction and occupation minimises energy use, uses energy efficiently and makes use of energy from the most efficient sources including the achievement of applicable CO2 reductions or minimum energy sourcing requirements from renewable or low carbon energy.

Issue

5.1 It is widely accepted that climate change is occurring as a result of CO2 emitted from human activities and this climate change will have significant negative impacts on the natural environment and our way of life. It is predicted that changes in the climate will create warmer wetter winters and dryer hotter summers. If these changes are not minimised the impacts could be dramatic, and it is likely our natural environment will not be able to cope. As a society we are dependant on the environment to provide us with fresh water, food and resources. Minimising and

preventing climate change is therefore a key priority for Government and the community. As CO₂ is seen to have the greatest impact on climate change, a key aspect of minimising climate change is reducing the amount of CO₂ emitted.

5.2 The above Core Strategy policy reflects the important contribution development can make to reducing CO₂ emissions, as residential and commercial activities, excluding transport, contribute to a significant portion of Waltham Forest's total CO₂ emissions (71%). The Government has identified that local authorities and development should prioritise the use of the Mayor's energy hierarchy in seeking to reduce CO₂ emissions in development. The energy hierarchy follows the Lean, Clean, Green approach of minimising energy use, using energy from the most efficient sources that is the energy source which would achieve the greatest CO₂ reduction (such as decentralised energy) and making use of renewable energy (such as solar and wind power) in all other possible circumstances. Responses to previous Issues and Options consultation on the Core Strategy indicated strong support for sustainable design and energy options in the Borough and the application of the energy hierarchy to development.

5.3 The Government has recently consulted on the progressive tightening of Part L (Conservation of Fuel and Power) of the building regulations which seeks to create a step change towards Zero Carbon development. The first changes which will require a 25% reduction in CO₂ emissions against 2006 Building Regulations standards, are expected to be published in April 2010 and come into force in October 2010.

5.4 Zero Carbon development means development which creates no carbon (CO₂) emissions including carbon resulting from use of heating, hot water, cooking, lighting and appliances. In residential development Zero Carbon equates to achievement of Code for Sustainable Homes Level 6. Zero Carbon will be a requirement for all residential development from 2016. The Government has indicated it will consult on a definition for non-residential Zero Carbon development in 2010 and has stated it expects all non-residential development to achieve this from 2019. It is intended that a progressive tightening (increase) in the requirements for CO₂ reduction in association with Part L of the Building Regulations, will ensure developers are prepared and can adapt to the costs associated with achieving Zero Carbon from 2016.

5.5 In order to achieve the higher CO₂ reduction requirements, new development will need to integrate Lean, Clean and/or Green aspects into design and construction. That is development will be unable to achieve CO₂ reduction targets by only using Lean (minimising energy use) design aspects. More importantly in order to achieve Zero Carbon levels, development will need to use both Lean (most efficient energy source) and Green energy sources (renewable energy).

5.6 The Emerging Core Strategy Policy CS4 (A) sits as an overarching policy over Core Strategy policies relating to minimising climate change which include CS4 (C), (D), (E), (F) and (G). The options indicated below therefore reflect this.

Options

How could the Council seek to prioritise the reduction of CO2 in new and existing buildings?

1. The Council should apply the development management policies relating to the Emerging Core Strategy Policies CS4 (C), (D), (E), (F) and (G)

Adapting to Climate Change

Emerging Core Strategy Policy CS4 (B)

Waltham Forest will promote requirements and actions to minimise and adapt to climate change by requiring new and existing buildings to be designed and constructed to take account of the impacts of climate change over their lifetime including use of sustainable methods for heating and cooling as well as flooding, water scarcity and overheating; and to not put people or property at unacceptable risk while ensuring development has sufficient emergency planning measures in place.

Issue

5.7 It is widely accepted that as a result of CO2 emitted from human activity, some changes to the climate are now inevitable. In particular it is expected we will experience an increase in temperature, with drier, hotter summers and wetter, warmer winters. Associated with these changes it is likely we will experience an increase in the occurrence of flooding, heatwaves and water scarcity.

5.8 As described in above policies relating to Minimising Climate Change and Reducing CO2, the Council will seek to minimise climate change as much as possible. However this policy highlights that it is imperative for the Council to ensure Waltham Forest is prepared for changes and is able to adapt to them over time to minimise any negative impacts to the community and development. In particular, the location of development and infrastructure can have a significant impact on reducing risks associated with extreme weather events. It will be important for the Council to ensure the location of development and infrastructure takes account of such risks and seeks to minimise negative impacts to property and the community.

5.9 Moreover the way development is designed and constructed can have a significant impact on how people use buildings and therefore their comfort levels. This policy addresses how we can adapt the way we build developments so that we can maintain comfort levels despite anticipated changes to the climate. Adapting to climate change does not negate the need to minimise climate change. As described in the above policies, if we do not minimise climate change now it is predicted we will experience severe changes in the future which we may not be able to cost effectively adapt to and which will potentially have a significant impact on our way

of life. Therefore while we will seek to prevent further climate change from occurring, we are aware that some change is inevitable and we must plan effectively for that now to minimise and mitigate impacts.

5.10 In this sense, development will need to consider the changing climate and how the building will account for anticipated changes over the reasonable lifetime of its use. Considerations will need to take account of the prevention and reduction of flood risk, levels of water efficiency, and passive cooling techniques (that avoid use of mechanical cooling). In this sense development must consider how use of impermeable materials contributes to flooding and water quality. The building must also consider how water will be used and what fittings and design aspects can contribute to reducing the amount of water consumed. Water demand may be able to be supplemented by alternative water sources such as rainwater or recycled water for certain uses.

5.11 The Council must also consider how such design requirements would ultimately affect users of the building. For example passive cooling techniques seek to encourage the opening of windows to utilise natural breezes. In places where there are high levels of noise disturbance this might not be appropriate as it would result in uncomfortable living conditions for future occupiers, and may result in the use of mechanical cooling regardless of the building's design.

5.12 Some development considerations such as flooding and groundwater protection are governed by other Government policies such as PPS 25 and the Environment Agency's requirements. In this sense the Council will retain existing policies in line with these requirements.

Options

How could the Council ensure new and existing development can effectively adapt to climate change?

1. Development could be required to meet standards regarding how it is designed and constructed to respond to year round climatic conditions over the reasonable lifetime of its use (including standards of construction materials and methods including insulation, green and brown roofs and walls, site landscaping, building orientation and solar access, size, storey height, and location of windows).
2. Development could be required to demonstrate how design and construction avoids the use of mechanical cooling and heating through use of natural ventilation, and must justify how this will be implemented after construction is completed and the building is in use.
3. The Council could adopt maximum daily water use targets for residential and non-residential development. Targets could be achieved through design, construction and post occupancy fittings including consideration of water reuse .

4. Where appropriate the Council could require development to consider opportunities for onsite water capture and reuse and/or recycling in conjunction with Sustainable Urban Drainage Systems and water used in the development.
5. The Council would retain policies which ensure development does not have an adverse effect on the water environment. The Council would retain policies which require land drainage consent from the Environment Agency for all works in, under, over and adjacent to watercourses.
6. The Council could retain policies which oppose development that would pose an unacceptable risk to the quality of groundwater or would have a detrimental effect upon the quality of surface water.
7. The Council could establish standards for surface water run-off rates and water quality, as well as on-site storage and/or treatment of surface water.
8. Where new development would increase surface water run-off, the Council could expect new development to utilise Sustainable Urban Drainage techniques wherever possible and identify how these systems have been designed and located to improve the quality of surface water, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.
9. The Council would adopt a precautionary approach to managing flood risk as per PPS25 and will seek to minimise the probability and consequences of flooding by applying the sequential and exceptions tests to development proposals. Within the overall intention of creating sustainable development, preference will be given to the development of sites in Flood Zones 1 (low risk) and 2 (low to medium risk) before considering development in higher risk areas. In assessing this risk the Council would consult the Environment Agency.

Development Management Tools and Information

Emerging Core Strategy Policy CS4 (C)

Waltham Forest will promote requirements and actions to minimise and adapt to climate change by setting specific requirements for environmental performance of new and existing development in line with appropriate standards such as BREEAM, Code for Sustainable Homes and EcoHomes assessments.

Issue

5.13 The Council understands that a key part of delivering climate change objectives is establishing measurable standards for development to meet. These standards are relevant to all levels of the Lean, Clean, Green energy hierarchy and will be important for Council in the assessment of development applications as well as on going monitoring of CO2 reductions.

5.14 Increasingly, national and regional Government policies are playing a larger role in establishing environmental design and sustainability standards for development. In particular, this includes the London Plan and Building Regulations. In addition to these policy requirements, there are a number of assessment systems used by the industry such as BREEAM and the Code for Sustainable Homes which have established levels of sustainable design. These systems are useful tools in identifying how design and construction techniques have been applied to achieve reductions in CO2 emissions and generally be more efficient. Unless required by the Local Authority, assessment against these systems is currently voluntary. Whereas unless otherwise stated in the policy, application of London Plan and Building Regulations standards are mandatory.

5.15 The Government has identified it will be tightening the requirements of Part L of the Building Regulations between now and 2016 to support the trajectory towards Zero Carbon development. Currently all residential development is expected to achieve Zero Carbon by 2016 and all non-residential development by 2019. The phased tightening of the Building Regulations is aimed at supporting a step change towards the Zero Carbon timescales. Initial requirements of a 25% reduction in CO2 against 2006 Building Regulations are expected to be published in April 2010 and come into force in October 2010. The Department of Communities and Local Government has consulted on changes to the Code for Sustainable Homes to ensure the Code reflects Building Regulations changes.

5.16 In order to deliver the objectives of Climate Change policies and achieve CO2 reduction targets, the Council may choose to set additional requirements for development on top to those required by Building Regulations and the London Plan. This may include requirements to achieve minimum BREEAM or Code for Sustainable Homes levels or the Council may require higher CO2 reductions than those set out in the Building Regulations. The Council must consider where such requirements would be feasible and viable and may establish criteria for their application, such as for developments of a certain type, size or location.

5.17 The current London Plan (2008) makes specific requirements on major development applications (10 or more dwellings or floorspace of 1000sqm or more) to submit a Sustainable Design and Construction Statement. This statement should articulate how the development will comply with sustainable design and construction policies. This also includes the requirement for an Energy Statement which indicates energy usage and CO2 emissions savings. Such statements are useful tools for the Council to assess how a development has been designed and whether it effectively meets the objectives of the policy. It also provides information that potentially allows the development to be monitored after construction. The Council must consider whether or not to make additional requirements on smaller developments.

5.18 In Waltham Forest it is anticipated that there are a limited number of developable sites that are large enough to constitute a major development. It is estimated that smaller sites (i.e. less than 10 dwellings or 1000sqm) make up 80% of developable sites in the Borough. Despite the smaller nature of these potential developments, they will still have a cumulative impact on resource use and CO2 emissions in the Borough. Therefore the Council must consider what requirements it should make on smaller development sites and whether these should differ from major development sites, as defined by the London Plan (2008).

5.19 Therefore this policy will consider whether the Council should set additional requirements for development on top of the London Plan and Building Regulations, and whether the Council should set different requirements for Major Developments and smaller developments

Options

How could the Council ensure effective assessment and delivery of climate change objectives?

1. The Council could require all development to only meet current Government requirements; including Building Regulations and the London Plan.
2. In advance of Building Regulations, all development could be required to achieve the highest CO2 reduction / Code for Sustainable Homes / BREEAM level that is demonstrated to be viable.
3. Rather than requesting developers to demonstrate what levels are viable, the Council could define their own higher targets for CO2 reduction / BREEAM / Code for Sustainable Homes levels to be achieved by all development in advance of building regulations. Alternatively this could only apply to development of certain types and sizes.
4. The Council could establish higher standards in locations of the Borough where growth is anticipated and where higher standards are likely to be viable, such as the regeneration areas of Walthamstow, Blackhorse Lane, Wood Street and the Northern Olympic Fringe and Lea Bridge area.
5. The Council could require all development to submit a Sustainable Design and Construction Statement. Alternatively this could apply only to developments of a certain type, size or location.
6. Where the London Plan makes requirements only on Major Developments, the Council could establish separate requirements for smaller developments.

Retrofitting Existing Buildings

Emerging Core Strategy Policy CS4 (D)

Waltham Forest will promote requirements and actions to minimise and adapt to climate change by establishing a system for improving existing buildings' resilience to climate change as well as energy and water efficiency, which will be applied through area and/or site specific requirements.

Issue

5.20 A key consideration in achieving CO2 reduction targets will be existing development in the Borough. Based on anticipated growth, it is likely existing housing development will account for approximately 84% of total housing in 2026 and existing non-residential development will account for approximately 95% of total non-residential development in 2026⁽⁹⁾.

5.21 Improvements in construction standards of new development alone will fail to achieve CO2 reduction targets, and without action, existing development will continue to be a large contributor of CO2 in the Borough, potentially impacting the Council's ability to meet CO2 reduction targets. The Council is therefore seeking to identify mechanisms to improve the efficiency of existing buildings in the Borough. These mechanisms will look at Lean, Clean and Green measures.

5.22 The move towards Zero Carbon will create an increasing need for Council to identify the appropriate application of Allowable Solutions in the Borough. There is potential for the Council to promote contributions towards retrofitting as an Allowable Solution.

Options

How could the Council seek to support improvements to existing building's resource efficiency?

1. The Council could require that all planning applications for extensions or alterations demonstrate how the proposed extension meets current Council and Government CO2 reduction and design requirements for new development in minimising CO2 emissions and adapting to climate change.
2. The Council could require all applications for extensions or alterations to demonstrate how the entire site is brought up to current standards of the Building Regulations Part L. Alternatively the Council could require the entire property to meet a set Code for Sustainable Homes / BREEAM level.

9 Waltham Forest Climate Change Evidence Base, Urban Practitioners and URS, October 2009

3. Where a new development cannot achieve a CO2 reduction requirement onsite, the Council could, as an allowable solution, allow the developer to make a monetary contribution to a retrofitting fund, which would be invested in retrofitting existing buildings to achieve comparable CO2 savings.
4. The Council could, where a new development cannot achieve a CO2 reduction requirement onsite, allow the developer to carry out retrofitting improvements to buildings in the immediate vicinity of the development. The Council could apply this option in all circumstances or for certain developments based on size, type and location.

Decentralised Energy Delivery

Emerging Core Strategy Policy CS4 (E)

Waltham Forest will promote requirements and actions to minimise and adapt to climate change by promoting and facilitating the delivery of decentralised energy systems in appropriate areas of the Borough; particularly the regeneration areas of Walthamstow, Blackhorse Lane, Wood Street and the Northern Olympic Fringe and Lea Bridge area.

Issue

5.23 The Climate Change Evidence Base Study prepared for the Council identified decentralised energy (DE) as a key requirement in achieving CO2 reduction targets in Waltham Forest. In addition to being important to achieving the Borough's CO2 reduction targets, the study noted that in order for development to meet the proposed increased standards of Part L of the Building Regulations and the associated CO2 reduction requirements, it is likely development will need to connect to DE from 2013.

5.24 DE can achieve greater CO2 reductions and is generally more viable and cost effective when it can connect to a mixture of different day and night time users, including new and existing development. In order to facilitate the delivery of such networks the Council must take a proactive role in identifying opportunities and coordinating investment. The Evidence Base study identified that this would be most effective in the areas of the Borough that have a high density of existing development, as well as areas where growth is anticipated. This level of opportunity was identified in the areas of Walthamstow, Blackhorse Lane, Wood Street and the Northern Olympic Fringe and Lea Bridge area. Additionally there may be potential for CHP to be established in other areas of the Borough in conjunction with major developments.

5.25 The Council understands that risk and upfront investment in DE is a key consideration in facilitating delivery. The Council will carefully identify, when a DE Network is known (that is planned or operational), what criteria should be used to assess whether it is feasible for a development to connect to it and therefore the criteria for requiring connection.

Options

How could the Council facilitate delivery of decentralised energy (DE) in appropriate areas of the Borough?

1. All development could be required to connect to a known DE network regardless of the type or scale of the development.
2. The Council could establish criteria to assess whether it is feasible for a development to connect to a known DE network based on size, distance from the DE network connection to the development, presence of physical barriers and / or the cost of connection and the impact on financial viability.
3. If a development cannot connect to a DE network due to it being unviable or there being no available network, the development could be required to be designed and constructed so that it is able to connect to a DE network in the future. This could be required in all circumstances or only when a DE network is known.
4. If it is unviable for a development to connect to a known DE network, the developer could be required to make a financial contribution as an alternative which would go towards expanding or establishing the DE network. This could be required in all circumstances or only under certain criteria.
5. The Council could require all development to source a certain percentage of energy from decentralised sources. Alternatively this could only apply to developments of a certain type, size or location.
6. Where viable, existing and new buildings with significant heat loads such as schools and leisure centres, could be required to connect to DE if a network is known.

Renewable and Innovative Energy Options

Emerging Core Strategy Policy CS4 (F) and CS4 (G)

Waltham Forest will promote requirements and actions to minimise and adapt to climate change by promoting the use of renewable energy in development.

Waltham Forest will promote requirements and actions to minimise and adapt to climate change by promoting the use of innovative energy technologies that reduce CO2 emissions and use of fossil fuels such as electrical, hydrogen, and energy from waste sources.

Issue

5.26 Renewable energy refers to the Green aspect of the Lean, Clean, Green energy hierarchy. The Climate Change Evidence Base prepared for the Council considered the use of renewable energy in the Borough. It identified limited opportunities for large scale renewable energy generation with the exception of energy from waste. In addition to energy from waste, the Evidence Base also acknowledged the use of micro generation (small scale such as air and ground source heat pumps, wind turbines, solar thermal and photovoltaics) as a key consideration when achieving Zero Carbon development.

5.27 Policies will need to ensure use of renewable sources maximises the efficient supply of energy but prevents inefficient use of systems. Additionally use of renewable energy should avoid detracting from the character, landscape quality, visual significance or amenity of the area while not creating a nuisance or hazard to nearby property owners/occupiers, road users or wildlife.

5.28 The London Plan requires development to achieve a 20% reduction in CO2 emissions from renewable energy where viable. The Government recognises that investment in this industry will be important in reducing costs over the longer term and making products more accessible to everyone. The Climate Change Evidence Base Study suggested that on many sites in Waltham Forest, this requirement often may not be viable due to the current economic climate and the size of developable parcels. The Study instead suggested that it would be more beneficial for development to achieve a 20% reduction in CO2 from either renewable or low carbon sources such as decentralised energy. The Council must consider the impacts of this and whether this would be appropriate in all circumstances.

5.29 Currently, the most cost effective means of achieving the CO2 reduction through renewable sources is often through the use of biomass boilers. The Council is designated as an Air Quality Management Area and therefore in many cases, the use of smaller biomass boilers would not be appropriate due to impacts on air quality. The Council must therefore carefully consider the approval of biomass boilers in the Borough while promoting the use of other renewable energy avenues including energy from waste opportunities and micro generation.

5.30 As described in policies above, the Council will encourage development to incorporate the use of green and brown roofs. At times the installation of green and brown roofs may be at odds with the use of solar energy which also competes for roof space. The Council therefore must have criteria in place to determine how to allocate priority in development assessment.

5.31 Additionally the Council must consider the embodied energy associated with installing renewable energy technology. Embodied energy refers to the energy that has gone into manufacturing and transporting the equipment. In some circumstances use of renewables is not the most efficient energy source in a location. This may occur where a site has poor wind or solar access and due to embodied energy of the equipment, the installation of renewable energy would not achieve CO2 savings overall and would be detrimental to achieving climate change objectives. The Council must therefore carefully consider what energy sources would achieve the greatest possible CO2 reduction.

5.32 Regardless of whether it is viable for a development to achieve a 20% reduction in CO₂ from renewables, the move towards Zero Carbon and associated tightening of Part L of the building regulations, will mean development will need to incorporate some renewable energy into design and construction. Therefore the Council needs to facilitate the use of renewable energy in development while ensuring the application of a 20% reduction in CO₂ is not restrictive. Moreover it will be important that a requirement for a % of CO₂ reduction from a certain energy source, is complementary to any forthcoming Part L Building Regulations requirement or Code for Sustainable Homes / BREEAM level. The Council must therefore consider whether a requirement for a set % of CO₂ reduction from renewable energy is appropriate in all circumstances.

5.33 Climate change and the green economy is a relatively new area which is constantly evolving. Over the coming years there will be many opportunities for innovation and advancement. It is important that the Council supports innovation in energy sources and ensures policies, infrastructure and decisions are able to easily adapt to advances in energy technology.

Options

How could the Council encourage the take up of renewable and innovative energy sources in the Borough?

1. All new development could be required to achieve a 20% reduction in CO₂ emissions from renewable sources where viable, in line with the London Plan requirements and complementary to Building Regulations standards.
2. In conjunction with reducing energy demand as far as possible, all new development could be required to demonstrate what energy sources are available in that location including wind, solar, energy from waste, DE or other innovative sources and propose what combination of sustainable energy sources would achieve the highest viable % of CO₂ reduction.
3. Where a 20% reduction would be unviable, the Council could require the developer to achieve the highest possible percentage reduction and allow the developer to make a monetary contribution to compensate for the remaining reduction. This money could be used towards development of other renewable energy sources in the Borough, such as energy from waste to achieve remaining CO₂ reduction.
4. The Council could maintain a requirement for 20% CO₂ reduction but could change the policy to include use of both renewable and/or low carbon sources, such as decentralised energy. This could be applied in all circumstances or only for certain developments determined by size, type, location and the efficiency of renewable energy on that site. In these circumstances the Council could establish criteria to determine how this percentage requirement would be split between sources.

5. The Council could increase the percentage reduction requirement to address the greater opportunities for CO2 reduction presented by incorporating decentralised energy as an option.
6. The Council could take embodied energy into consideration when assessing CO2 reduction achieved.
7. Development proposals could be expected to demonstrate the potential for utilising roof space for either green infrastructure support or renewable energy generation. This could apply to all development, or only of a certain type, size or location.
8. The Council could establish criteria for determining when the installation of renewable energy should take priority over green or brown roofs. Alternatively the Council could allow the developer to demonstrate which is more appropriate for each site.

Biodiversity and the Natural Environment

Emerging Core Strategy Policy CS4 (H) & CS4 (I)

The Council will protect and enhance the natural environment and biodiversity by seeking to protect and enhance nature reserves, protected species and areas, sites of importance and green corridors, through new development and improvements to existing open space.

The Council will protect and enhance the natural environment and biodiversity by identifying and improving the quality of biodiversity and natural spaces in areas of the Borough that are deficient in access. The Council will achieve this by looking to improve the quality or access to existing open spaces, protecting private garden space and securing opportunities for additional open spaces that increase biodiversity in the Borough.

Issue

5.34 Biodiversity refers to the diversity of plant and animal species in our natural environment. Diversity in plant and animal species is integral to the ongoing survival of these species and therefore the sustainability of our natural environment. It is important that we protect and enhance biodiversity for three key reasons. First so that future generations will have the same opportunities to experience the natural environment as we do today. Second for the contribution biodiversity makes to minimising and adapting to climate change by containing flood relief areas and reducing the urban heat island effect, and last for the value of biodiversity in providing the community with recreational space and access to nature.

5.35 Biodiversity has an important role to play in climate change. As the climate changes it will be important that we seek to enhance biodiversity so that plant and animal species can adapt to these changes. It will be important to take account of how rising temperatures in relation to climate change, may impact local wildlife and plant species over the coming years.

5.36 In Waltham Forest we have many existing spaces of biodiversity significance that we must seek to protect. These are identified in the Waltham Forest Biodiversity Action Plan. The Council is currently updating the Biodiversity Action Plan and anticipate this will be completed in 2010.

5.37 Biodiverse spaces are valued for their recreational qualities and the opportunities they provide the community to experience nature. In Waltham Forest despite the presence of Epping Forest and the Lee Valley on the Borough's northeast and west peripheries, the southern areas in particular are heavily urbanised and have limited access to biodiverse open spaces. Proximate open space in these areas is limited to intensively managed playing fields and parks. The south of the Borough in particular has been identified in the Mayors biodiversity strategy as being deficient in access to nature ⁽¹⁰⁾. Therefore it is important for Waltham Forest to enhance biodiversity to increase the communities access to nature as well as ensure the natural environment is able to adapt to climate change. What should the Council do to enhance the community's access to nature?

5.38 Effective biodiversity protection and enhancement measures are therefore vital if the Council is to preserve the integrity of existing biodiversity while increasing opportunities for the community to access nature and for nature to adapt to the changing climate in the future. Opportunities for this will need to be considered in both public open spaces and private development. In sections relation to biodiversity, the term trees may refer to single trees, groups of trees and/or woodlands.

Options

How should the Council protect and enhance existing open spaces?

1. The Council would safeguard places and species of importance as designated in law, Government Policy or the Council's Biodiversity Action Plan. In this regard the Council would not approve any development which would have a negative impact on any protected species or place.
2. Where a site is vacant and awaiting redevelopment, if any biodiversity value exists, the Council would seek to protect this on a temporary basis.
3. The Council would seek to improve visitor facilities and access to places of nature conservation importance, except where community access would have a negative impact on the site.

10 Mayor of London, London Plan Implementation Report, Improving Londoners' Access to Nature, February 2008

4. Development should preserve and enhance the character and amenity of open land within the designated areas of the Metropolitan Green Belt and Metropolitan Open land which includes the Epping Forest and Lee Valley.
5. Metropolitan Green Belt and Metropolitan Open land which includes the Epping Forest and Lee Valley should also be used to conserve wildlife habitats and areas of natural vegetation, to allow for movement of wildlife, to conserve sites of scientific, cultural or heritage interest and for re-vegetation. The Council would support the park authorities in achieving this objective.
6. Buildings and structures erected on land within the Metropolitan Green Belt and Metropolitan Open land which includes the Epping Forest and Lee Valley should be designed, located and screened so as to be unobtrusive and not detract from the open natural or landscaped character of these areas.
7. The width of reserves abutting watercourses within the Metropolitan Green Belt and Metropolitan Open Land which includes the Epping Forest and Lee Valley should be sufficient to allow for flood control, stormwater management, retention of the riverine ecosystem and to provide areas of open space which can be used to accommodate a range of recreational and sporting facilities.

Development Design and Biodiversity

Emerging Core Strategy Policy CS4 (J)

The Council will protect and enhance the natural environment and biodiversity by establishing specific requirements for new and existing development in relation to provision of new or enhanced habitat where possible and promoting opportunities for positive gains for nature through the layout, design and materials of development proposals.

Issue

5.39 The way development is designed and constructed can have a significant impact on biodiversity. In the first instance it is integral that development does not negatively impact on existing biodiversity. Importantly new and existing development can also positively contribute to the enhancement of biodiversity in the Borough.

5.40 Vegetated spaces play a key role in cooling urban places by breaking up the "urban heat island" created in large areas of concentrated concrete and glass. In private development biodiversity and planting can provide thermal protection to buildings that help to keep them cool in summer and warmer in winter.

5.41 Wildlife stands a better chance of adapting to climate change if there is a well-connected well-functioning green infrastructure. In urban areas this would include providing movement corridors and habitat patches. Increasing biodiversity on private sites can positively contribute to creating such corridors and networks.

Options

How could the Council ensure development has the layout, design and materials to protect and enhance biodiversity in the Borough?

1. The Council could require development to provide specific areas dedicated to nature conservation. This would include planting of species able to support indigenous wildlife. For example trees, shrubs, wildflower areas and grasses. This could be a requirement for all development or only development of a certain type, size or location.
2. Non-residential development could be required to enhance or provide new planting which will be sympathetic to biodiversity and also act as a buffer zone for residential properties where appropriate. This would be in addition to protecting any existing trees of material consideration.
3. The Council could require provision of purpose built habitats on a development site, which may be incorporated into the building design; for example habitats for nesting, roosting and hibernation.
4. Where there may exist opportunities for education of biodiversity, for example on a school site, the Council could require development to create biodiverse habitats that contribute to these opportunities.
5. The Council could require development to demonstrate the significance of existing trees on a development site. This would require consideration of less significant trees which may have a value for biodiversity.
6. The Council could require a minimum percentage of space linked to the development to be landscaped which contributes to biodiversity. This could apply to all development or only to certain development based on type, size and location.
7. Development with car parking provision could be required to incorporate tree planting that contributes to biodiversity including consideration of ground space below the canopy of trees. This includes adequate protection of trees and landscaped areas after planting.
8. Development would be required to consider and be sensitive to any existing site of biodiversity importance and not have any negative impact on that site.

9. The Council would resist development which would have a negative impact on green corridors. The Council could choose to identify additional places to be included in green corridors where biodiversity and movement corridors could be enhanced. In this case the where additional or different development requirements may be made.
10. The Council could require development to undertake maintenance after development completion that carefully considers and reflects biodiversity importance.
11. The Council could protect private front and rear gardens are protected from inappropriate development.
12. Development could be required to make a monetary contribution to enhancing biodiversity in the Borough.
13. Policies could establish that where development is required to incorporate green and brown roofs and walls, design of the space and chosen plant species contribute to biodiversity in the Borough.
14. Policies could establish that where development is required to incorporate Sustainable Urban Drainage systems, design and chosen place species contribute to biodiversity in the Borough.

Sustainable Waste Management

Emerging Core Strategy Policy CS4 (K) & CS4 (L)

Waltham Forest will seek to manage its waste in a sustainable manner by promoting the reduction of waste produced in the Borough, increasing the reuse of waste and materials wherever possible, and seeking to increase recycling and composting of waste. To support this, development should provide adequate and well designed facilities for recycling, storage and collection of waste. New developments should use materials sustainably as well as source sustainable materials for construction, particularly the reuse of construction and demolition materials in new development.

Waltham Forest will seek to manage its waste in a sustainable manner by ensuring there is sufficient land for waste management purposes and establishing appropriate policies for waste applications, through the Joint North London Waste Plan and apply its policies to waste development. Additionally the Council will safeguard existing waste management facilities within Waltham Forest.

Issue

5.42 The efficient collection and disposal of waste is an important factor in maintaining an attractive, clean and healthy environment in all areas of the Borough. The North London Waste Authority (NLWA) is responsible for waste disposal in Waltham Forest, and deals with the disposal of the Borough's municipal waste.

5.43 Waltham Forest will seek to reduce the amount of waste generated in the Borough, encourage prevention, reuse and recycling, and manage collected waste in a sustainable way. The Council supports the Mayor's policies for communities to take more responsibility for their own waste and use resources sustainably. The Council will work with its partner boroughs in north London of Barnet, Camden, Enfield, Hackney, Haringey, and Islington, to meet national and London-wide targets for reducing, reusing and recycling waste.

5.44 To support our objectives to reduce, reuse and recycle, the seven north London boroughs are preparing a joint development plan known as the North London Waste Plan (NLWP)⁽¹¹⁾. The NLWP will sit alongside the North London Joint Waste Strategy⁽¹²⁾ to identify how waste will be sustainably managed in North London through to 2020.

5.45 The NLWP addresses the management of waste collected by local authorities (municipal waste); commercial and industrial waste; construction, demolition and excavation waste; hazardous waste and agricultural waste. It will consider the need to make site provision for facilities to manage municipal and commercial and industrial waste, including Materials Recycling Facilities (MRFs), Composting, Mechanical Biological Treatment (MBT), Anaerobic Digestion (AD), and Gasification / Pyrolysis. The policies encourage the recovery of energy from waste where reuse or recycling is not possible. It will also contain some detailed policies to ensure that proposals for waste facilities will be dealt with consistently across the North London area.

5.46 In order to support the achievement of reduce, reuse, recycle objectives, it is important development is designed and constructed to minimise resource use, reuse materials in all possible circumstances, and provide appropriate opportunities for the community to maximise recycling. How should the Council ensure development reduces, reuses and recycles?

Options

How could the Council ensure that the design and layout contributes to reducing, reusing and recycling waste?

1. Waste development should not be at variance with the North London Waste Development Plan Document.

11 North London Waste Plan Preferred Options Report, North London Joint Waste Partnership, 2009

12 North London Joint Waste Strategy 2004-2020, North London Waste Authority, February 2009

2. Development would be required to re-use and recycle materials from a development site within the new development. This requirement could include all waste from the development site or only a certain percentage. This could apply to all developments or only developments of a certain type or size.
3. In addition to reusing construction waste onsite, the Council could require development to also use a minimum percentage of construction productions from other recycled material or material that is sourced sustainably. This would be identified in the development application. This could apply to all development or only development of a certain type or size.
4. The Council could require the developer to provide details as part of a development application, of good design practises that have been considered and incorporated into the building. Details could include construction practises and material specification such as recycled content, size, lifecycle and whether it had been sustainably sourced. This could apply to all developments or only developments of a certain type or size.
5. Development would provide a dedicated storage area for the recycling of construction waste and if applicable on-site treatment such as a concrete crusher, as appropriate to the size and nature of the development.
6. All new development would provide dedicated internal and external storage provision for recyclables in line with the Council's separation and collection strategy. The Council could specify the amount of space needed in developments or refer to an existing standard.
7. The Council could require development to include space for composting. This could apply to development of a certain type or size.

Coordinating Land Use and Transport Planning

Emerging Core Strategy Policy CS4 (M)

The Council will seek to develop a sustainable transport network to reduce the need for travel and encourage the use of sustainable modes of transport by promoting mixed use development in appropriate circumstances and supporting the careful location of high trip-generating development.

Issue

5.47 Travel is an important part of everyone's day. From the travel we make to and from work, to visiting friends and family, to going to the shop and running errands. There are a number of different ways or modes of travel that we can choose to make these journeys. The mode of travel we choose has important impacts on our health, the community and economy as well as the environment. More active modes of

transport such as walking and cycling can improve our health and compared to driving does not emit any carbon emissions. More people walking and cycling also means more activity on streets and in public places. This can make places safer and more interesting as well as increasing footfall in shopping areas. Conversely driving contributes to increased carbon emissions while traffic congestion often negatively impacts a person's enjoyment of a place. Public transport provides important opportunities for the community to efficiently access various places in our city without the need to drive a car. Public transport nodes also create important activity centres within the community. When other activities such as work and shopping are mixed together and located close to these transport nodes, people are able to access more activities with ease and centres can become vibrant places of interest for the community.

5.48 Recent statistics from the Department for Transport indicate that the demand for travel continues to grow. However current trends in car use are not sustainable due to environmental, health and economic impacts. These impacts relate to ongoing CO2 emissions, air and noise pollution, inefficient use of land and other resources and quality of life considerations, as described above. Planning can play an important role in reversing this situation by reducing the need for travel and encouraging the use of more sustainable travel options such as walking, cycling and public transport.

5.49 Mixed use development has an important role to play in reducing the community's need to travel. By promoting development that has a mix of uses such as retail and residential or office and leisure in the same location, the community has access to multiple living, working and recreational choices in close proximity and therefore does not have to travel as far between daily activities. Land use planning has an important role to play in supporting this objective.

5.50 Certain types of development are likely to generate more trips than others, such as retail and commercial development. Where a large development of this kind is planned, it is important that it is located where it can be serviced by sustainable forms of transport such as walking, cycling and public transport; and not be reliant on access by car only. This will ensure the increase in trips generated by the development does not have a negative impact on the community or the environment, as well as contributing positively to the public realm. Locating high trip generating development close to well serviced public transport nodes can, through economies of scale, support the use of public transport. In addition, development which does not assume access to a car and is accessible by other modes increases opportunities for all sections of the community.

5.51 Despite the positives of locating high trip generating development close to well serviced transport nodes, it is essential that these are carefully assessed before and after a development application is lodged. A high trip generating development will not necessarily be approved because it is located close to a transport node. All transport considerations must be addressed through the design and application process.

Options

How could the Council encourage mixed use development that is well serviced by sustainable transport options?

1. The Council could avoid approving high trip generating development where this is likely to result in an unacceptable increase in the use of private vehicles; and where development would be inconsistent with the borough's health, safety and quality of life objectives (e.g. through increased air and noise pollution).
2. The Council could support high trip generating development in locations where it can be demonstrated that there is access to good sustainable transport options.

Development Management Tools and Information

Emerging Core Strategy Policy CS4 (N)

The Council will seek to develop a sustainable transport network to reduce the need for travel and encourage the use of sustainable modes of transport by establishing requirements for development to provide information that will allow the Council to assess the transport impacts of new developments and ensure they are mitigated and managed.

Issue

5.52 It is important that the Council has a full understanding of the transport implications of proposed new developments, and is able to ascertain whether these impacts can be adequately accommodated within existing and proposed transport networks. For this reason it is necessary that all development proposals which may have a significant transport impact are accompanied by a robust transport assessment which addresses these issues. In some cases where a full transport assessment is not warranted a transport statement may instead be required.

5.53 Travel plans are concerned with reducing the number of single occupancy car trips to and from a given development. For new developments that are expected to generate a significant number of trips, a travel plan must be produced and adopted as a means of encouraging the use of more sustainable modes and reducing the overall need to travel.

5.54 The Transport Assessment and Travel Plan should be developed together and submitted with the planning application. The transport assessment should take into account access to and impacts on all forms of transport, including walking,

cycling, public transport and vehicular modes. The travel plan should support the findings of the transport assessment with effective means of improving access to sustainable transport options and reducing reliance on vehicular access.

5.55 The London Mayor sets thresholds at the regional level above which development related travel plans are required. However, Waltham Forest will seek to set appropriate lower thresholds for travel plans for smaller-scale developments that may not have significant transport implications in isolation, but which have incremental impacts on the transport system. The LDF, including the Core Strategy and Development Management Policies, provide the overarching mechanism for securing travel plans.

5.56 Securing development related travel plans will be most effective where the LDF includes explicit reference to travel plans and travel plan related issues. LDF documents should be clear and unambiguous about when travel plans will be required, the rationale for them and their form. Policies should also indicate how travel plans are expected to contribute to achieving transport objectives and other objectives in the local area (e.g. air quality in Air Quality Management Plans).

5.57 During the construction of a development there may be disruption to transport infrastructure. The Council will need to be able to effectively assess potential impacts of the construction of a development and may require applicants to submit a construction management plan to address how impacts will be managed.

Options

How could the Council ensure transport impacts can be effectively mitigated and managed?

1. The Council could require developers to demonstrate how they will actively seek to reduce single occupancy car use and promote the use of sustainable modes, such as walking, cycling and public transport.
2. The Council could require developments to demonstrate how they will actively seek to reduce freight movements to and from the site (e.g. via service and delivery plans).
3. The Council could require transport assessments to be submitted for all planning applications that are likely to have significant transport implications. Thresholds and details on what would be required could be set out in a separate Sustainable Transport SPD.
4. The Council could require travel plans to be submitted for all significant developments and for smaller developments likely to contribute to a substantial cumulative impact. Further detail and standards could be set out in the Sustainable Transport SPD.
5. The Council could require cycle parking for all development with details to be provided in the Sustainable Transport SPD.

6. Development could be required to submit construction management plans with an planning application.
7. The above policies could apply to all development or only development of a certain size, type or location.
8. The Council could ensure that developer contributions are used to mitigate the impacts of the development to improve cross borough transport connections as well as infrastructure provision.

Car Parking Requirements

Emerging Core Strategy Policy CS4 (O)

The Council will seek to develop a sustainable transport network to reduce the need for travel and encourage the use of sustainable modes of transport by promoting sustainable parking provision that is appropriate for the essential needs of the development, as well as encouraging low-car and car-free development.

Issue

5.58 Parking is an important aspect of many developments for operational and commercial reasons. However, the over-provision of car parking can attract traffic to an area, encourage unnecessary car use and undermine sustainable transport such as walking, cycling and public transport. Moreover, the over-provision of car parking can be wasteful of land, separating developments from each other and the street. It can increase demand for roadspace, further separating destinations and making it more difficult to travel without a car. This further increases demand for more roads and parking, creating a negative cycle, leading to unattractive car-dominated environments. Reducing the amount of car parking in residential development allows more households to be accommodated, provides more space for recreational areas and improved scope for good design in the layout and landscaping of the site, as well as increased opportunity to encourage use of sustainable transport modes.

5.59 Car free development refers to development with no car parking (except for parking required to meet the needs of people with a disability). Where car free development is approved occupiers of the development will be unable to obtain car parking permits for the surrounding area.

5.60 People often respond to parking pressure by seeking to create car parking on front gardens and forecourts. Creating private parking in this way can reduce the number of on-street spaces available to all local residents and can degrade the overall appearance of the street, as well as reducing wildlife habitat. Paving over previously landscaped or grassed areas with impermeable surfaces also increases the quantity of storm water entering drains, which results in increased flood risk.

5.61 The Council will therefore seek to rationalise the provision of car parking in the Borough through the preparation of a car parking strategy while encouraging the use of more sustainable transport options.

Options

How could the Council promote sustainable parking provision and encourage low-car and car-free development?

1. The Council could ensure that new development does not encourage unnecessary car use, by limiting car parking provision (while ensuring that this is available to people with disabilities). This could be applied to all development or different standards could be applied based on size, type and location of development.
2. In locations with high accessibility to public transport, within easy walking distance of Walthamstow, Leytonstone and Leyton Town Centres and within a Controlled Parking Zone, the Council would encourage residential development with reduced off-street parking provision.
3. The Council could promote car free development within the centres described above, and others where Controlled Parking Zones apply.
4. The Council could extend the use of car free development to cover workplaces and other uses where appropriate.
5. The Council could discourage and prevent the conversion of front gardens to provide parking.

Sustainable Transport Infrastructure and Services

Emerging Core Strategy Policy CS4 (P) and CS4 (Q)

The Council will seek to develop a sustainable transport network to reduce the need for travel and encourage the use of sustainable modes of transport by considering proposals which make use of waterborne transport favourably.

The Council will seek to develop a sustainable transport network to reduce the need for travel and encourage the use of sustainable modes of transport by improving sustainable borough wide transport connections, infrastructure provision and positive conditions for pedestrians, cyclists and public transport users.

Issue

5.62 The Council recognises that encouraging the use of sustainable transport choices can play an important role in reducing CO2 emissions and other impacts on human health and the environment. Therefore the Council will seek to encourage the provision of the physical services and infrastructure that support this objective. The Emerging Core Strategy Policy CS4 (M) discussed above, addresses the role of land use planning and mixed use development in supporting the use of sustainable modes of transport. Whereas the Emerging Core Strategy Policies CS4 (P) and (Q) addressed in this section, refer to the physical infrastructure required to support use of sustainable modes of transport. The provision of safe, well designed routes and facilities for pedestrians, cyclists and public transport users can have a positive impact on the number of people who choose to travel by sustainable modes and Waltham Forest will seek to facilitate the delivery of improved networks in this regard.

5.63 In addition to reducing CO2 emissions and using land and other resources in a more efficient way, supporting the use of sustainable transport can contribute to the positive experience of a place. Physical improvements that support sustainable transport use, such as wider and more pleasant pedestrian pathways, cycle lanes, street tree planting, and clear signage also result in more activity in the public realm, making places more attractive, interesting, and safe while also providing benefits to the local economy through increased footfall.

5.64 In some circumstances, transporting freight by water can contribute towards reducing traffic congestion and CO2, as well as improving air quality. In Waltham Forest, several canals and waterways considered suitable for freight pass through the Borough. It is important that proposals within the Borough which promote freight transport by water are actively encouraged, while protecting waterways for wildlife, flood relief and amenity uses.

5.65 Waltham Forest has a well-established public transport network, with good access to central London via Liverpool Street Station. Access from north to south of the Borough is not as convenient as central London connections. There is considerable opportunity for enhancing the network in the course of development to make sustainable transport options (including walking, cycling and the use of public transport) more attractive and accessible. The Council is also pursuing opportunities to reopen a Chingford to Stratford rail service. This would be achieved by reinstating the Hall Farm Curve at Coppermill Junction and reopening Lea Bridge Station.

Options

How could the Council improve cross borough transport connections, infrastructure, and conditions for non-motorised transport and public transport users?

1. Development could be required to contribute to making walking and cycling more attractive through improvements to streets and public spaces as part of new developments.

2. The Council could promote creation of wider pavements and cycle lanes to make walking and cycling safer and more convenient.
3. The Council could continue to install secure public cycle parking in shopping and business areas.
4. Development could be required to provide appropriate secure and high quality facilities onsite for cyclists.
5. The Council could require developers to create parking spaces in developments for 'green' vehicles – such as electric cars and bicycles.
6. The Council could ensure that developer contributions are used to mitigate the impacts of the development to improve cross borough transport connections as well as infrastructure provision.

6 Provide Children and Young People with Skills



Providing Educational Places

Emerging Core Strategy Policy - CS5 (A)

As the main educational provider, the Council will ensure that all young people in the borough have access to high quality educational facilities by:

Providing appropriate educational capacity in schools to ensure that young residents in the Borough are able to easily access education

Issue

6.1 The Council has a statutory obligation, as the Local Educational Authority, to provide education for young people of school age (5 – 16). There is recognition that education attainment is a crucial driver in terms of determining life choices for the borough's young people, particularly their 'employability' and resulting livelihoods. Residents also indicate that a good quality educational offer is an important criteria in anchoring families in the area - as a high quality education, particularly in secondary schools, would make them want to stay in the borough. There is an existing deficiency in school places within the Borough, with the four types of educational facilities

(nurseries, primary, secondary and further) not having any significant surplus in capacity. The deficiency in school places is an issue which needs to be addressed through planning for new schools and expansion of existing schools.

Options

How could the Council look to ensure that the Borough has appropriate educational places?

1. The Council could continue to improve standards of accommodation in schools and other educational establishments, as resources permit.
2. Where feasible the Council could seek to increase space standards to those as specified by the Department for Children, Schools and Families – through the Building Schools for the Future programme and other investment programmes.
3. The Council could ensure where the need for a mobile classroom is demonstrated to meet school places demand, the Council could give temporary planning consent.
4. In line with CS3 'Cultivating Civic participation and Cohesion', policies could plan for schools and educational establishments to cater to the place needs of local residents.

Well Designed and located Educational Facilities

Emerging Core Strategy Policy - CS5 (B)

As the main educational provider, the Council will ensure that all young people in the borough have access to high quality educational facilities by:

Ensuring that nursery, pre-school, school and further / higher education facilities are well designed, energy efficient and highly sustainable, well related to neighbourhood services and amenities, and easily accessible by sustainable transport modes.

Issue

6.2 The aim of this policy is to ensure that educational establishments are accessible and of the highest quality so as to continue to improve the offer for residents, so that young people can compete with confidence in the national and international job market. In line with the London Plan, the Borough encourages a needs based approach to the provision of different types of educational facilities and the expansion of existing facilities, taking into account the need for new facilities; the potential for expansion of existing provision; and the proximity to homes and workplaces.

Option

How should the Council ensure that all new educational facilities are well designed and located?

1. Development could be required to maximise the potential of sites and promote high quality inclusive design.
2. There could be a requirement for the development of Travel Plans for new and expanded schools, which reduce the need to travel, particularly by car.
3. New schools or expansions to existing schools, could be required to be in close proximity to the catchment area or in an area with an identified school need.
4. Ensure that all new schools and education establishments are designed in line with the space standards as specified by the Department of Children, Schools and Families.
5. Ensure that all new developments are developed in line with CS4 and DM4 'Responding to Climate Change'.

School Access to Play and Open Space Facilities

Emerging Core Strategy Policy - CS5 (C)

As the main educational provider, the Council will ensure that all young people in the borough have access to high quality educational facilities by:

Ensuring that wherever possible, educational establishments have access to play spaces, local playing fields and sporting facilities, ensuring education is contributing to healthy lifestyles in the Borough.

Issue

6.3 The development of new schools in proximity to open spaces, and the increasing in accessibility of existing schools to their local open spaces, is seen as an important objective for new school developments and general investment in existing schools. Physical education is an essential aspect of the school curriculum, provision for which needs to be considered. The benefits of physical activity are well-documented, as is the life time benefits of teaching young people about the value of physical activity. Accessibility to playing pitches and other facilities is therefore crucial for the provision of a broad curriculum.

Options

How should the Council seek to ensure that all school developments have access to play and open space facilities?

1. Where possible, new school developments could seek to provide access to playing fields and other facilities, either on their grounds or by linking in with local facilities.
2. Where appropriate, new residential development that results in an increase of pupil numbers in a location where there would be insufficient capacity contribute, through developer contributions, to the cost of providing additional school places.

Schools and Regeneration

Emerging Core Strategy Policy - CS5 - (D)

As the main educational provider, the Council will ensure that all young people in the borough have access to high quality educational facilities by:

Developing educational establishments which contribute positively to borough's environment, with opportunities for linking in with the wider physical environment considered, including the creation of habitat space to contribute to biodiversity networks.

Educational establishments should include, where appropriate, provision for community use in addition to their educational function.

Issue

6.4 Schools play a significant role in the lives of the Borough's residents. They are also key hubs for activity in the Borough, with secondary schools increasingly being the focus for investment through the Building Schools for the Future programme. The use of schools in the evenings and at weekends by the wider community is encouraged by the London Plan and the Government's Total Place programme. There is also evidence that pupil behaviour, motivation and attainment improve in this environment. It is the goal of the Council that these projects promote hope and optimism, particularly in areas of social and economic uncertainty, and contribute to regeneration. As such, the use of schools in the evenings and at weekends by the wider community is encouraged.

6.5 As a result, new school developments should link into surrounding neighbourhoods and capitalise on opportunities for regeneration of surrounding areas. The emerging Core Strategy recognises that regeneration opportunities may

exist to develop suitable, well-sited schools as 'community hubs' that offer a range of learning and related facilities in conjunction with other providers offering services to the wider community to provide better, joined-up service delivery.

Options

How could the Council ensure that new schools promote opportunities for regeneration?

1. New school developments could be required to physically link in with the surrounding environment.
2. New school developments could be designed to allow for multiple use of the school buildings, particularly outside of school hours.
3. Design could incorporate areas which are able to be used securely and safely by the public without jeopardising the safety of students and teachers. Design could take into account separate entrances, varying degrees of access, lighting, landscaping and internal movement.
4. New facilities and services provided outside of schools could connect with local schools to identify opportunities for co-location and shared services.

Redundant Education Sites

Emerging Core Strategy Policy - CS5 (E)

As the main educational provider, the Council will ensure that all young people in the borough have access to high quality educational facilities by:

Ensuring that proposals for the redevelopment of redundant educational sites support the creation of sustainable, linked communities.

Issue

6.6 In some cases in the Borough, existing sites for schools are no longer fit for purpose. As such, some of these schools will become redundant as other sites are developed. There is a need for development on these sites to reflect the needs and requirements of the local community, and for proposals for new uses to contribute to a sustainable community and the regeneration of the Borough.

Options

How could the Council ensure that the redevelopment of redundant educational sites contribute to sustainable communities?

- Where education sites or premises are no longer required for their existing use, the Council could allocate alternative uses to them, taking into account the nature of the site, the priorities of this plan and the wishes of the local community, as expressed through public consultation.
- Redundant school sites could be first considered for redevelopment as social infrastructure before any other use.

Emerging Core Strategy Policy - CS5 (F)

6.7 All developments must seek to adapt to and prevent further climate change, in line with policy CS4.

7 Maximise Employment Opportunities



Planning Obligations towards employment and training initiatives

Emerging Core Strategy Policy CS6 (A)

Ensuring developments provide financial contributions towards employment and training initiatives where appropriate.

Issue

7.1 Waltham Forest has an under-qualified population with particularly low employment rates amongst those with the least qualifications. The Waltham Forest Strategy for Enterprise, Employment and Skills (2009) has predicted that future employers in the borough and beyond are likely to require higher levels of skills. So for many residents to access the new types of opportunities that will arise, they are likely to require higher levels of skills and knowledge than they currently possess. It is therefore critical that we invest in the training and education of many residents in the borough to enable them to access the job opportunities which are likely to arise in the future.

7.2 The criteria for assessing when financial contributions towards employment and training initiatives will be sought is outlined in chapter 8 of the Council's Supplementary Planning Document on Planning Obligations. This chapter sets out two scenarios where the Council will seek planning obligations from developers:

1. Where land in employment use is to be redeveloped for continuing employment use the Council will, in certain circumstances, seek developer contributions to fund employment and training initiatives. This will be calculated at a rate of £10 per square metre of gross floorspace.
2. When land is in employment use and is proposed to be redeveloped for non-employment uses, the Council may require appropriate financial contributions to fund training and employment initiatives. Developer contributions will be calculated at a rate of £2,500 per employee, based on the average number of employees per area of floorspace for a specific employment use.

Employment Type	Average Floor Space per Employee
B1 Business	15
B2 General Industrial	30.3
B8 Storage and Distribution	34.5

Employment Type Average Floorspace per employee

Source: (London industrial & warehousing land demand, GLA, Aug 2004) & (London Office Policy Review, GLA, Aug 2004).

Options

How should we continue to ensure that developers make appropriate financial contributions towards employment and training initiatives?

1. The Council could continue to use the criteria highlighted in the Planning Obligations Supplementary Planning Document.
2. The Council could seek planning contributions in additional circumstances, for example where there is a shortage of trained local people to fill highly skilled jobs being provided.

Local Labour Agreements

Emerging Core Strategy Policy CS6 (B)

Supporting local labour agreements with developers and employers to provide on-site employment, training and apprenticeship opportunities for local people both during the construction phase and post-construction.

Issue

7.3 Local labour agreements are agreements between the Council and developers which can:

- give local people access to jobs which are created while the new developments are being built; and
- give local people access to jobs which are created once the developments are finished and being used.

7.4 Currently the Council's Planning Obligations Supplementary Planning Document states that developers will be required to work with designated training providers to develop initiatives which will provide education, training and employment advice or programmes. These will be focused on enabling local people to obtain the knowledge, skills, experience, and confidence to gain employment in jobs relating from new developments. However, the Council's Planning Obligations Supplementary Planning Document does not specify the types of development which Local Labour Agreements will be sought.

Options

How should we deliver on-site employment, training and apprenticeship opportunities for local people?

1. The Council could continue with the existing guidance contained in the Council's Planning Obligations Supplementary Planning Document.
2. The Council could pursue section 106 agreements which require developers to sign Local Labour Agreements. Local Labour Agreements stipulate that developers will do their best to take on local apprentices for the building a development or in its long-term use.

Options

When should the Council seek section 106 agreements with developers to provide on-site employment, training and apprenticeship opportunities for local people?

1. On major housing developments comprising 20 dwellings or more and on major commercial office, industrial, retail or leisure schemes, involving 2000 square meters of floor space and above.
2. On major housing developments comprising 40 dwellings or more and on major commercial office, industrial, retail or leisure schemes, involving 4000 square meters of floor space and above.
3. When there is a shortage of trained local people to fill highly skilled jobs being provided.

Jobs Brokerage

Emerging Core Strategy Policy CS6 (C)

Encouraging jobs brokerage initiatives to require developers to work in partnership with local employment and training programmes and delivery agencies in order to maximise opportunities for local people.

Issue

7.5 Currently the Council's Planning Obligations Supplementary Planning Document states that developers will be required to work with designated delivery agencies to ensure that jobs are advertised locally and that centralised exchanges are established which bring together job seekers and employers. However, the Council's Planning Obligations Supplementary Planning Document does not specify the types of development the Council would expect developers to work with jobs brokerage services.

Option

When should the Council expect developers to work with jobs brokerage services?

1. On major housing developments comprising 20 dwellings or more and on major commercial office, industrial, retail or leisure schemes, involving 2000 square meters of floor space and above.

2. On major housing developments comprising 40 dwellings or more and on major commercial office, industrial, retail or leisure schemes, involving 4000 square meters of floor space and above.
3. Continue with the existing guidance contained in the Council's Planning Obligations SPD.

Supporting the City Strategy Pathfinder/Worknet programme

Emerging Core Strategy Policy CS6 (D)

Supporting the City Strategy Pathfinder/Worknet programme to successfully deliver in-to-work, skills and training services to the most vulnerable and deprived sections of the community.

Options

There are no options for this emerging core strategy policy.

This matter is sufficiently covered in the core strategy and no development management policies are necessary.

Promoting local small and medium-sized enterprises (SMEs)

Emerging Core Strategy Policy CS6 (E)

Promoting local small and medium-sized enterprises (SMEs) and supporting local business agreements which benefit local SMEs.

Issue

7.6 As of 2005, the The European Commission adopted a new definition of micro, small and medium-sized enterprises (SMEs). Within these new thresholds micro, small and medium-sized enterprises are categorised as follows:

Medium enterprises are defined as enterprises which employ fewer than 250 people and whose annual turnover does not exceed 43 million Euros and whose annual balance sheet total does not exceed the equivalent of 50 million Euros.

Small enterprises are defined as enterprises which employ fewer than 50 people and whose annual turnover or annual balance sheet total does not exceed the equivalent 10 million Euros.

Micro enterprises are defined as enterprises which employ fewer than 10 people and whose annual turnover or annual balance sheet total does not exceed the equivalent 2 million Euros.

7.7 Small and medium-sized enterprises (SMEs) have a crucial role to play in maximising employment opportunities in the borough. Currently 10,742 companies in the Borough employ between one and ten employees. This accounts for 26,687 employees, which is equivalent to 19.3% of the Borough's workforce⁽¹³⁾.

Options

How should we promote local small and medium sized businesses?

1. Large retail or business developments in the borough could be expected to provide appropriate spaces for small and medium sized enterprises.
2. If large developments are likely to displace or negatively effect local small businesses developers could be expected to fund initiatives designed to sustain small local businesses.
3. Through section 106 agreements, the Council could seek Local Business Agreements which enable local small and medium sized firms such as construction companies to win contracts to work on large development sites.

Educational and Training Facilities

Emerging Core Strategy Policy CS6 (F)

Promoting the delivery of additional educational and training facilities in new and existing developments and encouraging learning providers to re-shape courses to match the forecast needs of business growth sectors in terms of skills and knowledge.

Options

How should we facilitate the delivery of additional educational and training facilities in new and existing developments?

1. The Council could give temporary planning consent for mobile classrooms for education and training purposes in appropriate locations.

13 (Waltham Forest Employment Land Study, URS, 2009)

2. The Council could give planning consent for mobile classrooms or additional permanent buildings in existing schools where an educational need can be demonstrated and where facilities could be used for adult training and education out of school hours.
3. The Council could encourage the use of schools and colleges out of hours to house adult education and training evening classes.
4. The Council could give temporary planning consent for proposals for the re-use of vacant business or retail premises for education and training purposes.

Improving the Accessibility of Jobs

Emerging Core Strategy Policy CS6 (G)

Promoting investment in public transport to improve the accessibility of jobs, particularly in growth areas in the region, for residents in all areas of the borough.

Issue

7.8 To improve access to employment opportunities the Council recognises the need to provide adequate levels of accessibility by public transport and via walking and cycling. Poor transport access can act as a barrier, preventing residents from accessing jobs and benefiting from the economic growth of anticipated in East London.

Options

There are no options for this emerging core strategy policy.

Public transport accessibility is covered sufficiently in policy CS4. No additional development management options are required in this section. The development management policies relating to sustainable transport will take account of the need to enhance the accessibility of jobs.

Improving levels of internet accessibility

Emerging Core Strategy Policy CS6 (H)

Improving levels of internet accessibility within the borough, particularly for unemployed and disadvantaged people.

Issue

7.9 Internet cafes are classified as A1 retail uses under the amended Town and Country Planning (Use Classes) Order 1987. This means that internet cafes are considered appropriate uses on primary and secondary shopping frontages in major, district and neighbourhood centres and on local parades. This should ensure that internet cafes are accessible to as wide a range of the local population as possible.

There are no options for this emerging core strategy policy.

This matter is sufficiently covered in the core strategy and by the amended use classes order and no development management policies are necessary.

Enhance the role of voluntary, community, cultural and faith organisations**Emerging Core Strategy Policy CS6 (I)**

Providing sufficient community facilities in order to enhance the role that voluntary, community, cultural and faith organisations perform in motivating unemployed people, particularly in low employment localities and hard-to-reach populations, by providing work placements and volunteering opportunities.

Options

There are no options for this emerging core strategy policy.

The provision of community facilities is covered sufficiently in policy CS3. No additional development management options are required in this section. The development management policies relating to community facilities will take account of the role that voluntary, community, cultural and faith organisations perform in motivating unemployed people.

8 Ensure Residents are Fit and Healthy



Existing Designated Open Spaces

Emerging Core Strategy Policy - CS7 (A)

The Council will use spatial planning to improve the health and well-being of Waltham Forest residents by:

Protecting the existing open spaces such as Green Belt areas, Metropolitan Open Land, playing pitches and parks. Development on open spaces will only be allowed in exceptional circumstances and where it can be proven that the proposed development will provide essential social infrastructure or significant community benefits that could not otherwise be achieved.

Issue

8.1 The term Open Space encompasses Metropolitan Open Land, Metropolitan Green Belt, public parks, playing fields, allotments, natural grasslands, woodland, river corridors and other urban spaces which meet recreational and non-recreational needs within the Borough.

8.2 Waltham Forest is distinctive in that it is bounded by the large and regionally significant green spaces of Epping Forest to the north east and the Lee Valley to the west and south west. These spaces provide significant opportunities for residents and visitors to Waltham Forest to access unique recreation and natural open spaces.

8.3 Some parts of the Borough, particularly in the south and east, are beyond easy walking distance of a park or other public open space. Therefore it is particularly important to retain open spaces in the parts of the Borough which are deficient in open space provision. However, in some parts of the Borough, there exists underutilised open spaces. In this case, the Council generally protects open spaces, with development only allowed in circumstances where it can be proven that new development provides increased community benefit, with optimally, no net loss of such spaces.

Options

How should the Council seek to protect existing designated open spaces in the Borough?

1. The Council could ensure that development generally preserve and enhance the character and amenity of open spaces including Metropolitan Green Belt, Metropolitan Open land (including the Epping Forest and Lee Valley), Green Corridors, designated parks, Green Corridors, allotments and playing fields.
2. The Council could ensure that development may be allowed in open spaces in the following exceptional circumstances:
 - (a) Where it can be proven that the new development provides exceptional levels of community or social benefit
 - (b) Development increases the existing limited quality or access to valuable open spaces
 - (c) There is no net loss of open space
 - (d) Development provides an exceptionally beneficial use for an existing underused site.
3. The Council could ensure that buildings and structures erected on land within the Metropolitan Green Belt and Metropolitan Open land which includes the Epping Forest and Lee Valley should be designed, located and screened so as to be unobtrusive and not detract from the open natural or landscaped character of these areas.
4. The Council could ensure that development be in accordance with policy CS4 in relation to protection of biodiversity.

New Open Spaces

Emerging Core Strategy Policy - CS7 (B)

The Council will use spatial planning to improve the health and well-being of Waltham Forest residents by:

Wherever possible providing new open spaces or play spaces in the form of parks or within new developments, especially in areas of open space deficiency.

Issue

8.4 Opportunities to provide new parks and open spaces which are safe and secure are inevitably limited in a borough such as Waltham Forest, where the pattern of land use is well established. Opportunities which do arise are most likely to be for small local parks and play areas. However, the Council will seek to provide new public open spaces whenever possible, with priority given to parts of the borough which are deficient in open space. Sometimes new open spaces can also be secured when major new residential developments take place. In smaller schemes this could take the form of a small public garden whereas larger developments could provide landscaped open spaces.

Options

How should the Council seek to deliver, where possible, new open spaces?

1. The Council could seek to provide easily accessible, safe, and stimulating play areas for all the borough's children, especially those under seven and where possible children with disabilities.
2. The Council could seek to improve the distribution of the borough's parks and open space provision by:
 - (a) Providing new parks and open spaces wherever opportunities arise, particularly in areas of open space deficiency;
 - (b) Seeking, where appropriate, the provision of suitable open spaces in proposals for major new residential developments.
3. The Council could ensure that open spaces and private landscaped open space be provided in all new development and reflect the following criteria:
 - (a) open space including, where required, private open space, should be provided on the site of a development to at least the extent of the size of the development for siting, amenity and screening purposes;
 - (b) where the existing amount of open space provided is less than the amount required for the extent of the size of the development, development should not further reduce this amount;

(c) where open space cannot be provided, the provision of landscaped pedestrian spaces, planter boxes and in-ground planting is required;

(d) where it is not practical to provide private landscaped open space at ground level (eg such as upper level dwellings or apartments), open space may include balconies, roof top gardens or decks provided that the amenity and visual privacy of adjacent properties is protected.

Quality of Open Spaces

Emerging Core Strategy Policy - CS7 (C)

The Council will use spatial planning to improve the health and well-being of Waltham Forest residents by:

Improving the quality of open spaces where possible.

Issue

8.5 In the provision of open spaces in the Borough, quality is a major consideration for users. Public open space needs to meet local needs and expectations if they are to be successful and well used. The Council's Open Space Strategy 2010 - 2020 was recently completed and assessed the quality of all the open spaces in the Borough, using the Green Flag assessment methodology to score of between 12 and 47. Consultation on this document showed that although a majority of residents felt that the quality of open space was improving, there remain substantial proportions who do not agree. Residents who live in Larkswood, Hale End & Highams Park, Valley and Hatch Lane Wards expressed particular issues around open space quality.

8.6 While it is desirable to improve quality levels across all public open spaces it is highly unlikely that available resources would allow all of these to meet the premium quality standard set via the Green Flag award. However, the Council currently manages six of its sites as Premier Parks and it is felt that, as a priority, the Council should aim to achieve a Green Flag award for each of these while not diverting resources from the remainder of the Council's open spaces. It should be noted that the quality audit was undertaken in summer 2008, since then improvements have taken place to Low Hall Conservation Area and Thomas Gamuel Park.

Options

How should the Council seek to improve, where possible, open spaces :

1. The Council could ensure that where existing open space provided is less than adequate in quality, developments could seek to restore and improve open spaces to a satisfactory standard for use by people within the development.
2. The Council could ensure that Developer Contributions are sought for improvements to local premier parks, and then any other open spaces that require quality upgrades.

Leisure Centres

Emerging Core Strategy Policy - CS7 - (D)

The Council will use spatial planning to improve the health and well-being of Waltham Forest residents by:

Increasing access to opportunities for formal physical activity through development of better quality Leisure Centres.

Issue

8.7 The health of the Borough's residents is in many cases poor compared to other parts of London. One reason for this is that many people within the Borough have lifestyles which are conducive to ill-health and obesity, one reason being a lack of exercise. Fewer people in Waltham Forest take regular exercise than in the country as a whole. Research in 2005 showed that only 25% of adults in the borough take 30 minutes moderate exercise 5 times a week. The national figure was 32%. This may be due to the fact that satisfaction with sport and leisure services in 2003-04 was 48% which was lower than the national target of 65%. There is recognition that an important part of the prevention of ill-health is through the promotion of exercise. There is a need to provide greater opportunities for people to engage in formal exercise.

8.8 The approach is to encourage and support people to take up sport and physical exercise, and to provide incentives and motivation for those who are active, to remain active and develop their skills. Above all there is an aim to reduce the barriers to participation and to make sport and other forms of physical activity fun and enjoyable. In relation to built leisure facilities, wherever possible, there is a need to provide a wide range and choice of activities in single multi-functional centres, such as through extended schools and leisure centres.

Options

How should the Council promote access to formal physical activity opportunities?

1. The Council could support the development of new leisure facilities.
2. The Council could ensure that development contributes to a range of recreation and leisure areas such as leisure centres where new development causes an increase in demand.
3. The Council could ensure that new major development includes on-site leisure and exercise facilities.
4. The Council could ensure that facilities be located in multi-purpose buildings in accessible locations.

High Quality Public Realm for Incidental Exercise

Emerging Core Strategy Policy - CS7 (E)

The Council will use spatial planning to improve the health and well-being of Waltham Forest residents by:

Promoting everyday exercise by designing better quality public realm which is conducive to higher levels of incidental exercise from walking and cycling.

Issue

8.9 The built environment impacts upon opportunities to engage in physical activity, and as such, good design is key to ensuring that people have opportunities for physical activity. Design of public realm and movement networks should consider the need for safe, permeable and pedestrian friendly spaces which promote active transport such as walking and cycling. By designing the built environment carefully, it can be conducive to high levels of activity. As such, design of the public realm should allow residents to operate in an environment that contributes to greater levels of incidental exercise such as walking and cycling.

Options

How should the Council promote activities for exercise through the public realm?

1. New developments could provide and maintain pedestrian shelter, high quality lighting, access and through-site links to promote better movement.

2. New development could be appropriately designed and detailed to enhance the pedestrian environment, have regard to the mobility needs of people with disabilities, and be safe, suitable and accessible.
3. Development could facilitate and encourage the use of bicycles and walking as a means of travel to and from the place of work or study.
4. Commercial and institutional development could provide on-site shower and changing facilities to promote walking and cycling.
5. Development could support a shift toward active and sustainable transport modes (ie public transport, cycling and walking).
6. New developments could consider design solutions which increase safety, as outlined in the Council's Urban Design Supplementary Planning Document.

Pollution

Emerging Core Strategy Policy - CS7 (F)

The Council will use spatial planning to improve the health and well-being of Waltham Forest residents by:

Protecting people and the environment from unsafe, unhealthy and polluting activities

Issue

8.10 Pollution takes many forms including noise (and vibration), light, smell as well as land, water and air based. Pollution can be discouraged by ensuring polluting activities are not located in proximity to sensitive land uses i.e. housing. Conversely new developments consisting of sensitive land uses such as childcare centres/ housing, should be positioned in very low risk areas of potential contamination. It is suggested that the precautionary principle should be used, due to the fact that contaminants can affect nearby land from contamination that may have occurred from former land uses.

Options

How should the Council ensure that residents are not exposed to pollutants?

1. Development should not result in noise emissions which adversely affect the amenity of neighbouring premises or other Metropolitan Green Belt and Metropolitan Open Land users, or the emission of atmospheric or liquid pollutants.
2. Development should not introduce, expand or intensify any activity which may detrimentally affect the amenity of premises within any adjacent area or adjoining borough.
3. Development should not result in emission of atmospheric, liquid or other pollutants, or cause unacceptable levels of smell and odour which would detrimentally affect the amenity of adjacent properties or its locality.
4. Land uses such as restaurants, shops, cafes, industrial locations or other uses that generate smell and odour should:
 - (a) ensure extraction flues, ventilation and plant equipment are located in appropriate locations that will not detrimentally affect the amenity of adjacent occupiers in terms of noise, odours and the appearance of the equipment;
 - (b) ensure ventilation and extraction equipment and ducting have the capacity to clean and filter the air before being released into the atmosphere; and
 - (c) ensure the size of the ventilation and extraction equipment is suitable and has the capacity to adequately cater for the demand generated by the potential number of patrons
5. Development could incorporate features such as noise attenuation measures and separation of pedestrian and vehicular movements to ensure the effects from surrounding activities, including noise, air pollution, vibration and vehicle movements do not result in a poor or unacceptable living environment.
6. Development of stormwater management systems could be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.
7. Where there is evidence, or reasonable suspicion, that land, buildings and/or water have been contaminated, development should only occur where it is demonstrated that the land, buildings and/or water can be made suitable for its intended use prior to commencement of that use.

Healthy Foods

Emerging Core Strategy Policy CS7 (G)

The Council will use spatial planning to improve the health and well-being of Waltham Forest residents by influencing the wider determinants of health and improving access to facilities which can improve health by:

Promoting increased access to affordable nutritious food and education by encouraging people to grow their own food and limiting the proliferation of unhealthy foods outlets such as Hot Food Takeaway shops.

Issue

8.11 Access to healthy foods is a key issue to consider in the development of healthy lifestyles, and although it is not generally a spatial planning matter, factors such as land allocated to community gardens and access to healthy foods in restaurants and cafés can be related to planning. The Council supports the development of education regarding nutrition, and supports policies which seeks to reduce unhealthy foods in the borough.

Options

How should the Council promote nutrition and health foods in the Borough?

1. Development for hot food takeaway uses should not result in a proliferation of such uses and not be at variance with the Waltham Forest Hot Food Takeaway Shops SPD.
2. The Council could continue to support the standard rate of provision of allotments, being 0.2 hectares per 1000 population.

Clinical Services

Emerging Core Strategy Policy - CS7 (H)

The Council will use spatial planning to improve the health and well-being of Waltham Forest residents by influencing the wider determinants of health and improving access to facilities which can improve health by:

Ensuring appropriate and equitable access to clinical health services across the borough.

Issue

8.12 Quality health care, with an emphasis on prevention rather than cure, is integral to ensuring healthy lifestyles. Medical and technological innovations, and the demands of an IT-led society require a more integrated health service as a means of meeting the evolving needs of the Borough's population.

How can the Council contribute to healthy lifestyles?

1. The Council could welcome proposals for doctors' surgeries and other associated primary health care services.
2. The Council could work with health providers to deliver quality services in line with the evolving needs of the Borough's residents.
3. Where new development generates demand, development could contribute to the expansion of the total range of health services presently available to the community and preferably be located in areas with suitable healthcare provision to meet the needs of the impacts generated by the development.
4. When the need for new or improved health care services is established the Council could assist the health authority in identifying suitable sites.
5. Where sites are identified by the health authorities/trusts as surplus to their requirements, the Council could assist in the identification of suitable alternative uses according to the land use priorities and environmental standards of this plan.

9 Vibrant Town Centres



New retail, office and leisure developments

Emerging Core Strategy Policy CS8 (A)

Ensuring that new proposals for town centre uses including retail, leisure, office, entertainment, hotel, cultural and service uses are directed to the designated centres through the 'sequential test', whilst also ensuring that the scale of development proposed in a centre is appropriate to the role and character of the centre and its catchment.

Issue

9.1 The Government has a strong policy approach to protect the vitality of town centres and to reduce the need to travel by stating that proposals for main town centre uses retail should be located where possible in existing centres, with decreasing priority for edge of centre and out of town locations. Walthamstow is designated as the major centre. Accordingly, it is expected that large scale developments which serve a significant part of the borough, if not all, of the borough will be concentrated within this centre. Other centres – including North & South Chingford, Bakers Arms, Highams Park, Wood Street, Leyton and Leytonstone will also need to have an appropriate scale of development. Similarly, it is necessary to ensure that the designated neighbourhood centres (including Sewardstone Road, Chingford Hatch,

Chingford Mount Road, Forest Road, Markhouse Corner, Francis Road, Thatched House and Blackhorse Road) attract the most appropriate scale of development with regard their role and character.

Options

How should we manage new proposals for main town centres uses - including retail, leisure, office, entertainment and hotels?

1. Apply strict tests to ensure that development proposals are of a scale appropriate to the centre in which the proposal is to be located. E.g. Large scale retail proposals (over 5000 sq m gross) should be located in Walthamstow. Smaller centres should have appropriately sized developments.
2. Do not specify size thresholds, but generally seek to encourage new town centre uses where opportunities exist.
3. Ensure that new proposals for retail, office, hotel and leisure uses (no matter the size/scale) are concentrated within existing/designated centres and local retail parades and no where else.
4. Retail warehousing sites/parks should be used for bulky goods retailing activities only.

Walthamstow Town Centre

Emerging Core Strategy Policy CS8 (B)

Promoting the dominant position of Walthamstow Town Centre as a key growth centre, particularly for higher order comparison shopping and other commercial uses. In addition, the development of complementary activities including housing, entertainment, cultural and leisure facilities will be encouraged in this centre.

Issue

9.2 Walthamstow is the primary retail centre in the borough. It is designated as a major centre. For many years it has been the focus for shopping and other main town centre uses. It is therefore at the top of the hierarchy within the borough. The Core Strategy proposes, in line with the London Plan, that this dominant position be protected and improved in terms of shopping, particularly higher order comparison goods. In addition to retail, new development including housing, office and other commercial, cultural, health, leisure and community facilities will be encouraged in this centre.

Options

How should we protect the dominant position of Walthamstow Town Centre?

1. Apply a sequential test to encourage the location of new retail, office and entertainment uses in Walthamstow town centre before other centres/locations are considered.
2. Maximise redevelopment opportunity in Walthamstow Town Centre through the preparation of the proposed Area Action Plan.

Managing changes of use

Emerging Core Strategy Policy - CS8 (C) & CS8 (D)

Creating a sustainable pattern/distribution of town centre uses in Waltham Forest by consolidating retail activities within compact retail core areas of the designated centres and local retail parades,

Resisting proposals likely to have a harmful impact on the vitality and viability of the designated centres/parades.

Issue

9.3 The Council considers that careful management of changes of use will be required to ensure the creation of a sustainable pattern/distribution of town centres uses in the borough. Whilst there has been a proliferation of commercial activities in several parts of the borough, there are also pressures from non-retail uses seeking to occupy main shopping parades. However the uncontrolled loss of shops particularly in main shopping streets could diminish the attractiveness of shopping centres. In all centres an appropriate mix/pattern of uses will be required. If many non retail uses such as restaurants, takeaways, estate agents, betting shops etc are allowed to proliferate/locate in main shopping frontages, the essential retailing function of a shopping centre will become diluted with far reaching implications on vitality and viability.

Options

How should we manage/protect particular uses and activities?

1. Encourage a limited range of non retail uses – only those that are directly related to a shopping trip within the main frontages of town centres.
2. Limit the number of non retail uses in shopping frontages
3. Control the number of hot food takeaway shops likely to set up in the borough - by limiting their concentration, clustering and proximity to particular activity places such as schools and parks.

4. Control the number of betting offices in the borough generally - particularly where their concentration is likely to change the character of a neighbourhood and encourage significant increase in gambling.
5. Control the number of estate agents in town centres.
6. Apply thresholds limits above which no new non-retail uses will be allowed in the main frontages - e.g. the proportion of non retail uses within a relevant frontage should not exceed 30%.
7. Apply a requirement that there should be no grouping of three or more none retail uses within a shopping frontage.
8. Encourage local distinctiveness between centres by applying different rules in different centres - e.g. in Leytonstone centre the proportion of non retail uses permitted within shopping frontages should be kept low (less than 20%).
9. Estate agents/Betting shops should not be permitted in main shopping frontages.
10. Review existing designated primary/secondary frontages in town centres.
11. Protect small shops - particularly where the loss would reduce residents' access to shops within a reasonable walking distance.
12. Allow the loss of shops only in exceptional circumstances - e.g where there has been a long period of vacancy with evidence of unsuccessful attempts to market the shop unit for another retail use.
13. Encourage the development/operation of outdoor markets only in town centres.

Role of individual town centres

Emerging Core Strategy Policy CS8 (E)

Creating distinctive town centres by encouraging differentiation and specialisation between centres with regard their 'offer' and place setting.

Issue

9.4 Distinctive town centres could be created in different ways - through design intervention, such as public art, use of lighting, public realm improvements, materials etc or through the careful mix of uses etc, To ensure that centres do not necessarily compete with each other, it will be necessary to find the right mix of uses and activities.

Options

How could we make our town centres distinctive in terms of their role and function?

1. Specify a role for individual centres e.g. centres in which particular types of evening economy uses, markets or particular specialist activities could be encouraged - in which centres?
2. Work with town centre interest groups, residents etc to prepare Town Centre Strategies for individual centres.
3. Encourage the development of local niche markets in particular centres - in which centres?

Night time economy uses

Emerging Core Strategy Policy CS8 (F)

Encouraging the development of appropriate clusters of complementary evening and night time economy uses in town centres.

Issue

9.5 The evening and night economy refers to bars and pubs (A4 uses), night clubs and casinos (sui-generis uses), restaurants and cafes (A3 uses) and take-aways (A5 uses) that are open outside normal shopping hours, in some cases up to 24 hours a day. It also includes theatres (sui generis), cinemas, concert halls and live music venues (D2 uses), and arts and cultural venues (D1 uses) that are open in the evening. It is a particular facet of the economy which poses both major opportunities and challenges. It generates jobs and has the potential to add vitality to the city and make it safer by increasing activity, patterns of movement and opportunities for natural surveillance. However, it can also be associated with noise, crime, anti-social behaviour and community safety problems, particularly in the case of nightclubs, large drinking establishments and late-night take-aways.

Options

How best should we control night time economy uses including bars and pubs (A4 uses), night clubs and casinos (sui-generis uses), restaurants and cafes (A3 uses) and take-aways (A5 uses)?

1. Establish cultural quarters in town centres where arts, culture and entertainment, food and drink uses etc could be encouraged and managed.
2. Apply threshold limits to manage the concentration/clustering of food and drink uses in the borough generally. For example, no more than 5% of units in any parade should be in Class A5 (Hot Food Takeaway) use.

3. Do not permit additional uses where there is already a concentration/clustering of evening/night time economy uses.
4. Maintain a careful balance in provision - unless adverse amenity implications are presented.
5. Encourage the dispersal of evening/night-time uses in town centres and within the borough generally.

Housing in town centres

Emerging Core Strategy Policy CS8 (G), (H) & (I)

Encouraging housing in and around town centres as part of mixed use developments;

Promoting the rejuvenation of town centres areas through the redevelopment of under used sites and premises;

Issue

9.6 Housing in town centres - and near town centres makes urban areas more vital and lived in. It regenerates them. It reduces the need for people to make long journeys to reach jobs, facilities, entertainment and shops. We need to make the best use of land in town centres for new development - particularly for housing; to encourage mixed use developments, to encourage flats over shops, to promote the conversion of redundant office space into housing. We also need to do more to recycle vacant or derelict land, especially that which lies on the edge of town centres. In some case, housing may be the best alternative use.

Options

How should we encourage housing in town centres?

1. Positively encourage the conversion of upper floor vacant/commercial uses to residential use.
2. Encourage higher density housing in town centres - taller buildings where appropriate.
3. Redevelop vacant/underused sites in town centres for mixed use development including housing.
4. Encourage more flats (one or two bedrooms) rather than family housing (three or more bedrooms) in town centres.
5. Encourage more family housing (three or more bedrooms) in town centres.
6. Ensure an appropriate mix of housing in town centres.

Operation of Business Improvement Districts

Emerging Core Strategy Policy CS8 (I)

Supporting the establishment and operation of Business Improvement Districts where appropriate to create an improved environment for business and secure improvements in town centre performance.

Issue

9.7 A Business Improvement District (BID) is a precisely defined geographical area within which businesses have voted to invest collectively in local improvements to enhance their trading environment. BIDs do not affect the level or quality of service provided by the local authority to the area. A BID is initiated, financed and led by the commercial sector, providing additional or improved services as identified and requested by local businesses, to the baseline services provided by the local authority in that area. The formation of a BID is premised upon the understanding that place-based problems and issues demand place-based responses. In some situations, it may be necessary to apply policy flexibly to support the successful implementation of particular projects - for example in coordinating business crime initiatives, managing the street scene, coordinating environmental improvements, marketing and promotion, business development, the operation of markets etc.

Options

How should planning policy support the operation of Business Improvement Districts (BIDs) in town centre areas?

1. Apply planning policy flexibly, where justified, to support the operation of Business Improvement Districts.
2. No exceptional policy provisions should be made to support the operation of Business Improvement Districts.

10 Transform Design and Quality of Public Space



Local Distinctiveness

Emerging Core Strategy Policy CS9 (A)

Give strong recognition to local distinctiveness and spatial context within the borough's neighbourhoods of Chingford, Walthamstow, Leyton and Leytonstone and the unique characteristics they present as defined by the combination of common elements such as block structure, urban grain, building typology, street pattern and public realm, building density/height, richness, private and public space and the presence of street trees.

Issue

10.1 Local distinctiveness encompasses the unique physical, social and economic characteristics of Waltham Forest and what makes it special. Local distinctiveness is the interrelationship between the borough's buildings, landscape, topography, public realm, archaeology, wildlife, history and traditions – everything which makes Waltham Forest unique.

10.2 The Council is committed to promoting high standards of urban design in all new development and in particular raising the benchmark quality of design in areas degraded by successive insensitive development. Achieving local distinctiveness

encompasses a range of elements that go beyond purely aesthetics and architectural style. Against this background, a key challenge for future development is to seek to interpret local character and richness of design in a modern way, whilst responding to context.

10.3 Local distinctiveness does require a full understanding and analysis of context and evidence that new development has been considered in relation to neighbouring buildings and the local area more generally. Responding to context helps to reinforce neighbourhoods and this is an important element in creating an attractive built environment within which people want to live.

Options

How should we manage changes to the built environment to create new areas of local distinctiveness or reinforce existing areas?

1. Reinforce local distinctiveness by encouraging a high quality of design in all developments that respond to and enhance local character in relation to their contribution to the following elements; context and relationship to wider setting, respect to existing street pattern and urban grain, impact on views, scale and massing, building composition and detailing, materials and architectural quality, public realm, trees and landscape.
2. Design should be specific to the site and locality, exploiting existing buildings, landscape and topography, and avoid “standard” solutions to site development.
3. Where there is a unifying character (e.g made up of common design elements) apply a design approach that seeks to reflect the prevailing scale, proportion and detailing of buildings.
4. In mixed areas (with more variety, no dominant character overall) encourage a more flexible design approach that encourages high quality innovative design whilst responding to existing key components of harmony such building line, widths, scale and massing etc.
5. In fragmented areas (with notable loss of original features with no overall unifying character etc), raise the benchmark quality of design through encouraging innovation and high quality contemporary design and, where appropriate, providing more specific development guidelines (design briefs for sites/areas).
6. Ensure that new development proposals seek to contribute to, maintain, repair or establish a grid based perimeter block structure unless clear character reasons suggest otherwise.
7. Ensure that the scale of new development has regard for how its site or unit fits into the overall composition of the neighbourhood, block and street.
8. Private outdoor space associated with each residential unit should be considered a characteristic of the borough and should therefore be provided wherever appropriate.
9. Give strong encouragement to high density development on a site without resorting to excessive storey numbers or small units should be strongly encouraged.

10. Developments should clearly articulate the entrances and front boundaries of each property to provide clarity of ownership and support the streetscape and form.
11. The provision of utility infrastructure (including waste bins and telecommunications) should be carefully considered in the design process to avoid clutter in the streetscape.
12. As a core part of the borough's character, street trees should be considered an essential element of the public realm associated with development.
13. Developments should support objectives to provide a network of high quality green space throughout the whole borough and a good level of access to spaces. The role of private gardens in supporting a green streetscape should be recognised.
14. Only permit tall buildings on higher ground if it can be demonstrated that they will play a coherent role as landmarks.
15. Encourage taller buildings in appropriate locations where they can be shown to be of a high standard of design and contribute to good place-making.
16. New development should generally reflect the predominant two-storey character of the borough, unless clear and demonstrable design reasons suggest otherwise.
17. Higher storey heights (generally above two storeys) should be encouraged where appropriate, particularly, along key routes and in central locations and also where the scale of the space is appropriate to accommodate additional height.
18. Create new unique and well designed character areas - 'the conservation areas of tomorrow'.

Design-led approach

Emerging Core Strategy Policy CS9 (B)

Create new distinctive and legible areas/spaces based on a design-led approach to redevelopment particularly in the identified regeneration/growth areas.

Issue

10.4 The emerging Core Strategy seeks to encourage the physical and economic regeneration of the borough by focusing on the key regeneration areas including Blackhorse Lane, Walthamstow Town Centre, Wood Street and Northern Olympic Fringe areas. Detailed policies for these areas will be covered in proposed Area Action Plans. Outside of these areas, it is expected that new development proposals would also provide 'added value' by also contributing positively to the overall physical appearance and quality of the borough. Improvements to public spaces and areas will be most important.

Options

How should we apply the design-led approach in the borough?

1. Ensure development follows the design principles set out in the Council's supplementary planning guidance on urban design.
2. Provide clear design frameworks, including design codes, as part of the detailed plans to be prepared for particular areas - for example, in Area Action Plans and other future master plans.
3. Raise the benchmark quality of design in town centres and the regeneration areas through specific area-based design solutions (detailed design briefs).
4. Prepare design and development briefs for major sites setting out the key design principles to be followed when bringing forward proposals.
5. Allow developer-led proposals and only seek design-led improvements - where opportunities arise.
6. Identify and designate areas where the provision of public spaces, public realm improvements, landmarks and public art will specifically be encouraged.
7. Ensure that new development provides clear, legible layouts and integration with existing and well-used routes, and reinforces links to nearby landmarks, focal points or other important areas.
8. Ensure development addresses broad issues of community safety in providing active building frontages, natural surveillance, appropriate lighting, clear entrances and routes and encouragement of mixed use where appropriate.
9. Ensure that new development proposals incorporate public art in the design of buildings or in the spaces around buildings.

Design Principles

Emerging Core Strategy Policy CS9 (C) & (D)

(C) Create places of high architectural and urban design quality that are well used and valued and founded on a careful analysis and understanding of local distinctive characteristics as applicable to individual sites and the surroundings.

(D) Ensure compliance with good urban design principles including layout, connectivity, legibility, form, scale, massing, materials, detailing, sustainable construction and climate change implications generally.

Issue

10.5 Good urban design and architecture can provide the means by which we can create good places for everyone to enjoy, feel safe and comfortable in. Good urban design is created through, among other things, an understanding of place and context,

access and connections, layout, scale, spatial relationships, choice of materials, detailing and careful execution. Good architecture also has a central role in determining the quality of the built environment and our local distinctiveness.

Options

Which of the following policy statements would you like to be included in the Development Management Policies DPD?

1. Ensure development follows the design principles set out in the Council's supplementary planning guidance on urban design.
2. New development should be compatible with or improve their surrounding in terms of layout, site coverage, architectural style, scale, bulk, height, materials, landscaping, etc.
3. Proposals should not harm the local environment or amenity of neighbouring occupiers.
4. Provision for efficient storage, collection and disposal, including domestic recycling, of refuse should be made in all developments.
5. Ensure a comprehensive, multi-disciplinary approach to good place-making, involving all the relevant professional disciplines across the Council, including planning, public realm, housing, greenspace and property etc.
6. Encourage the optimal level of density for all residential development proposals appropriate to location, public transport accessibility and social infrastructure.
7. Develop density standards applicable for parts/areas of the borough.
8. High density developments should only be acceptable where high quality design and appropriate internal living spaces can be provided.
9. Rather than encouraging tall buildings, encourage more compact forms such the existing Victorian terrace.
10. Higher density developments should be encouraged at existing transport nodes with high accessibility ratings.
11. Protect strategic views such as from Pole Hill and other views.
12. Street trees should be retained and enhanced wherever possible.
13. Tree planting should be a policy requirement for all new development proposals, where appropriate.
14. Require the provision of public spaces in all new developments, where appropriate.
15. Set clear and specific standards for encouraging high architectural quality - through supplementary planning documents, site development briefs etc.
16. Include criteria based policies or design codes applicable to sites or areas to guide the development proposals.
17. Encourage creative, high quality architecture as a key design principle.
18. Proposals should seek to repeat/reflect previous versions of historical styles.
19. Ensure all new development achieves the highest standards of energy efficiency, including the incorporation of appropriate environmental measures to combat climate change.

Design Standards

Emerging Core Strategy Policy CS9 (E)

Apply good practice design standards - in particular CABE/HBF Building for Life Criteria

Issue

10.6 Government guidance encourages local planning authorities to put good planning, local character and high quality design at the heart of development. Accordingly, all new public and private development will need to be built to the highest design standards. To ensure that the quality of design does not slip, the Council considers that it is necessary to establish an integrated set of design quality standards for homes and neighbourhoods. The Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation have identified a set of standards (20 Building for Life Criteria) which embody their vision of functional, attractive and sustainable housing. New housing developments are scored against the criteria to assess the quality of their design.

Options

In assessing new development proposals, the Council intends to apply the CABE/HBF Building for Life Criteria. Do you agree?

1. Apply the CABE/HBF Building for Life Criteria to all new housing proposals submitted for planning permission.
2. Require Building for Life Assessments to be undertaken - for only large schemes (10 or more units).
3. Design statements submitted with planning applications should incorporate a building for life assessment.
4. Do not apply the CABE/HBF Building for Life Criteria.
5. Ensure a high quality of design and access statement is submitted with all relevant applications, in accordance with the criteria set out by the Council.

Creating an inclusive environment

Emerging Core Strategy Policy CS9 (F)

Incorporate high quality inclusive measures to create an attractive, safe, healthy, accessible and sustainable environment throughout Waltham Forest.

Issue

10.7 Very often, access design details have been included as an after thought and not integrated into the overall design concept and remain “special provision” for disabled people rather than integrating these. We need to ensure that the built environment, public spaces; pedestrian and transport linkages are designed to be inclusive. This means everyone’s needs are considered at the beginning of the design process and the principles of inclusive design are applied.

Options

How should we encourage inclusive design?

1. Continue with existing UDP policy seeking 'access for all' provision in all new developments (including alterations, extensions and changes of use).
2. Apply best practice standards where reasonable/practicable - Require that where reasonable and practicable all developments should be designed to meet the highest best practice standards for access and inclusion so that all people can use them regardless of race, gender, disability, sexual orientation, age or religion and or belief.
3. All developments should be required to meet the highest best practice standards for access and inclusion so that all people can use them regardless of race, gender, disability, sexual orientation, age or religion and or belief.
4. Ensure all homes are built to “Lifetime Homes” standards to meet changing demographic and lifestyle patterns.
5. Provide stronger guidance on access and inclusive design through the preparation of supplementary planning guidance, formally adopted by the Council.

Protection of the built heritage

Emerging Core Strategy Policy CS9 (G)

Safeguard designated areas of historic importance such as conservation areas and archaeological priority zones and protect buildings and spaces of historic value including listed buildings and parks and gardens of historic interest.

Issue

10.8 We need to conserve, and wherever possible improve those buildings and areas which are of special value. This value might be for historic or architectural reasons, or because they have a particular character which is worth preserving. In previous plan documents, the Council has designated Conservation Areas - where planning policy has been applied to enhance their character or appearance. Similarly, we need to encourage the conservation, protection and enhancement of our archaeological heritage. Historic Parks and Gardens constitute an important part of our heritage. Whilst Waltham Forest has no entries on the English Heritage Register, it nevertheless contains several parks and gardens of Local Historic Interest.

Options

How should we protect our built heritage assets - conservation areas and archaeological priority zones?

1. Refuse permission for any development in the designated areas - where the proposal does not preserve or enhance the character or appearance of the area.
2. Refuse permission for the demolition of any building in a conservation area where it is clear that this would have an adverse effect on the character or appearance of the area.
3. Allow consent for demolition only where demolition is to be followed by redevelopment and acceptable plans for redevelopment have been agreed by the Council.
4. Resist the loss of any tree which contributes to the character of the conservation area.
5. Designate where appropriate, areas where special control for advertisements will apply.
6. Resist proposals for the demolition of any building which is on the statutory list of buildings of special architectural and/or historic interest.
7. Refuse planning permission for alterations or extensions that would be detrimental to the fabric, appearance, historic interest or setting of buildings of special architectural and/or historic interest.
8. Only encourage proposals which seek the rehabilitation, maintenance and repair of buildings of special architectural and/or historic interest.
9. Only encourage sympathetic alterations or extensions to a listed building which respects the period and style of the original building.
10. Retain buildings included on the local list of buildings of architectural/historic interest and encourage their sympathetic maintenance and enhancement.

11. Provide stronger design guidance for buildings on the local list through the preparation of supplementary planning guidance, formally adopted by the Council.
12. Encourage the retention and/or re-use of buildings and/or features of merit as part of development proposals.
13. Designate other buildings of importance to the character of local areas e.g. Buildings of Importance to the Character of Walthamstow Town Centre (UDP 2006)
14. Retain the current UDP designation of Archaeological Priority Zones to ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough.
15. Consider other areas of the borough for special protection where they can be felt to be of significant historic or architectural interest.

11 Improving Community Safety



11.1 Section 17 of the Crime and Disorder Act 1998 places a duty on local authorities to do all they can to reasonably prevent crime and disorder in their area. Planning Policy Statement One: Delivering Sustainable Development also requires local authorities to promote 'safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion'.

11.2 Crime, fear of crime and anti-social behaviour are major concerns for local residents in Waltham Forest. Improving community safety and reducing anti-social behaviour is a key aim of the Council's Sustainable Community Strategy. Tackling crime and the perception of crime is vital for economic regeneration and to make the Borough a more attractive place for people to come to live, work and visit.

11.3 The planning and design of the urban environment can help to reduce the levels of crime and anti-social behaviour in an area in a number of ways. In 2004 the government produced guidance designed to assist developers and local planning authorities (ODPM, 2004, Safer Places: The Planning System and Crime Prevention). This guidance set out the following key principles of designing out crime:

1. Access and movement: *places with well defined routes, spaces and entrances that provide for convenient movement without compromising security*
2. Structure: *places that are structured so that different uses do not cause conflict*
3. Surveillance: *places where all publicly accessible spaces are overlooked*

4. Ownership: *places that promote a sense of ownership, respect, territorial responsibility and community*
5. Physical protection: *places that include necessary, well-designed security features*
6. Activity: *places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times*
7. Management and maintenance: *places that are designed with management and maintenance in mind, to discourage crime in the present and the future.*

11.4 The 2004 ODPM guidance recommends that all of these issues are considered in a holistic way when considering development proposals.

Improving Community Safety

Emerging Core Strategy Policy CS10 (A), (B), (C), (D) and (F)

Requiring all forms of new development in the Borough to demonstrate that they have incorporated principles of 'designing out crime' by providing well designed, legible routes and spaces, appropriate levels of natural surveillance and activity and by creating a sense of ownership and responsibility by clearly defining public and private spaces.

Promoting safer streets and public realm improvements throughout the Borough, especially in areas which experience proportionally higher levels of crime.

Developing a network of safe walking and cycling routes, particularly in the regeneration areas of Blackhorse Lane, Walthamstow Central and Northern Olympic Fringe Area, to link homes with town centres, employment areas, recreation/leisure facilities and open space.

Ensuring WalthamForest's businesses and organisations take responsibility for reducing the opportunities for crime through effective management, maintenance and design.

Encouraging well designed security and public safety measures in all buildings and transport systems.

Issue

11.5 Whilst community safety is a key aim of the Council's Sustainable Community Strategy the issue is covered in Core strategy policy CS10 in some detail. The issue is also addressed in the Council's Urban Design SPD which was produced by the Council in January 2010. This document will be a material consideration in planning applications. Accordingly, no further detail is necessary in this document. However, the Council could provide additional guidance on this matter either within a separate Community Safety SPD or in the Development Management policy document.

Options

How should we ensure that the issues of crime reduction and community safety are considered in planning decisions?

1. The Council could rely on the guidance provided in the core strategy, the Council's Urban Design Supplementary Planning Document and National and Regional policy guidance.
2. The Council could provide a separate Supplementary Planning Document on Community Safety.
3. The Council could have a less detailed policy on designing out crime in the core strategy and produce a detailed development management policy on designing out crime which would be used to assess planning applications.

Providing opportunities for sporting, recreational, cultural and community based activities

Emerging Core Strategy Policy CS10 (E)

Providing opportunities for sporting, recreational, cultural and community based activities for people in the borough in order to reduce involvement in criminal activities and anti-social behaviour.

Issue

11.6 Providing additional facilities for sport, recreation, leisure and cultural and community based activities can also provide opportunities for people to engage in positive activities, particularly for young people or people out of work. These measures can significantly reduce the number of people engaged in criminal activities and anti-social behaviour.

Options

How should we try to reduce crime and anti-social behaviour by providing opportunities for sporting, recreational, cultural and community based activities?

The provision of leisure, recreational and community facilities are also covered in policy CS3. Development management policies relating to community facilities will take account of the role that voluntary, community, cultural and faith organisations perform in reducing crime and anti-social behaviour.

12 Making the Most of Regeneration



Working in partnerships

Emerging Core Strategy Policy CS11 (A)

Working in partnerships with a range of organisations including neighbouring boroughs, stakeholders, delivering agencies, community groups, and other private and public sectors, locally, sub-regionally and regionally to ensure that regeneration is delivered in a joined up way.

Issue

12.1 The borough is close to the heart of a number of key regeneration areas. The Upper Lea Valley runs through Haringey, Enfield and Waltham Forest with Hackney linking it to the Lower Lea. This area is one of London's key areas of opportunity and need. It connects with the Government's 'London-Stansted-Cambridge- Peterborough' Growth Corridor and represents a significant opportunity area recognised in the London Plan. This area will provide a host of employment, leisure and housing opportunities. Among the planned regeneration projects in this area include Central Leaside and Tottenham Hale.

12.2 Waltham Forest is also within close proximity to the huge investment in the Olympic Park and Stratford City. The southern end of the borough has its borders with Hackney and Newham including the links to the Thames Gateway and the opportunities for regeneration in these areas.

12.3 A partnership between different players in both the private and public sectors will support successful regeneration. It will be important to harness and focus partnership working between and across various organisations - seeking the commitment of organisations, individuals and stakeholders and building on the strengths of partners. This will help to deliver outcomes that are greater than the sum of the parts - outcomes that meet the aspirations of our communities.

12.4 Using a partnership approach for urban regeneration will provide greater efficiency in the use of public resources. Due to the multi-dimensional and complex nature of urban problems, partnerships can help to co-ordinate activity and extend across traditional policy boundaries. Local partnerships can lead to better policy coordination and facilitate a multi-dimensional approach in problem solving, using a range of knowledge, skills and resources.

Options

There are no options for this emerging Core Strategy policy.

Our Preferred Options Core Strategy encourages working in partnership. However, this is not something which would be covered by a Development Management policy. As a result, no options have been provided.

Key Growth Areas

Emerging Core Strategy Policy CS11 (B)

Focusing regeneration activities in the key growth areas including the Area Action Plan areas of Blackhorse Lane, Walthamstow Town Centre, Wood Street and the Northern Olympic Fringe and encouraging design led regeneration in these areas.

Issue

12.5 The draft London Plan is committed to addressing social exclusion and spatial concentrations of deprivation. In this strategy, we have identified four broad geographical areas where consolidated regeneration efforts would be applied. These include Walthamstow Town Centre, Blackhorse Lane, Wood Street and the Northern Olympic Fringe. The Council considers that targeted intervention at these key location/areas will bring the opportunity to transform our places and communities whilst capturing or maximising the ripple effects for the benefit of the whole borough.

Options

1. Do you agree that the Council's approach to regeneration in key growth areas using Area Action Plans to detail development requirements is sufficient and does not require a Development Management Policy?
2. If not what criteria should be applied to development and regeneration in key growth areas?

Tackling deprivation

Emerging Core Strategy Policy CS11 (C)

Tackling the smaller spatial concentrations of deprivation in the middle and north of the borough through action plans, planning frameworks and targeted projects.

Issue

12.6 The Borough has pockets of areas that have been identified for regeneration from being categorised as in the 20% most deprived Lower Super Output Areas (LSOAs). These pockets, while concentrated mainly in the south of the Borough, are also located in the middle and north of the borough, albeit at a reduced concentration. These areas may be currently under-served by markets, shops, essential services and require planning to address these deficits and look to address these through action plans, planning frameworks and targeted projects.

How should the Council tackle deprivation?

1. Apply planning policy flexibly to address deficiencies in the provision of local services and facilities required in the identified areas of deprivation.
2. Prepare design guidance for managing changes to the physical environment in areas of deprivation – to design out problems e.g. litter, graffiti, crime etc.
3. Apply planning conditions, where applicable, to ensure the co-ordination and delivery of joined up services and facilities when planning decisions are made.
4. Apply and enforce planning conditions relating to the maintenance of the physical environment when planning decisions are made.

Local Transport

Emerging Core Strategy Policy CS11 (D)

Supporting and facilitating the delivering of key improvements to our local transport network – including the reinstatement of the Hall Farm Curve and the Lea Bridge Station.

Issue

12.7 The Council has campaigned for many years for a rail service to be introduced between Chingford and Stratford to connect Waltham Forest to the Lower Lea Valley. Walthamstow and Chingford are located only a few miles from Stratford but are not connected to it by rail.

12.8 Several decades ago, rail services operated between Chingford and Stratford. However, in the 1960s, the infrastructure which makes the service possible, the Hall Farm Curve (HFC) at Coppermill junction, was removed. The HFC connected together the Chingford to Liverpool Streetline and the Tottenham Hale to Stratford line.

12.9 The proposed HFC rail services would operate from the five stations in Waltham Forest (Chingford, Highams Park, Wood Street, Walthamstow Central and St James St) on to the HFC, through the disused station at Lea Bridge on Lea Bridge Road and then on to Stratford. The journey time from Chingford to Stratford would be approximately 20 minutes and from Walthamstow Central to Stratford 10 minutes.

12.10 In recent years the case for the reopening of the Hall Farm Curve has strengthened considerably. The need to connect the borough to the Stratford City development, the London 2012 Olympics and Paralympics site and the major regeneration areas in the Lower Lea Valley means that there would be a much greater demand for the service than previously. In addition, planned housing growth in Waltham Forest means that more people will need to access job opportunities. Once easy access to Stratford is established, there are convenient onward links to destinations in all directions.

12.11 Lea Bridge Station was closed to passengers in 1985. If re-opened it would provide access to the Lea Bridge Gateway (LBG) area, the borough's largest industrial park and also access to the Lea Valley Park. The number of households located within walking distance of the station is currently relatively low but this is set to increase as there are a number of possible development sites around the station.

12.12 The reinstatement of the Hall Farm Curve would considerably strengthen the case for reopening the station because it would provide rail access to the LBG industrial park and the Lea Valley Park from Walthamstow and Chingford. Consequently many existing car trips could be converted to rail. Access to the Lea Bridge area would also be provided from the Upper Lea Valley as trains already run between Stratford, Tottenham Hale and destinations further north.

Options

How should Council deliver improvements to the local transport network?

1. The Council could ensure that development contributes towards the introduction of the new rail service where it can be demonstrated that they will directly benefit. In addition, all new development within proximity of the currently disused Lea Bridge Station will be expected to contribute towards the costs of its reopening.

Developer Contributions

Emerging Core Strategy Policy CS11 (E)

Maximising funding opportunities available to the Council and its partners through developer contributions, bidding and funding regimes etc;

Issue

12.13 The current system of planning obligations relies on agreements negotiated between local planning authorities and persons with an interest in a piece of land (or 'developers') in the context of granting planning permission. They may make development acceptable which would otherwise be unacceptable in planning terms. Obligations are principally delivered through 'Section 106 Agreements' but may also be secured through unilateral undertakings by developers.

12.14 Developer contributions will be important in securing appropriate levels of required services, facilities, and infrastructure to support growth. The Council will ensure that all new developments within Waltham Forest are served by adequate physical and social infrastructure and that such new development is carried out in a manner that secures appropriate developer contributions towards the provision of infrastructure and the mitigation of any environmental impacts. Pooling of contributions and phasing of infrastructure contributions may be necessary. The Council has prepared a Supplementary Planning Document on Planning Obligations.

12.15 The government has indicated that it intends to introduce a Community Infrastructure Levy (CIL). The introduction of CIL requires primary legislation which will allow (but not require) local authorities to require new development to pay a locally determined levy. The proceeds of the levy would be spent on local and sub-regional infrastructure within Waltham Forest.

How should the Council deliver social infrastructure?

1. The Council could ensure schemes that create additional demand for social infrastructure to make an appropriate contribution to the provision of this social infrastructure on-site or close to the development. When assessing the impact of new development the Council will consider:

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

2. The Council could ensure that any short-fall in provision created by the development is addressed, the Council will seek, as appropriate:

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

3. As part of planning applications, developers should be required to carry out a social infrastructure audit of local needs in the immediate area and demonstrate how the proposal addresses deficiencies/needs.

Business Improvement Districts

Emerging Core Strategy Policy CS11 (F)

Applying a comprehensive set of actions including the establishment of business improvement districts and the use of compulsory purchase powers to tackle land issues which inhibit regeneration.

Issue

12.16 The establishment of a Business Improvement District (BID) is another instrument for partnership work, but with the added potential to create positive regeneration outcomes. Business Improvement Districts are a partnership between the Council, property and business owners that develop and take forward projects and services that make a collective contribution to the stabilisation and improvement of an area or commercial district. The BID services provided are supplementary to those provided by the Council and may include security, maintenance of public spaces, removal of litter and graffiti, economic development, public parking improvements, special events and social services.

12.17 In some instances, it may be difficult for the private sector to assemble sufficiently large sites for development to take pace because of the multiplicity of ownership. The Council help this process by identifying areas where opportunities for site assembly may exist and by the use of Compulsory Purchase Powers where necessary.

Options

There are no options for this emerging Core Strategy policy.

The emerging Core Strategy encourages the formation of Business Improvement Districts. However, this is not something which would be covered by a Development Management policy. As a result, no options have been provided.

13 Glossary

Adoption

The point at which the final agreed version of a document comes fully into use.

Affordable Housing

Housing available at a significant discount below market levels so as to be affordable to householders who cannot either rent or purchase property that meets their needs on the open market. It can include social-rented housing and intermediate housing.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

Annual Monitoring Report (AMR)

Document produced each year to report on progress in producing the Local Development Framework and implementing its policies.

Biodiversity

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

Brownfield

Previously developed land (PDL). In the sequential approach this is preferable to greenfield land. Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition includes the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Statement 3 'Housing'.

Built-up Framework

Excludes buildings that are clearly detached from the main body of the settlement, and gardens and other undeveloped land within the curtilage of buildings at the edge of the settlement, especially where those gardens relate more to the surrounding countryside than they do to the built-up parts of the settlement.

Community Infrastructure

Facilities available for use by the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas. It may also include areas of informal open space and sports facilities.

Compulsory Purchase Order (CPO)

The power given to the Local Authority to acquire land for redevelopment which may include development by private developers.

Conservation Area

A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

The Core Strategy

This document which is a Development Plan Document containing the overall vision, objectives and policies for managing development in Waltham Forest.

Curtilage

The area occupied by a property and land closely associated with that property. E.g. in terms of a house and garden, the garden forms the curtilage of the property.

Development Plan

The documents which together provide the main point of reference when considering planning proposals. Under the new system the Development Plan includes the Regional Spatial Strategy and Development Plan Documents.

Development Plan Documents

A document containing local planning policies or proposals which form part of the Development Plan, which has been subject to independent examination.

European Sites

Consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and sites on draft lists for protection as outlined in Regulation 10 of the Habitats Regulations 1994.

Examination

Independent inquiry into the soundness of a draft Development Plan Document or Draft Statement of Community Involvement, chaired by an Inspector appointed by the Secretary of State, whose recommendations are binding.

Greenfield

Land which has not been developed before. Applies to most sites outside built-up area boundaries.

Habitat

The natural home or environment of a plant or animal.

Housing Needs Assessment

An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

Infrastructure

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

Issues and Options preliminary consultation document

This is the first stage in the production of development plan documents. The Council brings possible issues and options for the Borough into the public domain, in order to generate responses to aid the development of the 'Preferred Options' development documents.

Key Workers

Essential public sector workers such as nurses, teachers and social workers.

Landscape Character Assessment

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Local Development Document

The collective term for Development Plan Documents, the Proposals Map, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework

The collection of documents to be produced by the London Borough of Waltham Forest that will provide the new planning policy framework for the district.

Local Development Scheme

Sets out the Council's programme for preparing and reviewing statutory planning documents.

Local Strategic Partnership

A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Community Strategy.

Major development

The creation of 10 or more dwellings within one site.

Material consideration

Factors that may be taken into account when making planning decisions.

Minor development

The creation of up to 9 dwellings on one site.

Mitigation measures

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

ODPM - Office of the Deputy Prime Minister

The Government department responsible for planning and the production of planning guidance.

Open Space and Recreational Land

Open space within settlements includes parks, village greens, play areas, sports pitches, undeveloped plots, semi-natural areas and substantial private gardens. Outside built-up areas this includes parks, sports pitches and allotments.

Planning Policy Guidance Notes (PPG)/ Planning Policy Statements (PPS)

Central Government produce Planning Policy Guidance Notes, to be replaced by Planning

Preferred Options

Public consultation on the intended content of a Development Plan Document, prior to the DPD itself being drafted. It is a statutory stage of the Local Development Framework preparation for Boroughs.

Previously Developed Land (PDL)

(See Brownfield.)

Regional Spatial Strategies (RSS)

Plan covering the South East of England as a whole, and setting out strategic policies and proposals for managing land-use change.

Registered Social Landlords

These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Residential infilling

The development of a small site within the built-up framework or defined limits of a settlement.

Sequential Approach

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

Settlement Hierarchy

Settlements are categorised in a hierarchy based on the range of services, facilities and employment opportunities in the settlement, access to education and non-car access to higher-order centres.

Social rented

Social Rented Housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

Spatial Planning

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

Stakeholders

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Statement of Community Involvement

Document setting out the Council's approach to involving the community in preparing planning documents and making significant development control decisions.

Statement of Compliance

A report or statement issued by the local planning authority explaining how they have complied with the Town and Country Planning Regulations 2004 and their Statement of Community Involvement during consultation on Local Development Documents.

Statutory Development Plan

The Development Plan for an area which has been taken to statutory adoption. In other words, it has been through all the formal stages and has been approved by the relevant Government office and adopted by the Council.

Statutory Organisations

Organisations the Local Authority has to consult with at consultation stages of the Local Development Framework.

Strategic Greenspace

These are areas of greenspace that serve a wider population than just the London Borough of Waltham Forest such as Epping Forest and Waltham Forrest.

Submission

Point at which a draft Development Plan Document (or the draft Statement of Community Involvement) is published for consultation. At the same time it is submitted to the Secretary of State in advance of its examination.

Supplementary Planning Guidance

Provides additional guidance on the interpretation or application of policies and proposals in the Local Plan or Structure Plan. Under the new system this will be phased out and replaced by Supplementary Planning Documents.

Supplementary Planning Documents

Provides additional guidance on the interpretation or application of policies and proposals in a Development Plan Document.

Sustainable Development

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy "Securing the future - UK Government strategy for sustainable development". The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy

and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.

Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process.

This will ensure that decisions are made that accord with sustainable principles.

Tenure

Refers to the way in which a property is held e.g. freehold, leasehold, shared equity or rented.

Tests of Soundness

These are tests to ensure that the document produced is sound. For further guidance please refer to 'Development Plans Examination - A Guide to the Process of Assessing the Soundness of Development Plan Documents' produced by the Planning Inspectorate (2005).

Use Class Orders

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

Vitality and Viability

In terms of retailing, vitality is the capacity of a centre to grow or to develop its level of commercial activity. Viability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.

Windfall site

A previously developed site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.

