

Local Development Framework



WALTHAMSTOW TOWN CENTRE AREA ACTION PLAN

Preferred Options

August 2011



Translation

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Purpose of the document

1 Purpose of the document

1.1 Walthamstow Town Centre is a vibrant urban centre that boasts a diverse community and historic buildings which is proving increasingly popular with commuters wishing to take advantage of the centre's excellent public transport links. Walthamstow is at the heart of the borough, both geographically and economically. It is the borough's main commercial centre, driving the economy and attracting visitors. Walthamstow provides homes, employment, retail, services and leisure opportunities for a large number of people and will play an important role in accommodating future growth in the borough.

Walthamstow Bus Station



1.2 However, while Walthamstow has a number of strengths it also faces a number of challenges. The centre is under performing and has been in long - term commercial decline due to departing investment, population churn, a poor shopping offer and lack of competitiveness with neighbouring town centres. We aim to reverse this decline and bring about the centres regeneration. The Walthamstow Town Centre Area Action Plan (AAP) will be an essential part in this process.

Walthamstow Market



1.3 The AAP will put in place a long term strategy which will aim to deliver a high quality shopping and visitor destination and a sustainable neighbourhood which celebrates its past and moves forward making the most of the unique development opportunities.

1.4 The AAP sets out our vision for the centre together with objectives, policies and site proposals to guide its future regeneration and growth. The AAP aims to enhance Walthamstow's character and environment, provide new homes, promote sustainable development and improve the quality and range of facilities and services available to residents, businesses and visitors. The AAP aims to revitalise deteriorating areas of the centre and identify the significant development sites and investment opportunities. The AAP will provide a coordinated approach and set out a planning framework in order to manage the town centre's regeneration, growth and development over the next 15 years.

Relationship with other DPDs

2 Relationship with other DPDs

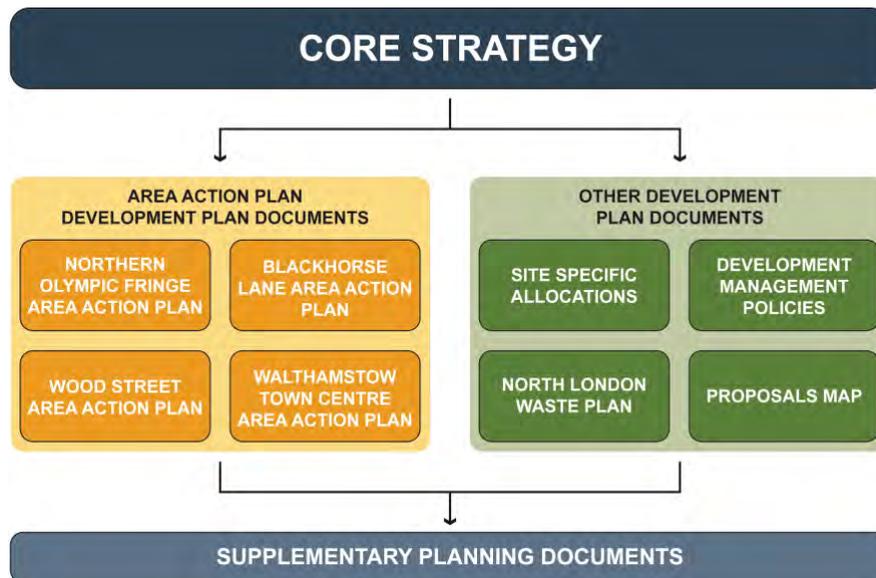
2.1 The Local Development Framework (LDF) is a series of planning documents which will guide the regeneration and development of the Borough over the next 15 years. The AAP is one of the documents which makes up the LDF.

2.2 As demonstrated in the diagram 2.1 below, the Core Strategy is the most important document in the LDF. The Core Strategy sets out the overarching and strategic planning policy framework for the borough. The AAP needs to be in conformity with this document.

parking standards etc which new development will be required to meet. These policies apply across the borough and as such will apply in AAP area.

2.4 As demonstrated above, in accordance with the Core Strategy, we are developing AAPs for our four 'Key Growth Areas'. The Walthamstow Town Centre AAP will build on the policies in the Core Strategy and Development Management DPD by providing greater detail, more locally specific planning policies and site designations on how we will aim to deliver the growth and regeneration of the centre.

Figure 2.1 Waltham Forest's LDF Structure

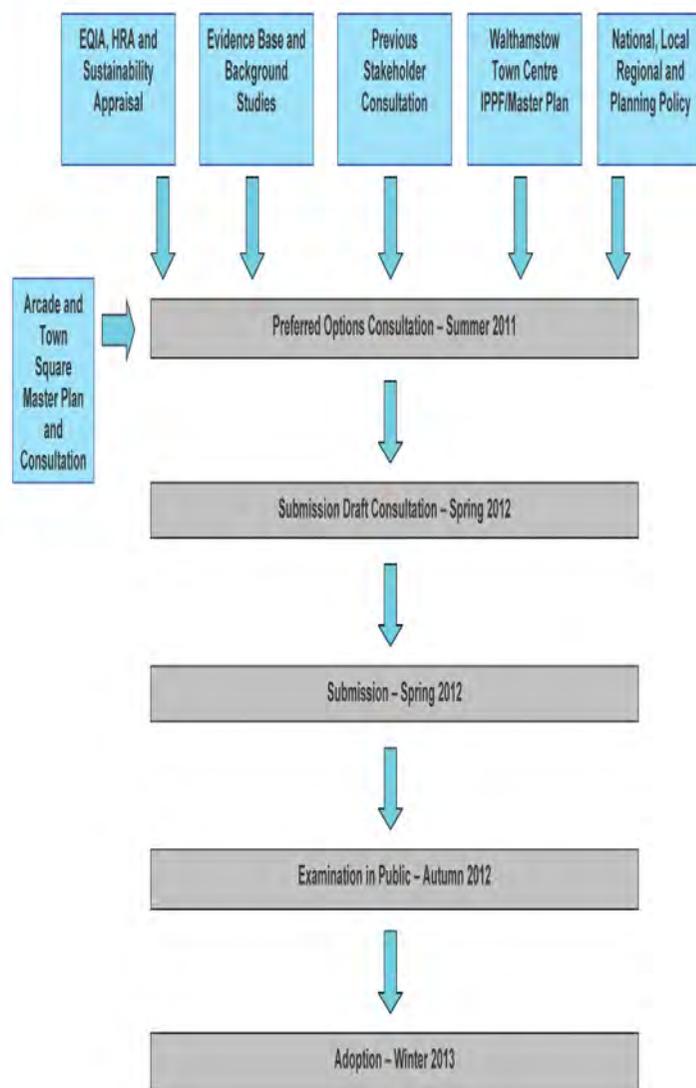


2.3 Another important document in the LDF is the Development Management DPD. This document sets out a number of detailed policies on matters such as homes sizes, density of development and

How the document has been developed

3 How the document has been developed

Picture 3.1 Development of AAP



3.1 The Area Action Plan has been prepared by the Council under the terms of the Planning and Compulsory Purchase Act 2004 in partnership with the local community and key stakeholders.

3.2 As demonstrated in figure 3.1 below, the AAP builds on the extensive work undertaken in partnership with the Prince's Foundation for the built environment to develop the Walthamstow Town Centre Masterplan and the Interim Planning Policy Framework (IPPF) adopted in 2008. The IPPF was adopted as a temporary framework to guide development in the town centre until the production of a AAP. This AAP uses the work undertaken on these two documents to inform its preferred approach.

3.3 This AAP has also been informed and guided by a number of other documents and supporting information. The AAP is in general conformity with national, regional and local planning policy and has been informed by an evidence base which includes a number of studies and reports providing a range of supporting information.

3.4 The AAP is accompanied by a Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA), which assesses the likely social, economic and environmental effects of the Plan. The SA and HRA have been an integral part of preparation of the AAP to ensure that necessary mitigation measures are incorporated to minimise the impacts of proposals. The SA builds on the earlier SA prepared for the IPPF. The findings of the SA and HRA indicate that overall the proposals set out in the AAP will have positive social and economic benefits and that the environmental impacts can be successfully mitigated through appropriate measures such as the implementation of a comprehensive transport strategy, protection and enhancement of the historic and natural environment and public realm improvements.

3.5 The AAP is accompanied by an Equalities Impact Assessment (EQIA), which assesses the likely effects of the plan on equalities issues. The EQIA has been an integral part of preparation of the AAP to ensure that necessary measures are incorporated to address equalities issues and to minimise the impacts of proposals.

Previous Consultation

3.6 This development of the AAP has been informed by the extensive consultation undertaken as part of the development of the Walthamstow Town Centre Masterplan (2007) and the Interim Planning Policy Framework (2008). The development for these documents involved key stakeholders, including Greater London Authority (GLA) Transport for London (TFL), local landowners, businesses, residents and interest groups.

Consultation on the Walthamstow Masterplan



3.7 The first major round of consultation took place March and April 2007. A second round of consultation was held between October and December 2007. The results of this consultation were fed into the development of the final Masterplan and accompanying IPPF. The final round of consultation took place between February and April 2008 on the final IPPF proposals. The Masterplan and IPPF were adopted in May 2008.

Consultation on the Walthamstow Masterplan



3.8 At the end of 2010, we appointed architects and urban designers Maccreanor Lavington to undertake a Masterplan for the Arcade Site and Town Square and Gardens. This work will build on previous work to provide a clear strategy for delivering regeneration in this area. Key stakeholders including local residents, local business organisations and community groups were consulted through the project's development. The Masterplan was adopted in May 2011.

3.9 The latest consultation took place in February and March 2011. The Council prepared a leaflet on the Walthamstow Town Centre Area giving stakeholders and local residents the opportunity to comment on the issues, strengths and weaknesses of the area. We also presented at Ward Forums.

What you told us

3.10 The key messages which you have communicated to us through these consultation events have been as follows:

- The need to build on the uniqueness and character of Walthamstow and not become a clone town;
- The need for the development of a larger retail offer;
- Encourage the development of an all day, all week café & evening economy;
- Improve pedestrian access in and around the town centre;

- Support for the review of the market to improve access, safety and cleanliness;
- Support for the development of a cinema in Walthamstow;
- Support for the extension of Selborne Walk;
- Support of the redevelopment of South Grove;
- Increase the provision of community, especially for young people.
- To improve safety and security in the town centre;
- Support to alter the Bus Station and surrounding road network (gyratory system) to reduce travel times;
- The need for an arts/ cultural facility within the town centre;
- Concern over the future of the EMD Cinema on Hoe Street;
- Concern that building on the town square will reduce its openness;
- The need to encourage higher end retailers into the town centre;
- The importance of the connections between Queens Rd Station and Walthamstow Central.

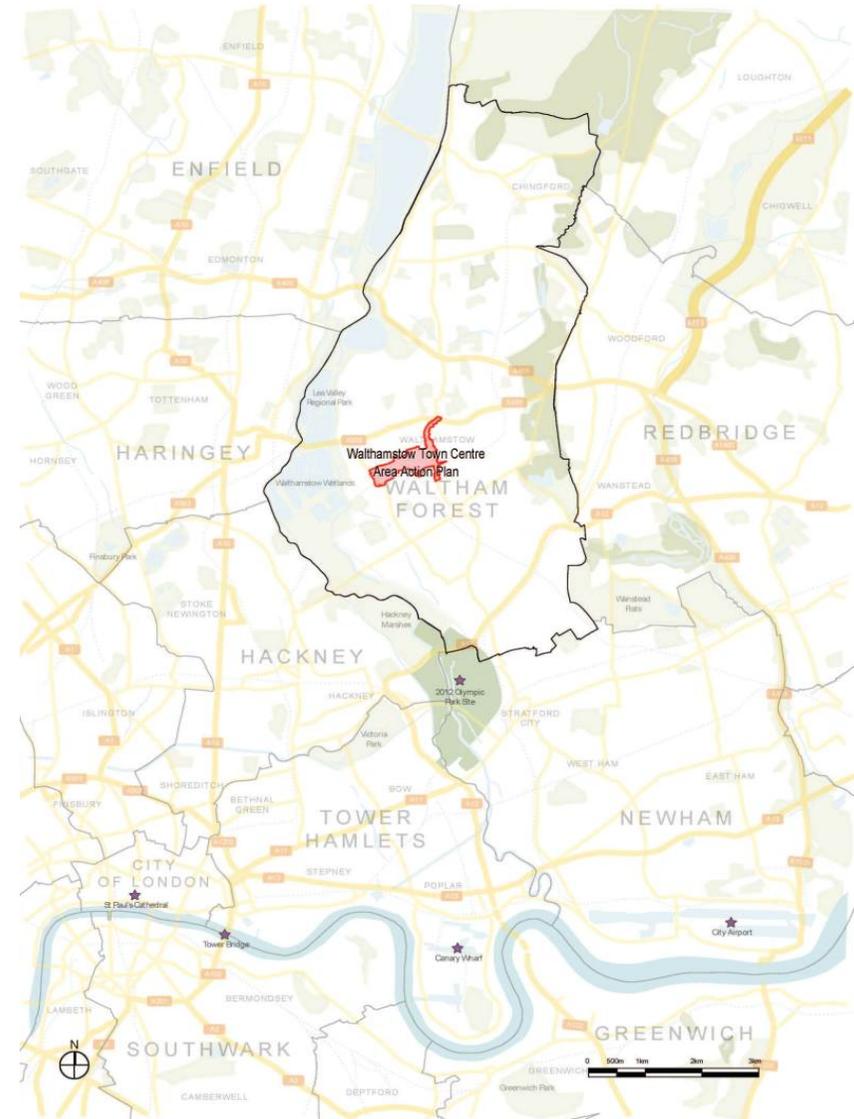
Location and local context

4 Location and local context

4.1 The AAP has been developed in response to the key regeneration priorities for the borough over the next 15 years. During the lifetime of the AAP, Waltham Forest will be influenced by the legacy developments of the 2012 Games, and the substantial regeneration being delivered at Stratford City. The borough's pivotal position (figure 4.1), close to the radial regional corridors of the London - Stansted - Cambridge - Peterborough Corridor and the Thames Gateway, provides opportunities in terms of access to employment opportunities created within these growth corridors, but also poses challenges in terms of drawing potential inward investment towards these areas rather than our borough.

4.2 One of Walthamstow's key strengths is its accessibility. It is well located in relation to the strategic transport network. It is a significant inner city transport interchange with potential to further improve connections between rail, underground and bus and to secure uplift in development capacity through intensification. The centre is within a short drive from the A406 North Circular Road. It is a key hub with interchange between rail, underground and bus services, and in accordance reaches the highest levels of public transport accessibility (PTAL). Walthamstow Central is the terminus of the Victoria line and is also located on the Chingford to Liverpool Street overground line; Queens Road Station (a short walk from Walthamstow Central) is on the Barking to Gospel Oak overground line. The centre is also well served by bus services, which are focused at Walthamstow Central bus station. The PTAL for much of Walthamstow is 6a.

Figure 4.1 Context map



History and development

5 History and development

5.1 Until 1882, High Street was called Marsh Street and for centuries had been simply part of a relatively minor road running from the early village centre, now Walthamstow Village Conservation Area, to the Lea Valley and the Mill.

5.2 During the 17th and 18th centuries when Walthamstow was still rural in character the higher, eastern end of Marsh Street had become a desirable location for wealthy & influential London merchants to erect “country retreats” within an easy coach or horse ride of the City.

5.3 During the late 18th and early 19th century several large houses for the wealthy were also erected at the western end of Marsh Street, most notably Clock House, the Walthamstow home of the Warner family. This Regency villa designed by F. Hurlbatt originally occupied over six acres of grounds which fronted directly onto Marsh Street.

Hoe Street Station (now Walthamstow Station) 1870



5.4 With the arrival of the Great Eastern railway in 1870 the character of the area changed rapidly. For some time speculative builders had been erecting rows of small houses on either side of Marsh Street, and this process accelerated with the improved access to the City provided by the railway. The large houses were already being demolished or adapted to form shops in what was by then a growing

shopping street. In the 1880's T.C.T Warner, one of the largest landowners in Walthamstow, began to develop the Clock House estate for housing. Apart from the now familiar streets of terraced houses that were subsequently built by Warner, he also constructed the substantial and distinctive shopping terraces.

5.5 Stalls first began to appear in the street in the mid 1880's, and by 1890 regulations were necessary to prevent the frequent fights that broke out between potential stallholders trying to claim the best sites. As the High St grew in importance other public facilities were established along its length, including two schools, a public library, a public baths, numerous places of worship and public entertainment venues.

Granada Cinema 1950s



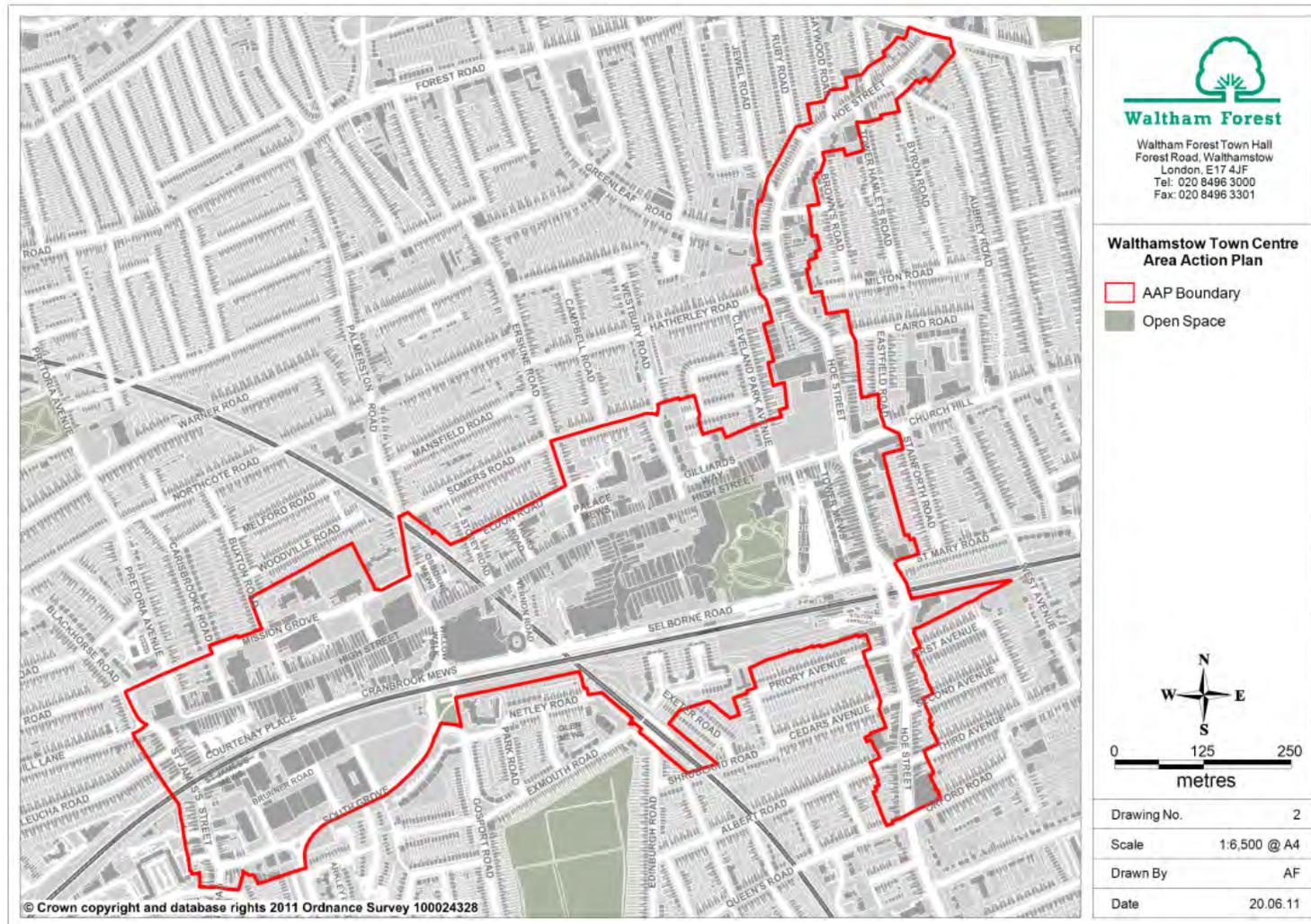
5.6 Once High Street had become established as a thriving market, chain stores were attracted to the area, and in the early years of the 20th century Woolworths, Sainsburys, the Co-Op, and Marks & Spencer all established stores at the western end.

5.7 Development within the area continues to this day, although the centre of gravity of the High Street is now firmly at the eastern end following the development of the Selborne Walk shopping arcade in the 1980's, and the more recent development of the Town Square & Gardens, and the new Bus Station.

Area Action Plan boundary

6 Area Action Plan boundary

Figure 6.1 Walthamstow Town Centre Area Action Plan boundary



Waltham Forest

Waltham Forest Town Hall
Forest Road, Walthamstow
London, E17 4JF
Tel: 020 8496 3000
Fax: 020 8496 3301

**Walthamstow Town Centre
Area Action Plan**

- AAP Boundary
- Open Space



0 125 250
metres

Drawing No.	2
Scale	1:6,500 @ A4
Drawn By	AF
Date	20.06.11

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Policy context

7 Policy context

National Policy

Planning Policy Statement 3 (PPS3) – Housing

7.1 PPS 3 sets out the Government's objective for housing. The Government aims to increase the supply and provide a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community. Housing should be located in appropriate locations, where there is a range of community facilities and with good access to jobs, key services and infrastructure, such as town centres. The Government require high quality housing that is well-designed and built to a high standard. Good design which will lead to high quality new housing and make places better for people should be achieved. The Government aims to widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need. A mix of housing, in terms of tenure and price, to support a wide variety of households in all areas should be achieved. The priority for development remains previously developed land, in particular vacant and derelict sites and buildings. A flexible, responsive supply of land, managed in a way that makes efficient and effective use of land should be achieved. Good design remains particularly important. It should recognise the distinctive features that define the character of a particular local area and seek to create, or enhance, that character.

Western end of High Street



Planning Policy Statement 4 (PPS 4) – Sustainable Economic Development

7.2 PPS4 sets out the Government's objectives in relation to sustainable economic growth, which includes the development of town centres. Sustainable economic growth should be encouraged in areas with high levels of deprivation and where regeneration investment should be prioritised. New economic growth and development of main town centre uses should be focused in existing centres. This growth should be accommodated by making more efficient and effective use of brownfield land and buildings in town centres and where appropriate, encourage high-density development which is accessible by public transport, walking and cycling. The Government aims to promote vital and viable town centres by focusing future development in existing centres in order to strengthen and, where appropriate, regenerate them. Town centres should support a diverse range of uses which appeal to a wide range of age and social groups, ensuring that these are distributed throughout the centre. A wide range of uses (e.g. tourism, leisure and office) and local services (e.g. post office, library) should be supported in order to enhancing consumer choice and meet the needs of the entire community. Town centres should have a strong

retail mix so that the range and quality of the comparison and convenience retail offer meets the requirements of the local catchment area, recognising that smaller shops can significantly enhance the character and vibrancy of a centre. The development and management of the night-time economy is encouraged. A diverse range of complementary evening and night-time uses which appeal to a wide range of age and social groups, making provision, where appropriate, for leisure, cultural and tourism activities such as cinemas, theatres, restaurants, public houses, bars, nightclubs and cafes are sought encouraged to ensure a centre remains vibrant after shopping hours. Proposals in town centres should consider the impact on economic and physical regeneration in the area including the impact on deprived areas and social inclusion objectives and impacts on local employment.

St James Street Station



Regional Policy

London Plan (2011) - Spatial Development Strategy for Greater London

7.3 The London Plan (2011) seeks to enhance access to goods and services in order to strengthen the wider role of London's town centres. Policy 2.15 - Town Centres, states that town centres should be the main focus for commercial development and intensification of residential development. It supports the wider role of town centres by encouraging them as locations for leisure and cultural activities, as well as business. The night time economy is also encouraged to ensure town centres remain lively beyond shopping hours. High quality, well designed development and regeneration will help support and reestablish town centres as attractive places and as distinctive centres of the communities life. Walthamstow is designated as Major Centre in the Plan.

Market Stall on High Street



7.4 The London Plan (2011), policy 3.3 – Increasing Housing Supply, requirement the borough to provide an 760 additional homes per year. It also states that housing capacity could be identified through a

number of sources including: a) intensification b) town centre renewal and c) mixed use redevelopment, especially of surplus commercial capacity. Policy 3.4 – Optimising Housing Potential, seeks development proposals to optimise housing output taking account of local context, design principles in chapter 7 of the document and public transport capacity. The density matrix (Table 3.2) sets a framework for appropriate densities at different locations. The Public Transport Accessibility Levels range from 4 - 6 and as such some parts of the centre are highly accessible. According to the London Plan density matrix densities of between 200 – 700 hr/ha are appropriate. Policy 3.8 - Housing Choice requires that all new housing is built to Lifetime Homes' standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

7.5 . London Plan (2011) policy 7.7 - Location and design of tall and large buildings, states that tall and large building should be part of a strategic approach to changing or developing an areas and should not have an unacceptable harmful impact on their surroundings. Applications for tall or large buildings should include an urban design analysis to conform with the criteria in the policy.

Local Policy

Core Strategy Submission Draft

7.6 Policy CS1 - Location and Management of Growth designates Walthamstow Town Centre as a key growth area. We will focus regeneration activities in these areas and will seek to accommodate planned housing and job growth here.

Line of trees on Town Gardens



7.7 Policy CS2 - Improving Housing Quality and Choice aims to maximise the number of new homes in the borough. We will aim to build 10,320 new homes over the plan period. New housing will be focused in key growth areas and the Core Strategy proposes that up to 2000 homes could be located in Walthamstow Town Centre. We will resist the unjustified loss of residential accommodation and prioritise development on previously developed land. Where appropriate, we will incorporate new homes into mixed uses schemes and aim to make the most effective and efficient uses of land, by seeking to optimise the density of development. In accordance with the draft replacement London Plan will aim to provide at least 50% of homes as affordable of which 60% should be social rented and 40% should be intermediate. We will require a range of home sizes and tenures in new development. We will prioritise the need for larger homes (3 bedroom or more) in new development and resist the loss

of any existing larger homes. We will require high quality design from all new housing development to ensure it makes a positive contribution to improving the urban environment.

7.8 Policy CS14 - Attractive and Vibrant Town Centres aims to promote the dominant position of Walthamstow Town Centre as the main destination for comparison goods shopping in accordance with its role as a Major Centre in the London Plan (2011). The majority of additional growth in retail and other town centre uses will be located in this centre. We aim to ensure that new proposals for town centre uses including retail, leisure, office, entertainment, hotel, community, cultural and service uses etc are directed to the designated centres through the 'sequential test' ⁰ 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. We will create a sustainable pattern/distribution of town centre uses by (1) consolidating retail activities within compact retail core areas of the designated centres and local retail parade, (2) managing the proliferation of particular uses where their location and or grouping would be contrary to the our aspirations and priorities and (3) encouraging and managing the development of appropriate clusters of complementary evening and night-time economy uses in town centres. We want to creating distinctive town centres by encouraging the development of complimentary roles, differentiation and specialisation between centres with regard to their 'offer' and place setting. We will encourage housing in appropriate locations in and around town centres as part of mixed use developments. It will promoting the rejuvenation of town centre areas through the redevelopment of under used sites and premises and support the establishment and operation of Business Improvement Districts where appropriate to create an improved environment for business and secure improvements in town centre performance.

Embassy Social Club



Waltham Forest Sustainable Community Strategy - Our Place in London

7.9 'Our Place in London' aims to improve the quality of life for all people living in the borough. This document emphasises that the key to the Borough's future is increasing the prosperity of our residents with the following guiding principles and key priorities:

Manage population growth and change

- Improve housing quality and choice with the right kind of homes in the right places.
- Create a more economically balanced population, to increase local spending power, generate jobs and tackle concentrations of deprivation and low aspirations.
- Cultivate civic participation, cohesion and independent living so everyone feels they belong.
- Respond to climate change in a practical and effective way.

Create wealth and opportunity for all residents

- Provide children and young people with the skills and confidence to achieve their ambitions and compete in a global economy.
- Achieve full employment.
- Ensure residents are fit and healthy for work.
- Make the most of the regeneration of East London.

Retain more wealth in the borough

- Create vibrant town centres with an attractive leisure, cultural and commercial offer.
- Transform the design and quality of public space.
- Improve community safety and reducing anti-social behaviour.

7.10 The AAP will be another mechanism through which the Council will seek to implement these aims and ambitions.

Walthamstow Town Centre vision and objectives

8 Walthamstow Town Centre vision and objectives

8.1 The vision for the Walthamstow AAP provides an overall focus for the policies and objectives contained in this document. It has been derived from the previous visions put forward in the Walthamstow Masterplan and the Walthamstow Interim Planning Policy Framework.

8.2 We propose the following vision for Walthamstow Town centre:

Walthamstow Town Centre Vision

Walthamstow Town Centre will be a vibrant social, economic and environmentally sustainable urban town centre. It will provide a unique retail and evening offer; building on the opportunities of the street market and the cultural diversity of the community. It will provide a range of quality retail and commercial opportunities, and a good mix of residential tenures supported with robust physical and social infrastructure.

Walthamstow town centre will be an exemplar sustainable neighbourhood, meeting the local community's needs within the town centre, encouraging the use of sustainable transport, and increasing the opportunities for social interaction and the development of community cohesion. New innovatively designed mixed-use developments will be sympathetically integrated into the historic heart of the town centre, meeting the need for retail, commercial, housing and other services.

It will build on its excellent transport links to both Epping Forest for leisure, the West End for shopping and the City for employment. Stratford City and the Olympic Legacy developments provide an opportunity to improve transport connections to these growth areas.

Walthamstow Market



8.3 We propose to deliver the growth and regeneration of Walthamstow Town Centre by:

Walthamstow Town Centre Strategic Objectives

SO1) Promoting Walthamstow's unique retail offer by building on its historic market, high proportion of independent retailers, the large percentage of young population, and cultural diversity of the local community;

SO2) Improving the quality of Walthamstow's retail offer by seeking to improve the range and quality of goods sold within the centre;

SO3) Creating a vibrant, attractive and competitive town centre by encouraging a wide mix of uses such as new retail, leisure, tourism and community to ensure the centre is a place to shop, work, spend leisure time and live;

SO4) Creating and establishing a sustainable neighbourhood by providing a range of quality new homes in terms of tenure, size and affordability to meet the housing needs of the local community;

SO5) Improving accessibility to the centre by improving the quality and frequency of the existing transport network and promoting new transport improvements;

SO6) Creating a more sustainable centre by encouraging sustainable forms of transport such as walking and cycling, incorporating the highest levels of sustainable design in new development and establishing a decentralised energy network(s) within the centre;

SO7) Creating a high quality accessible and inclusive environment, especially in the evenings in order to further encourage the development of the night-time economy within the centre;

SO8) Creating an attractive and distinctive centre with high quality design of buildings, public spaces and protecting and enhancing the centres heritage and other important areas;

SO9) Diversifying and balancing the centres economy in order to create additional jobs, increase training opportunities, provide additional office space to support local business and encouraging the development of emerging sectors such as hi-tech, research and development, and creative industries.

SO10) Supporting planned growth with the appropriate level of social infrastructure to meet the needs of the local community.

8.4 These objectives have been developed through the development of the Walthamstow Masterplan and the Walthamstow Interim Planning Policy Framework. The Strategic Objectives below provide the basis and direction for the more detailed policies that are proposed later in this document.

Walthamstow Central Station



Town Centre Neighbourhood

9 Town Centre Neighbourhood

Strategic Objective 4

Creating and establishing a sustainable neighbourhood by providing a range of quality new homes in terms of tenure, size and affordability to meet the housing needs of the local community

Introduction/Background

9.1 We aim to create a sustainable town centre community which is well linked and connected to the surrounding communities and one which is vibrant and supports a sense of pride and belonging. Walthamstow Town Centre is of strategic importance in terms of delivering new homes in the borough. Our Core Strategy Submission Draft estimates that the town centre will provide up to 2,000 new homes which is a significant contribution towards our borough wide housing target of 10,320 new homes by 2026.

Issues and Opportunities

9.2 The centre is an ideal location for new housing as it is highly accessible location, well connected to the public transport network and offers a range of local services and facilities. To make the best use of sites within the centre it is likely that much of the development within the centre will be residential led mixed use, with new homes built above other uses on the ground floor. There are a number sites in the centre which could be developed for housing or include an element of housing as part of a mix of uses. The key opportunity site section (chapter 16 - 35) of this document sets out our preferred housing sites (or housing as part of a mixed uses).

9.3 In accordance with our Core Strategy (policy CS2), we need to make the most efficient and effective use of land in the borough. In terms of density, we will seek to optimise housing densities in

accordance with the draft replacement London Plan density matrix. According to this matrix, housing densities of between 200 -700 hrha are appropriate within the centre. Given the centres excellent transport links combined with the proposed level of housing growth, Walthamstow is a location where higher housing densities are considered to be acceptable. We will aim to ensure that new housing schemes propose densities appropriate to the character and context of the Walthamstow area and that they protect the amenity of occupiers and surrounding properties. In terms of locations within the centre higher density development is proposed to be focused around the existing transport hubs.

9.4 Living within a town centre is by its nature a more intense experience. As discussed previously, the nature of new housing development within the centre is likely to be higher in density and largely flatted. As such not all social groups may wish to live in such an environment. In general, young single people or couples generally prefer to live in smaller flatted homes, while families prefer larger homes with more space. The latter form of homes may be difficult to achieve within the centre. We propose that amount and proportion of family housing is considered on a site by site basis. We will take a flexible approach to the level of family homes within the centre, particularly on sites close to Walthamstow Central. Where family housing is appropriate on a site within the centre, we will seek for it to be located on the ground and lower levels of development and have access to private amenity space such as a garden.

9.5 There is a significant level of affordable housing need in the Walthamstow. Our borough wide affordable housing target is 50% which we will seek to apply to sites within the centre. However, we will take a flexible approach to this target to ensure we maximise the amount of affordable housing within the centre whilst also ensuring new housing developments maintain viability so that new homes are built. Where a viability case is used to justify an affordable housing offer below 50%, we will require the shortfall to be treated as a deferred contribution. We will then require a subsequent viability

assessment to be undertaken when the scheme is complete and occupied and should viability have improved, we will seek a further payment up to a maximum of the deferred sum.

9.6 We will take a flexible approach to the tenure make up of each housing site. In general, we propose to apply a tenure mix of 60% affordable rent and 40% Shared Ownership. Shared ownership housing helps people who cannot afford to buy a home outright. Through shared ownership residents buy a share of the property and pay a rent on the remaining share. Gradually, over time, a resident can buy further shares in the property until they eventually own the home outright. This will increase home ownership opportunities within the centre, which in turn will reduce the level of population churn in the area. Shared ownership homes must be affordable to residents to residents in the borough who are in housing need.

9.7 Within the centre much of the existing housing is above existing shops. Such housing can revitalise town centres, provide natural overlooking thus improving safety and security for people and provide additional customers for local businesses. We propose to encourage housing above shops either through the conversion of storage space above shops or through building new homes on top of existing buildings.

9.8 There are pockets of high deprivation within Walthamstow as it contains neighbourhoods which are amongst the top 5% most deprived in London (Socio-economic study 2007). High concentrations of deprivation threatens quality of life for local residents and reinforces negative external perceptions of Walthamstow as a potential place to live for newcomers.

9.9 In accordance with Core Strategy policy CS2, we will require high quality design from all development within the centre. New housing development must demonstrate how it relates to the existing context within the centre. This is even more important in high density development as homes need to be functional, durable, spacious, secure, sound proof, provide adequate storage space and private

amenity space. It is important that high quality homes are built within the centre. Housing developments which exceed densities of 500 habitable rooms per hectare will be expected to provide an exemplary standard of design with an excellent standard of living accommodation.

Leucha Road Conservation Area



Preferred Policy Approach

WTC1 - Housing Growth

In order to promote a sustainable community in Walthamstow and to contributing to the borough-wide target of 10,320 new homes by 2026, we will seek to deliver up to 2,000 new quality homes within the centre. We will aim to meet this target by:

- a. Developing Opportunity Sites as identified and designated in section chapter 16 - 35 for housing;

- b. Providing housing as part of mixed-use schemes with active ground floor uses;
- c. Infill development; and
- d. Promoting housing above shops or on the upper floors of building within the centre, particularly along High Street and Hoe Street. We will support HMOs above shops in the town centre.

Alternative Option 1

An alternative option would be to have a lower growth scenario and seek to deliver up to 1500 new homes in the centre. Such a scenario would lead to us not promoting housing above shops.

WTC2 - Housing Density

In order to make the most effective and efficient use of land within the centre we will seek housing densities of between 200 -700 hrha.

Higher density residential development should be concentrated in the following areas:

- a. Sites surrounding Walthamstow Central station.

Lower residential densities should be located:

- a. Near other low density residential areas; and
- b. Near Leuca Road and Walthamstow St James Conservation Areas.

Alternative Option 1

An alternative option would be to allow higher densities over 700 hrha on all sites within the town centre in order to maximise housing growth.

Alternative Option 2

An alternative option would be to build housing at lower densities up to 500 hrha.

WTC3 - Affordable Housing and Tenure Mix

In order to maximise the amount of affordable housing within the centre we will:

- a. Provide at least 50% affordable housing negotiated on a site by site basis subject to viability;
- b. Where a viability case is used to justify an affordable housing offer below 50%, we will require the shortfall to be treated as a deferred contribution. We will then require a subsequent viability assessment to be undertaken when the

scheme is complete and occupied and should viability have improved, we will seek a further payment up to a maximum of the deferred sum.

- c. Provide a tenure split of 60% affordable rent and 40% Shared Ownership.

Alternative Option 1

An alternative option would be to reduce the level of affordable housing sought on site to below 50% in order to improve development viability.

Alternative Option 2

Another alternative option would be to allow a higher proportion of intermediate housing to be built in the centre.

WTC4 - Unit Mix

In order to provide a range of unit sizes within the centre we will:

- a. Negotiate the unit mix on a site by site basis, focusing family housing on sites close to west of the centre close to St James Street station;
- b. Where family housing is provided, locating it on the ground floor where it has access to private usable amenity space.

Alternative Option 1

An alternative option would be seek a housing mix of 10% 1 bed, 40% 2 bed, 40% 3 bed and 10% one bed for market housing and 10% 1 bed, 30% 2 bed, 50% 3 bed and 10% 4 bed for affordable tenures in accordance with our emerging Development Management Policies.

Alternative Option 2

An alternative option would be to seek a higher proportion of family homes (three bed plus) across all tenures to ensure adequate supply of larger homes in the centre.

Justification/Other Options Considered

9.10 According to the GLA's Strategic Housing Land Availability Assessment 2009 (SHLAA) and WalthamForest's Housing Land Availability Assessment 2008 (WFHLAA), a substantial amount of housing capacity will be located in the Walthamstow AAP. It is estimated Walthamstow has the capacity to accommodate approximately 2,000 units, which is approximately 18% of the borough's total capacity. This highlights Walthamstow's strategic importance in terms of housing delivery. Walthamstow is considered to be a ideal location for new housing as it has excellent transport links and is close to a number of other services. Additional homes within the centre will also increase the number of people living in the centre which will add to Walthamstow's customer base and give new confidence for retail investment. We rejected options to reduce the housing growth scenario in the centre as we are seeking to maximise the number of quality new homes built in the borough in order to meet our housing target.

9.11 Allowing residential development above shops and on the upper floors of development will add to the vibrancy of the centre and increase natural overlooking and safety within the centre. We rejected an option not to allow residential development above shops as this could leave the centre 'dead' after the shops closed.

9.12 The proposed housing densities are in accordance with the London Plan (2011). We seek to focus the higher density housing in the most accessible areas of the centre which are near to Walthamstow Central. We rejected options to further increase densities as this could lead to 'over development' within the centre which would have a negative impact on the character and context of the centre. We also aim to protect heritage areas by promoting lower densities near areas such as conservation areas and adjacent to low-rise development, which will ensure that the character of those areas is preserved. We rejected options to build to lower densities as this would not make the most effective and efficient use of land and reduce to number of homes built within the centre.

9.13 Across the borough, but particularly in the south and centre of the borough there is a significant need for affordable housing. We rejected options to reduce the level of affordable housing required in the centre as we seek to maximise the amount of affordable housing. Shared Ownership housing will provide residents with the opportunity to own their own home which will then lead to more people settling down and 'putting down roots' in the centre and reduce the transient population. This approach encourages community cohesion and stability.

High Quality Shopping, Business and Visitor Centre

10 High Quality Shopping, Business and Visitor Centre

Strategic Objective 1

Promoting Walthamstow's unique retail offer by building on its historic market, high proportion of independent retailers, the large percentage of young population, and the cultural diversity of the local community.

Strategic Objective 2

Improving the quality of Walthamstow's retail offer by seeking to improve the range and quality of goods sold within the centre.

Strategic Objective 3

Creating a vibrant, attractive and competitive town centre by encouraging a wide mix of uses such as new retail, leisure, tourism and community uses to ensure the centre is a place to shop, work, spend leisure time and live.

Strategic Objective 9

Diversifying and balancing the centres economy in order to create additional jobs, provide additional office space to support local business and encouraging the development of emerging sectors such as cultural and creative industries.

Introduction / Background

10.1 Walthamstow Town centre is the largest shopping centre in the borough offering a good range of retail and other service uses. The retail offer is focused along the High Street although there are also concentrations around St James Street station, at the western end of the town centre, and along Hoe Street at the eastern end. A mix of small Victorian retail premises and larger more modern in-fill retail premises are located along the High Street. Selbourne Walk provides a modern indoor shopping centre with larger retail units. The famous Walthamstow Market, provides an organic, historic public market which extends along the pedestrianised High Street. Walthamstow Market is a key attraction providing a range of food and grocery and non food stalls. The centre has a reasonable choice of national multiples, supported by a large number of independent retailers and market stalls. The independent retailers cater for the distinct need of ethnic groups and add to the diversity and distinctiveness of the retail offer. The centre also has good provision of other services including banks and financial services as well as a library.

10.2 In the London Plan (2011), Walthamstow is currently designated as a Major centre in London's town centre network. Our Core Strategy Submission Draft (2011) states that Walthamstow Town Centre should be promoted as the main destination for comparison goods shopping in the borough (policy CS14). It should also be the primary location for major new office development (policy CS3) and new leisure and cultural developments (policy CS11). Walthamstow Market should also be protected, promoted and enhancing as a unique feature of the centre (policy CS11).

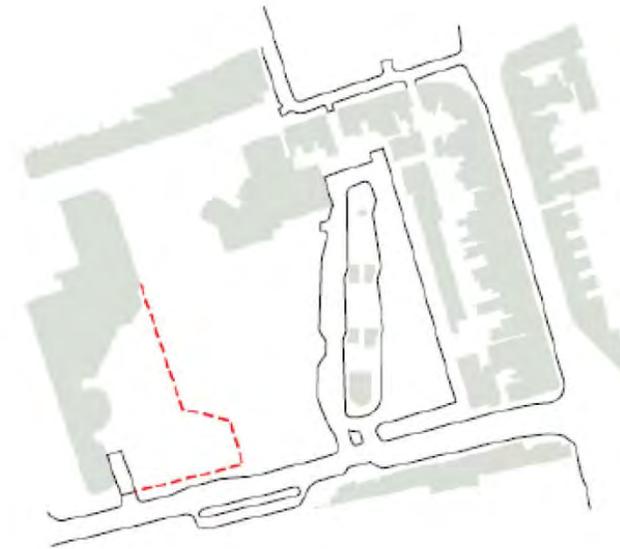
Issues and Opportunities

10.3 The centre has been under performing for a number of years and if this is not reversed it will lead to long term commercial decline. There is an opportunity to develop a unique retail offer which is different from other town centres within London in order to maintain

and enhance Walthamstow's retail position. Three key factors make Walthamstow different from other town centres. Firstly, there are a high proportion of independent retailers offering a range of retail and other services. Secondly, the local community are ethnically and culturally diverse giving vibrancy to the centre. Thirdly, Walthamstow Market offers a distinct shopping experience. We will build on the ethnic diversity of the local population and the high number of independent retailers, as well as the originality of the street market the offer to create a unique and alternative retail offer which will have wide ranging appeal.

10.4 The centre has the most physical and commercial potential to accommodate additional retail uses in the borough. Supported by the findings of the Retail Capacity Study, we will seek to provide approximately 23,000 sqm of new retail floorspace. In order to accommodate this additional growth we will designate opportunity sites within the centre for additional retail use. If new floorspace is not created in the retail hub of the centre then Walthamstow will start to decline as a shopping destination, especially as other centres, such as Stratford, Ilford and Enfield expand and improve. 'High end' operators require large retail units in order to operate and Walthamstow currently does not have sufficiently sized units in order to attract and accommodate them. We will seek to provide larger retail units in order to provide for and encourage 'high end' retailers to locate within the centre. Where appropriate, we will allow extensions to existing sites within the retail core to provide additional retail space. The Mall has indicated a legitimate need to expand in order to protect its market share and there is an opportunity to expand Selborne Walk Shopping Centre in order to provide larger retail units and create additional retail floorspace. The MacCreanor Lavington and Gort Scott Masterplan (2011) explored the potential for expansion of the shopping centre into part of the Town Square and Gardens in accordance with figure 10.1 below.

Figure 10.1 LBWF proposed 'Mall Zone of Potential Extension'
- Image produced by MacCreanor Lavington



10.5 This extension of The Mall would unfortunately result in some loss of open space, however such an extension is difficult to provide anywhere else within the centre as 'high end' retailers want to be located close to the other retail outlets such as those located in Selborne Walk shopping centre, rather than at any other possible sites within the town centre. The area of the Gardens proposed for potential extension is the area of the gardens least well used and an area that MacCreanor Lavington identified as an issue / constraint due to the poor interface between Selborne Walk shopping centre and Selborne Road. Retail expansion, alongside an improved public realm and Street market, offers the potential to encourage further regeneration and investment in the Town Centre. There is also the potential to extend the shopping centre to the west of the existing centre. This extension could include the redevelopment of the area between the Shopping Centre and existing Sainsbury's. This extension could

improve the connections both between the existing Mall and existing High Street market and improve pedestrian access to Walthamstow bus and rail station.

Selborne Walk Shopping Centre



10.6 We would seek any future redevelopment plans for the shopping centre and surroundings to be explored through the development of a Master Plan. Such a Master Plan, undertaken by the owners of the Mall as part of any expansion proposals, will provide a long term, comprehensive and structured approach to the redevelopment of the Mall and the regeneration of the centre as a whole.

10.7 The further diversification of the range and quality of shops and non retail uses within the town centre can improve the vitality and viability of the centre. There is a lack of non-retail uses, such as leisure, tourism and cultural uses within the centre. Despite the current low usage of the town centre as a leisure destination, the size and proximity of a large local population represents a significant opportunity to develop an expanded and more diverse leisure provision in the town centre. Such uses can provide additional facilities and services

for local people, attract additional people and facilitate the development of the night-time economy. We will aim to encourage a range of non retail uses such as cinemas and entertainment venues, restaurants and cafés in order to make the centre more attractive. We will focus leisure and entertainment uses towards the eastern end of the high street, around the Arcade and EMD cinema sites in order to establish a focal area for such uses. We will develop the western end of the High Street, around St James Street station, into a 'Cultural Quarter' by building on the existing restaurants, cafés and ethnic food shops there. We will continue to concentrate such uses and other cultural and community use here in order to give this end of the High street added vibrancy and a different offer to other parts of the centre, creating its own identity. The central part of the High Street, including the Market and Selborne Walk will continue to be the centre's main shopping area (figure 10.2).

Cafes in the High Street



10.8 We will also aim to develop tourism opportunities in order to build on the influx of tourists to East London as part of the Olympic events and legacy experience. The town centre is an ideal location

for new tourism uses such as hotels and visitor attractions. Improving the quantity and quality of leisure and entertainment facilities on offer will increase the attraction of the town centre to tourists and visitors.

10.9 Currently, the evening economy in the centre is very limited. Shops are often closed by 6pm leaving the centre a deserted and quiet place where people feel unsafe. The evening offer which is available is largely dominated by takeaways and there are few quality restaurants. We will encourage the further develop of the night time economy in the centre. We will aim to focus this in the eastern part of the High Street around the Arcade and EMD Cinema sites and the western end of the High Street in order to support the development of the 'Cultural Quarter'.

10.10 While Walthamstow has a range shops and services, these are focused primarily at the lower and discount end of the market and there is a lack of retail provision which caters for higher value requirements. We will encourage new retailers who will cater for the higher end of the market to bring uplift to the centre and improve the quality of the retail offer in the centre, therefore attracting new visitors and shoppers. Walthamstow market is an asset and as stated previously enhances the centres unique character. Improving the quality of the market and the goods available for sale would make a significant contribution to expanding the range of shoppers using the market and the town centre as a whole. Furthermore, it is likely to increase the role of the market as a tourism destination in North London which would result in attracting more tourist expenditure to the local economy. This would have a positive impact in terms of adding to the viability and diversification of the town centre as a whole.

10.11 We will also seek to discourage uses which do not enhance the centre or where there is an existing over concentration of such uses. Uses such as hot food takeaways and betting shops are over concentrated within the centre and as such we will seek to resist any additional units. The over concentration of such uses is undermining the vitality and viability of the centre.

10.12 Walthamstow has a long tradition of having pubs as a neighbourhood focal point for the community. Public houses can be the heart and soul of a community, providing meeting spaces and entertainment venues. The picture nationally is that pubs are closing at an increasing rate which results in the loss of jobs, community facilities and income in the local economy. We will seek to protect pubs within the centre.

10.13 With the exception of retail jobs, Walthamstow performs a limited employment role. The limited employment role of the town centre is demonstrated by the fact that a large number of residents travel outside of the area for work. According to the LEA (2010) there is the opportunity to develop the wholesale/retail and business sectors as these sectors are forecast to grow over the coming years. We will seek to provide approximately 3,800 sqm of new employment floorspace within the centre. Key factors contributing to Walthamstow's advantage as a business location include good accessibility for customers and staff and the quality of public transport options. With its excellent transport links, the centre is an ideal location for new business and additional office development. Other growth sectors which we will encourage are creative and cultural industries. We will ensure sufficient provision of additional workspace (including managed workspace) for new and expanding small enterprises in the office and light industrial property sectors. We will ensure sufficient provision of additional, modern office accommodation for small and medium sized businesses (SMEs) including start-up space, enterprise facilities and managed premises in order to encourage their growth and support local businesses.

10.14 Encouraging such uses will further diversify and balance the local economy and create additional job opportunities for local people and also increase local spend through additional office/industry workers coming to the centre. Such uses could also be incorporated as part of mixed use developments. We will also protect existing employment uses within Hatherley Mews and East London Office Centre. Whilst it is unlikely that Walthamstow will be able to support large amounts

of new office development, especially as Stratford City will provide a large amount of new high quality office accommodation, there should be provision of appropriately sized, high quality, affordable units to enable small businesses within growth sectors to develop and expand. Walthamstow's role as an employment location through the provision of more, good quality, small office floorspace, would make a significant contribution to improving the vitality and viability of the town centre as a whole. For example, a positive impact would be expected in terms of retail expenditure, perceptions of security and demand for leisure and evening economy facilities from now office workers in the centre.

East London Office Centre



10.15 A large proportion of the local population have no qualifications (33%) and a large proportion that are employed within low-value occupations (Socio - Economic Master Plan 2007). The occupational profile of Walthamstow and the surrounding area reinforces the importance of facilitating economic diversification, the need to raise average incomes and the need to ensure good access to local training and skills development opportunities. This is important not only in improving the quality of life of local residents but in raising the retail expenditure capacity available to support businesses in the town centre. The low educational attainment of the local population can deter businesses from sourcing local labour. Consequently, there is a significant need to improve local provision of and, access to, good quality training and education services. Particular emphasis should be given to ensuring that training and education facilities and services are provided to meet the diverse range of ethnic groups which comprise the local population. Similar there is a significant opportunity and need to encourage an increased supply of local job opportunities, in the town centre. This provides the main means by which local incomes can be raised. In creating a more diversified local economy, it will be important that additional jobs are created. We will implement 'Local Labour Agreements' in order to ensure new employment uses employ local people.

10.16 A Business Improvements District (BID), a partnership between a local authority and the local business community, could be formed in order to develop projects and services that will benefit the trading environment within the town centre. We would support a BID if one was developed.

Figure 10.2 Proposed Retail Frontages



Preferred Policy Approach

WTC5 - Retail

In order to develop a strong unique retail centre in Walthamstow, we aim to:

1. Develop opportunity sites as identified and designated in chapter 16 - 35 for new retail uses;
2. Include retail as part of mixed use development;
3. Where appropriate, allow the extension of sites to increase retail floorspace;
4. Consolidate retail development within the core of the centre in the designated primary and secondary retail frontages (Map 10.1);
5. Upgrade and further diversifying the overall range, mix and quality of uses within the centre; and
6. Promote, support and enhance the development of Walthamstow Market;

Alternative Option 1

In order to increase retail floorspace within the centre an alternative option could extend the town centre boundary in order to incorporate additional sites which could provide retail uses.

Alternative Option 2

In order to maintain the retail function of the centre we could increase the 'Primary Shopping Frontage' in the centre.

WTC6 - Hot Food Takeaways, Estate Agents, Betting Shops and Off Licences

In order to maintain and improve the vitality and viability of the centre, we will resist the development of any new Hot Food Takeaway, Estate Agent, Betting Shop or Off Licence and also seek to reduce the number which already exist within the centre.

Alternative Option 1

An alternative option would be to allow a proportion (up to 10%) of such be able to located or part of the secondary shopping frontage.

WTC7 - Pubs

In order to protect a vital community use and support and promote the night-time economy we will resist the loss of any existing pubs within the centre and seek to promote healthy pubs.

Alternative Option 1

An alternative option would be to not protect or promote healthy pubs within the centre.

Alternative Option 2

An alternative option would be not to seek to develop the evening economy within the centre.

WTC8 - Leisure, Entertainment, Culture and Tourism

In order to develop a strong leisure and entertainment centre in Walthamstow, we aim to:

1. Developing opportunity sites as identified and designated in chapter 16 - 35 for new leisure, entertainment, cultural and leisure uses (Map 10.1);
2. Support the development of a 'Leisure Zone and Entertainment' at the eastern end of the High Street;
3. Support the creation of a 'Cultural Café Quarter' at the western end of the High Street; and
4. Facilitate and support the growth of the evening economy, with particular focus in the 'Leisure and Entertainment Zone' and 'Cultural Café Quarter'.

WTC9 - Employment

In order to develop a strong, balanced and diverse local economic centre, we aim to:

1. Protect existing employment uses within the centre on Hatherley Mews and East London Office centre;
2. Further diversify the range of employment generating uses within the centre;
3. Develop opportunity sites as identified and designated in chapter 16 - 35 for new office space;
4. Encourage the development of creative and cultural industries; and
5. Support the development of a Business Improvements District.

Alternative Option 1

An alternative option would be not to develop any leisure, entertainment or cultural uses within the centre.

Alternative Option 1

An alternative option would be to seek to significantly change the role and function of the centre and make it a location for office and business use. We could seek to provide a significant increase in the amount of high quality and adaptable office and business floorspace to provide for new business to locate within the centre.

Justification/Other Options Considered

10.17 The overall approach taken with respect to the retail offerings in the centre is to build upon the unique array of commercial diversity already present in the market while carefully and thoughtfully upgrading, expanding, and further diversifying its overall range and mix of merchants and retail categories, in an effort to strengthen and improve its regional market positioning and its overall market share. Our Retail Capacity Study (2009) identifies that there is additional retail capacity in this part of the borough, mainly in the form of compassion goods floorspace but capacity also exists for additional convenience goods floorspace. In order to accommodate this additional retail space we proposed to intensify existing retail uses and allow extensions, where appropriate, to existing sites. This approach would make best use of available sites within the centre. We rejected the option to extend Walthamstow retail boundary in order to concentrate retail uses within the primary shopping areas of the centre as opposed to the periphery.

10.18 Promoting a greater mix of uses in the centre will improve the range of services in the centre and the overall shopping experience. This will further increase the centre's appeal. It will also lead to a more sustainable local economy. The further diversification of the economy will broaden the local economy and range of job opportunities within the centre and increase training opportunities. We rejected options to encourage retail only development as this would imbalance the local economy to only one major sector. We rejected

options to significantly change the role of the centre in order to support and enhance Walthamstow's role as the major retail centre for the borough.

10.19 We aim to create distinctive areas by focusing and consolidating related uses in specific areas such as the 'Cultural and Café Quarter' and 'Leisure and Entertainment Zone' in order to create differing offers within the centre. Each area will have its own unique offer and appeal to further encourage local residents and visitors to use all areas of the centre not just those around Walthamstow Central and the main shopping thoroughfare. This would also retain spend within the town centre. We rejected options to disperse uses throughout the centre as this would further contribute the ad-hoc nature of the centre.

10.20 Encouraging the evening economy will contribute to the vitality and viability of the centre as it would encourage additional visitors to the centre after the shops had closed. We rejected options not to promote the evening economy as the centre would be 'dead' and feel unsafe and unattractive after shopping hours.

10.21 We propose to include retail, leisure, entertainment, tourism and cultural uses as part of mixed uses development as it creates greater use of buildings and areas throughout the day and night, promotes more sustainable forms of development, strengthens local communities and reduces the need to travel. Mixed-use proposals within the town centre will increase the vibrancy, safety and sustainability of Walthamstow.

10.22 We will seek to control the number and concentration of Hot Food Takeaways, Betting Shops, Estate Agents and Off Licences within the centre as we consider there to be an over concentration of such uses already in the centre. Allowing the further increases in numbers of such uses will adversely affect the retail offer and function and the vitality and viability of the centre. We rejected options not

control such uses as a high concentration of such uses can lead to other detrimental effects such as increased incidences of crime and anti-social behaviour and noise.

10.23 We aim to protect pubs in the centre as they provide a valuable community service. They contribute to and promote the night time economy. Pubs are also part of the local heritage. We rejected options which not protect pubs as this could result in the loss of a valuable community asset.

Movement and Accessibility

11 Movement and Accessibility

Strategic Objective 5

Improving accessibility to the centre by improving the quality and frequency of the existing transport network and promoting new transport improvements.

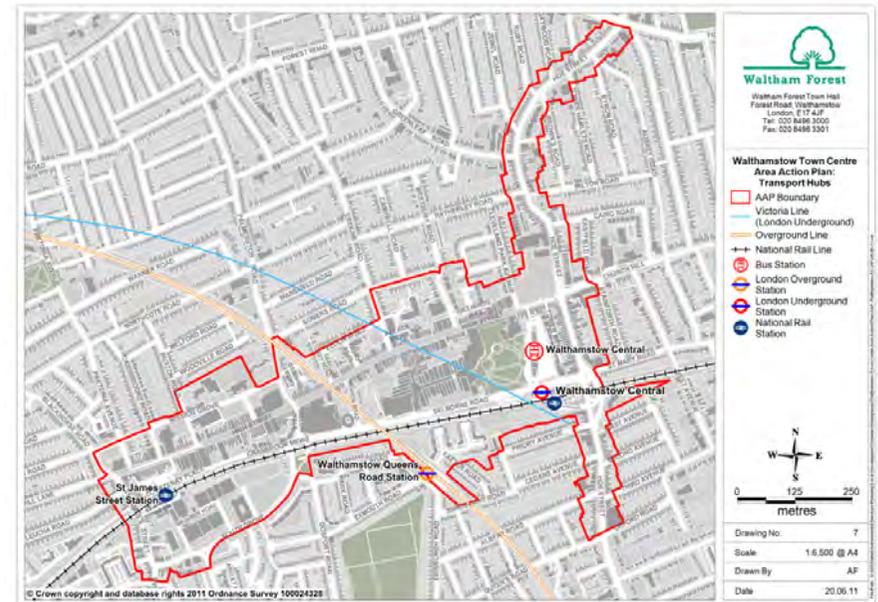
Strategic Objective 6

Creating a more sustainable centre by encouraging sustainable forms of transport such as walking and cycling, incorporating the highest levels of sustainable design in new development and establishing a decentralised energy network(s) within the centre.

Introduction/Background

11.1 One of Walthamstow's key strengths is its accessibility. It is well located in relation to the strategic transport network. It is a significant inner city transport interchange with potential to further improve connections between rail, underground and bus and to secure uplift in development capacity through intensification. The centre is within a short drive from the A406 North Circular Road. Walthamstow Central is the terminus of the Victoria underground line and is also located on the Chingford to Liverpool Street over ground line; Queens Road Station is on the Barking to Gospel Oak over ground line. The centre is also well served by bus services, which are focused at Walthamstow Central bus station (see figure 11.1). Walthamstow is therefore a key transport hub with interchange between rail, underground and bus services. The Public Transport Accessibility Level (PTAL) for much of Walthamstow is 6a.

Figure 11.1 Transport links in the centre



Issues and Opportunities

11.2 A number of transport improvements have been undertaken on connections into Walthamstow. The Victoria Line has seen its capacity increase by 17% and has had its signalling upgraded and new improved trains introduced. The Barking to Gospel Oak line now runs at four trains an hour and has had new and improve trains introduced. A key borough wide transport regeneration scheme is the reinstatement of the Hall Farm Curve (HFC) which would allow direct access from Walthamstow to Stratford. This would mean local people would have improved access to the Jubilee Line, Central Line, DLR and forthcoming Channel Tunnel rail link. It would also mean local residents would have greater access to the Stratford City development, the Olympic Park and CanaryWharf. However, improved links to these

areas could mean that more people from within the borough travel out of the borough to undertake activities such as shopping leading to a greater 'bleed' of spend to outside of the borough.

Queens Road Station



11.3 The centre can become heavily congested, particularly at peak times during the day. On approach roads to the centre such as Hoe Street, traffic flows can become heavy and traffic movement slow. This traffic congestion can significantly increase journey times and decrease air quality in the centre. We will aim to introduce a range measure to reduce congestion, improve air quality and road safety. Congestion slows traffic and has the effect of significantly delaying bus services to Walthamstow particularly on the north-south corridors such as Hoe Street. Additionally, we will aim to improve and rationalise the junction at Hoe Street/Selborne Road/Station Approach which

contributes to higher levels of congestion in the centre. We will work with TFL to reconfiguring this junction in order to improve traffic flows and general road efficiency.

Congestion on Hoe Street



11.4 The private car is still a form of transport which people use to access the centre. We will aim to encourage a modal shift away from private car use taking advantage of the centres excellent transport links and encouraging more sustainable forms of transport such as walking and cycling.

11.5 The key routes within the centre are dominated by road traffic making them unattractive to cyclists and pedestrians. We will seek to priorities non car users on roads within the centre. We will introduce a number of traffic calming measures such as road humps and reducing speed limits within the centre in order to slow traffic and make roads safer and more attractive to other road users. We will

also give greater priority to pedestrians at junctions within the centre. Additionally, adequate safe and secure cycle parking will be incorporated in the centre.

Palmerston Road and High Street Crossing



11.6 Generally, permeability and connectivity within the centre is poor. The Chingford to Liverpool Street rail line is a major barrier to movement. This causes severance between the neighbourhoods to the north and south of the centre and between Walthamstow Queens Road station and Walthamstow Central within the centre. Such severance leads to a lack of connectedness in and around the centre which restricts movement and access. We will establish a pedestrian and cycle link between Queens Road station and Walthamstow Central station. We will also seek to create more routes through/under the rail line to improve north/south links. We will aim to improved links at South

Grove and investigate the feasibility of creating a potential link at Queens Road station directly to the centre. Creating this new link would connect the station with the High Street and improve north/south links. We would seek to ensure that these routes are safe, secure and attractive. We would also seek to improve links to Walthamstow Village (figure 11.2).

High Street at Night

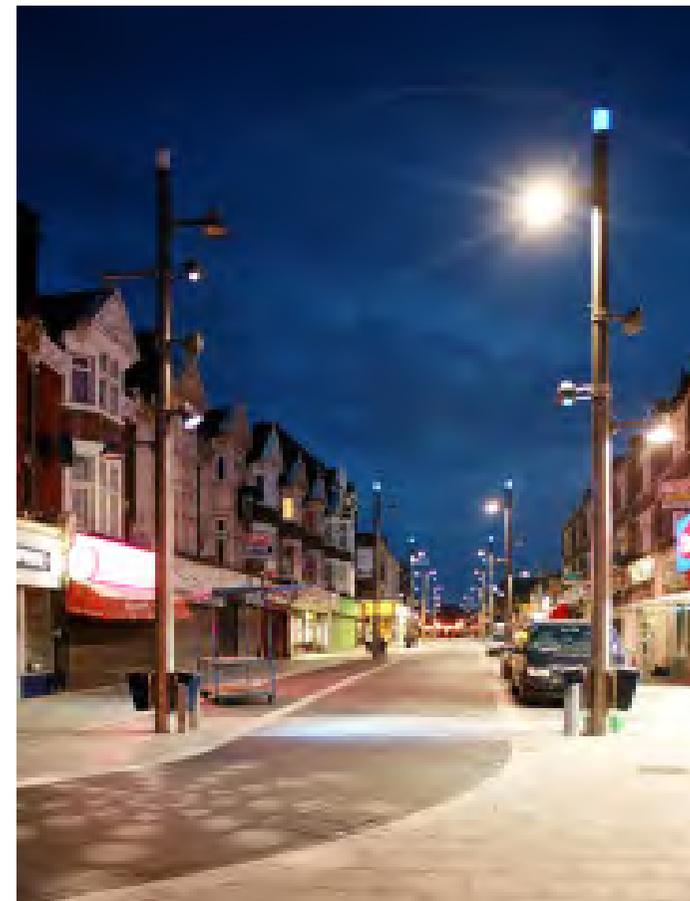
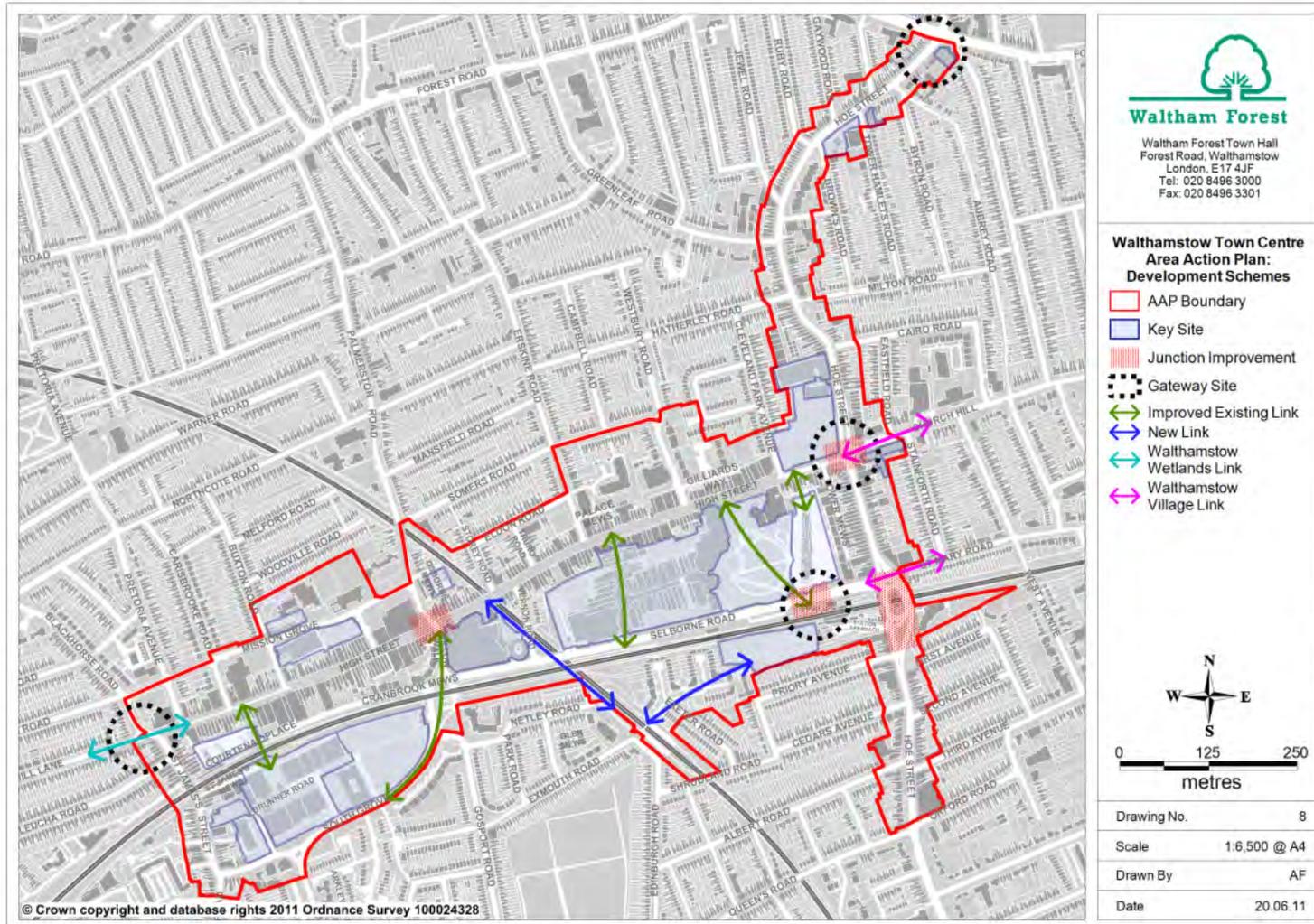


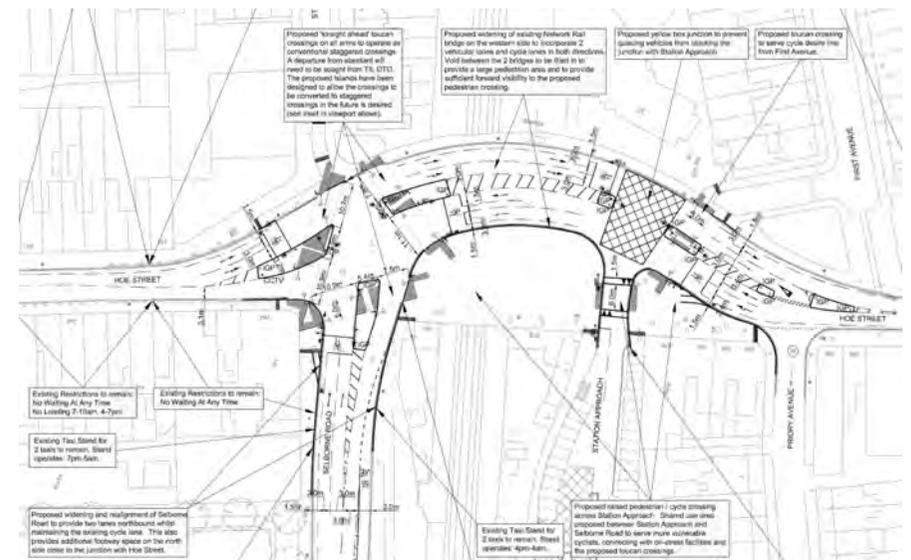
Figure 11.2 Proposed and Improvements to existing 'links' in the centre



11.7 There is a high degree of movement and conflict around the Walthamstow Central station, Hoe Street/High Street, Hoe Street/Selborne Road junctions and Palmerston Road/St. James Street. Pedestrians, buses and vehicles all come together at these points, which are major gateways for most people travelling into the centre. Such conflict leads to a lack of connectedness between areas within the centre. These junctions have been highlighted for improvements particularly for pedestrians and cyclists.

11.8 Hoe Street (A112) is part of the strategic road network and thus under TFL's control. The existing road layout at the Hoe Street gyratory system increases traffic congestion and journey times, particularly at peak times. This linked with the entrance/exit to the bus station can considerably lengthen bus journeys, through and to Walthamstow. The pedestrian footpath on the bridge which crosses the Liverpool Street to Chingford is also weak and the current layout does not meet current cycle standards and is 'unfriendly' for pedestrians. The reconfiguration of the gyratory system is considered to be critical to the regeneration and improvement of the centre. We will explore, with TFL and other partners proposals of reconfiguration in order to improve traffic movement, reduce bus journey times and improve both pedestrian and cycle networks. Figure 11.3 below, developed by JMP, sets out a proposed new junction layout.

Figure 11.3 Proposed Layout by JMP



11.9 Walthamstow bus station is recognised as an important piece of public transport infrastructure. The bus station provides a transport interchange with Walthamstow Central underground and railway station served by a subway to the ticket hall and railway platforms. It is a key gateway into the centre. However, as stated previously, the configuration of the bus station coupled with the approach into Selborne Road via the Hoe Street gyratory system significantly increases bus journey times, particularly at peak times, as buses take a long and convoluted route into and out of the station. There is potential to improve the configuration and integration of the bus station into the road network in order to reduce bus journey times and also improve congestion generally within the centre. As well as addressing operational requirements, urban design issues of how the bus station interacts and relates to the town centre and station entrance need to be addressed. Visitors arriving at the bus station or exiting from the station(s) from the subway find it difficult to orientate themselves and navigate to different locations within the centre and surrounding area. Most access the High Street from the station through the northern

exit, between the shops at the eastern end of the High Street which opens out onto the Arcade Site. Few visitors enter the High Street from the bus station through the Town Square and Gardens as the trees in the Gardens 'shields' Selborne Shopping centre and the Market on High Street and it is difficult to cross the road into the Gardens with buses continually crossing the pedestrian access point. We will work with TFL in order to make the bus station more pedestrian friendly and better integrated into the centre. The role and function of the bus station will change over time as the capacity and design of buses and the network changes and thus. We will work with TFL to establish long term solutions and improvements to the reconfiguration and integration of the bus station.

11.10 A balance needs to be struck in terms of the level of parking provision within the centre. Retailers and market traders within the centre rely on sufficient provision of parking for their customers and servicing. Too little car parking and people will be deterred from visiting as it is too difficult to park and too much car parking will simply lead to more car borne trips and more congestion. Surveys show that the car parks in the centre are underutilised. We will consider aim to set out a long term parking strategy for the centre.

11.11 Additionally, we will promote all new residential development within the centre as 'car free'. 'Car Free' will reduce future pressure on the existing road network and improve the sustainability of the centre. Parking will still be provided for those who most need it, such as disabled parking and we will also require cycle parking in new housing development.

11.12 Additional retail and leisure uses will have to meet the parking standards as set out in Development Management DPD.

Preferred Policy Approach

WTC10 - Transport Improvements

In order to improve the quality and frequency of public transport within the centre, we aim to:

1. Work with TFL and other transport providers to ensure there is sufficient transport capacity on the existing bus and rail transport system;
2. Simplify the layout of the gyratory system on Hoe Street to reduce traffic congestion and improve traffic flows within the centre;
3. Improve pedestrian crossings at a) High Street/Hoe Street, b) Hoe Street/ Selborne Road c) Walthamstow Central exit/Selborne Road/Bus Station and d) Palmerston Road/High Street;
4. Establish a pedestrian and cycle link between key transport interchanges at Walthamstow Queens Road and Walthamstow Central;
5. Create a new walkway(s) under the Liverpool Street to Chingford line to improve connectivity between the centre and communities to the north and south at South Grove and Queens Road Station;
6. Improve north/south links throughout the town centre;
7. Remove unnecessary obstacles, barriers and street clutter within the public realm;

8. Improve the lighting in and around the centre to improve safety and security; and
9. Requiring new development to provide financial contributions towards projects that enhance the transport network in the centre.

Alternative Option 1

Other than a 'do nothing' approach, it is considered that there are no alternative options for this policy as the proposals in it are essential to the enhancement and regeneration of the centre.

WTC11 - Sustainable Transport

In order to develop and promote sustainable forms of transport within the centre, we aim to:

1. Support a range of improvements to promote and enhance the environment for pedestrians and cyclists; and
2. Improve the cycle network in the centre.

Alternative Option 1

An alternative option would be to priorities initiatives which upgrade and improve the existing road network and which promote the use of the private car as the main form of transport to access the centre.

WTC12 - Car and Cycle Parking

In order to provide appropriate levels of car parking within the centre, we aim to:

1. Ensure that all new residential development within the centre is 'car free' incorporating the appropriate level of cycle parking; and
2. Ensure that all new retail, leisure, community and cultural uses provide appropriate levels of car and cycle parking in accordance with DM appendix 4.

Alternative Option 1

An alternative option would be to provide additional car parking within the town centre for car borne visitors to the centre.

Alternative Option 2

An alternative option would be to allow an element of car parking in residential development.

Justification/Other Options Considered

11.13 By seeking a modal shift towards more sustainable forms of transport by encouraging people to access the centre on public transport, walking or cycling will reduce the number of cars accessing

the centre, reducing congestion and improving air quality. Options which promoted car use were rejected as they were considered to be unsustainable.

11.14 Encouraging safe and attractive walking and cycling routes will further encourage a modal shift away from motorised transport and encourage more people to use more sustainable forms of transport in order to access the centre and improving their health. By creating new and improving existing links will improve the connectedness reduce severance and make them attractive, safe and secure to pedestrians.

11.15 Improving and or reconfiguring key junctions will reduce traffic congestion and reduce journey times particularly for buses entering the bus station. Improvements to this junction are key to the overall regeneration of the centre and as such options to do nothing were rejected.

11.16 Promoting 'car free' residential development will encourage a more sustainable centre and it will reduce the pressure on the existing road network and encourage more people to use public transport. Options to provide additional parking (other than the provision of disabled parking) in residential development were rejected as the centre should take advantage of its excellent transport links and seek to reduce congestion and improve air quality. Surveys suggest that that the various car parks within the centre are under utilised and are only close to capacity at peak time during the weekend. It is considered unnecessary to provide additional car parking for car borne visitors to the centre and therefore options to increase the level of car parking were rejected.

Design and Place Making

12 Design and Place Making

Strategic Objective 7

Creating a high quality accessible and inclusive environment, especially in the evenings in order to further encourage the development of the night-time economy within the centre.

Strategic Objective 8

Creating an attractive and distinctive centre with high quality design of buildings, public spaces and protecting and enhancing the centres heritage and other important areas.

Introduction / Background

12.1 The Walthamstow AAP area is large and covers a number of different “character areas”. To the north and east of the area lies Hoe Street a key pedestrian and vehicular route to and from the town centre. This area is characterised by mainly 2-3 storey commercial buildings of varying quality running along most of the length of Hoe Street. Buildings are mainly Victorian with some later modern infill.

12.2 Hoe Street then follows a gentle south-west curve uphill towards the High Street junction with Church Hill, an important entry point to the town centre. The route then continues southwards and uphill before significantly opening out at the Hoe Street gyratory traffic system with Selborne Road. This is an important entry point to the centre and the bus and tube network but which offers a poor pedestrian environment with difficult crossing conditions.

12.3 The character of the area changes entering Selborne Road from the east. This is initially focussed on the tube and bus interchanges, with significant pedestrian, traffic and bus movements dominating the area. Townscape quality then falls away moving westwards along Selborne Road, with the main Chingford to Liverpool Street overground railway running along the southern boundary. The northern edge of Selborne Road is dominated by the backs of buildings and service yards for Selborne Walk shopping mall and other retail uses and is very poor in terms of townscape quality.

12.4 The High Street runs east-west through the AAP area and is the main shopping thoroughfare with the street market running along most of its length. The shopping area also includes Selborne Walk shopping mall with the entrances directly from the High Street and also further eastwards leading from the town square. The Town Square and gardens are a key focus within the town centre, sitting adjacent to the recently completed bus station and terminus.

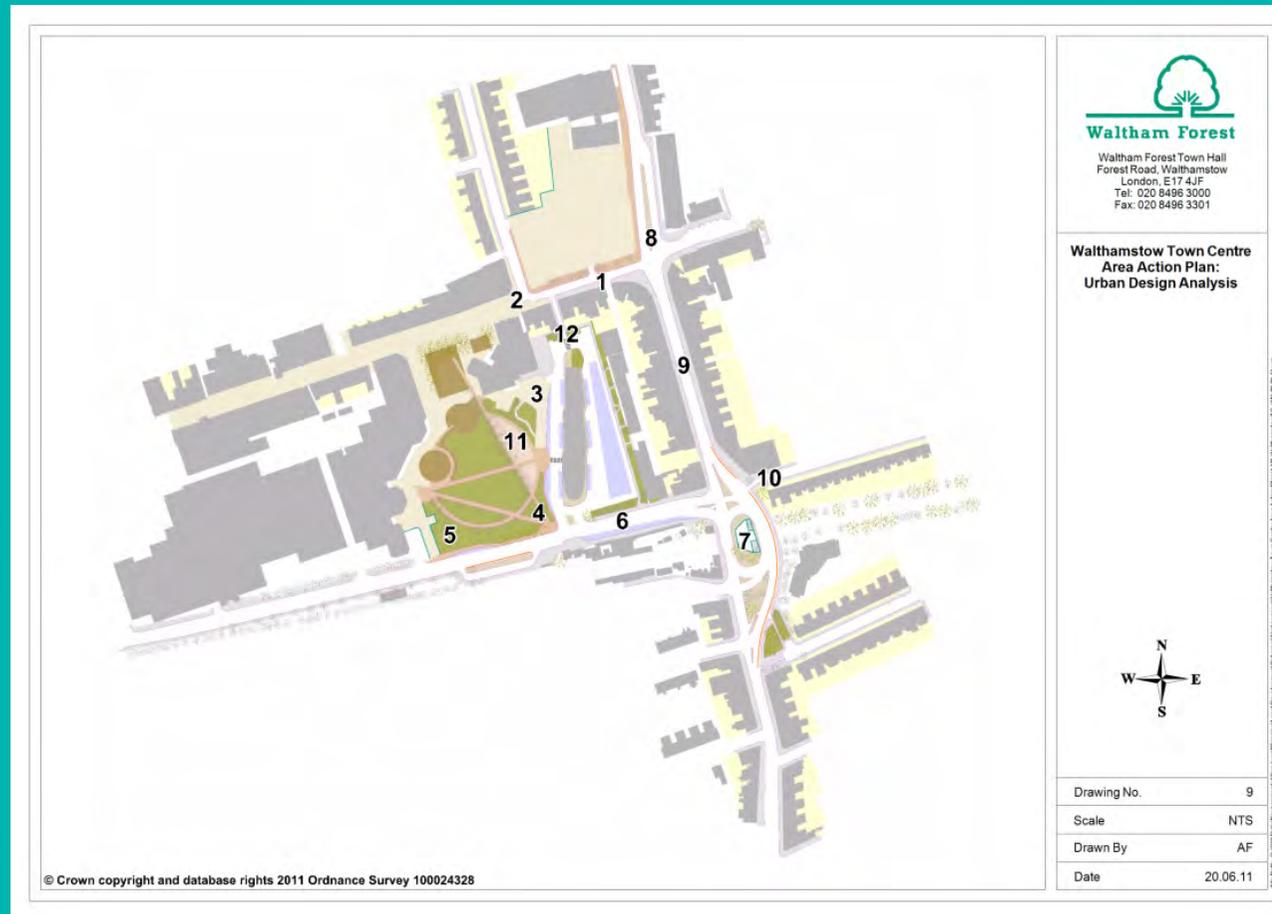
12.5 Areas behind the High Street both north and south are comprised mainly of two-storey terraces of Victorian housing laid out in a typical grid-pattern of connected streets. Connectivity into the High Street from the north is generally well-linked, although access from the south is quite poor with the railway line acting as a barrier to movement except in a few places.

Issues and Opportunities

12.6 East Architects identified the follow key issues and opportunities within the centres public realm (figure 12.1):

Public Realm Analysis - East Architects

Figure 12.1 Urban Design Analysis - East Architects



1. Poor quality surfacing;
2. Poor quality gateway to market;
3. Public space under used: access to space and benches blocked by planters;
4. No gateway from Walthamstow station into the centre;
5. Additional access point required with removal of street furniture;
6. Poor pedestrian access to bus station and rail/underground station: narrow footway, ramp is poor quality, pedestrian crossing needs to be upgraded, conflict with buses and pedestrians;
7. Hoe Street junction: complicated highway - dominated environment, with poor pedestrian and cyclist provision, poor footway surfaces, dominance of drainage gullies in footway, poor quality landscaping;
8. Hoe Street/Church Hill junction: recommend introduction of straight crossing and removal of guard-railing;
9. Hoe Street requires de-cluttering and general public realm improvements;
10. Difficult change in level;
11. Surfacing treatment to east of the grassed area feels unloved and undefined (very fine gravel/dusty feel); and
12. Small passageway links directly from bus station to end of the street market allowing pedestrians to by-pass public spaces.

12.7 Walthamstow is a popular town centre and shopping area and attracts large numbers of people both locally and from outside of the borough. The retail offer, including Selborne Walk and the variety of smaller shops and cafes, along with the street market and local community facilities, underpins its draw as a convenient place to shop, visit and do business.

12.8 This is helped to a significant degree by its relative ease of accessibility both in terms of good public transport links and in being close to a large catchment area allowing convenient access for local residents.

12.9 The character of the area is predominantly Victorian, albeit with some later infill, with 2-3 storey residential and commercial development fronting the main routes along Hoe Street and the High

Street. There are a number of buildings of architectural and historic interest within the AAP area, including the former Granada cinema and Central library, both Grade 2 listed, along with other buildings of character on the Council's Local List. The area also includes the Conservation Areas of St James and part of Leucha Road, located at the western end (see figure 12.2).

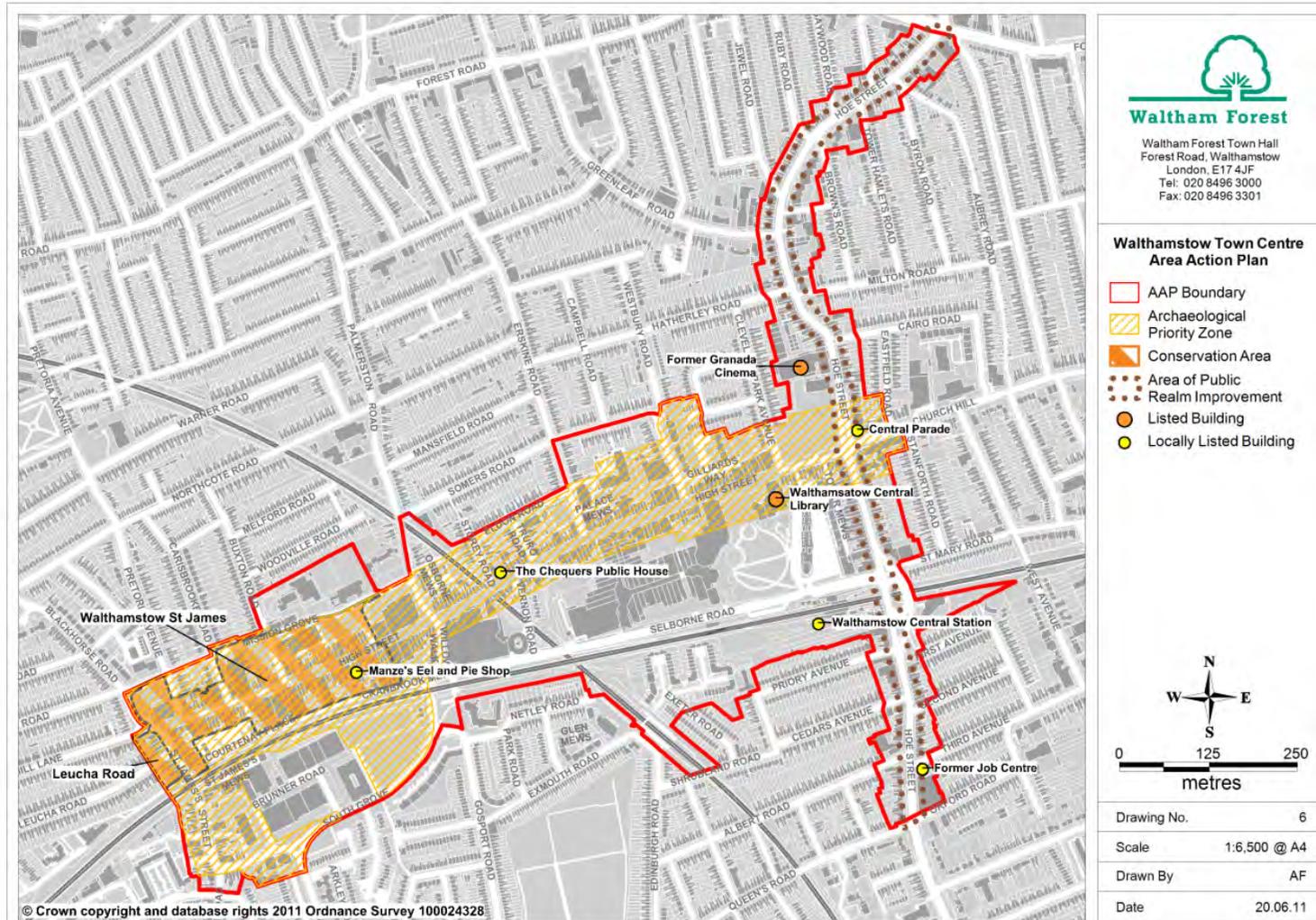
Locally Listed Building - L.Manze, High Street



12.10 The key focus of the area is at the eastern end of the High Street, including the town square and gardens, Selborne Walk shopping mall and the main public transport interchange for bus, tube and overground rail services.

12.11 Whilst the area has a diverse character retaining many attributes, it does however suffer from a number of drawbacks in terms of its overall attractiveness and quality of place.

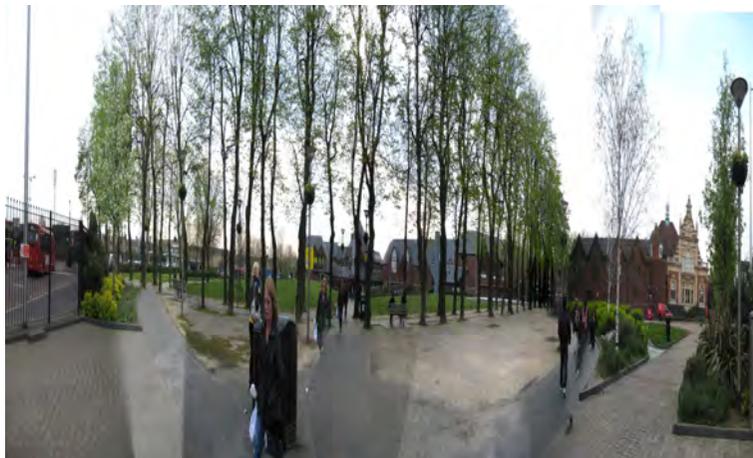
Figure 12.2 Conservation Areas and Listed Buildings



12.12 Good design has a clear role to play in improving the quality of experience in the town centre and wider AAP area. Research has shown that good “place-making” requires a number of key attributes including good access and connections, an attractive level of uses and activities, high quality public spaces providing safety and comfort, along with a regular and robust management regime.

12.13 Walthamstow suffers from a poor image. This is largely due to factors such as a high rate and perception of crime, an environment and public realm which is tired and poorly maintained in places. This poor image reduces the centre's appeal and meaning local people and visitors are less likely to use the centre. Therefore, improving the overall quality of the environment within the centre and the buildings and spaces within it are important in order to improve Walthamstow's image, attractiveness and appeal. Such improvements could include the use of public art and improvements to the public spaces, such as the Town Square and Gardens.

View to Selbourne shopping centre. Large public space, predominantly grass with hard-landscaped pathways leading from the bus station to the High Street, Selborne Road and the shopping centre - Image from East Architects



12.14 The linear form of the centre coupled with a limited choice of alternative routes does not provide a convenient circuit for shoppers and pedestrian. This creates a lack of cohesion between the market, shops on the High Street and Selborne Walk which has an adverse impact on the centre. Due to the length of the High Street residents and shoppers will rarely visit both ends of the High Street only use opposite ends of the High Street on a limited number of occasions.

12.15 As also mentioned in the transport section of this document, the general environment is unattractive to pedestrians. Generally improve such as the reduction of street clutter i.e unnecessary signs and lampposts, the removal of guardrails and bollards, the removal of staggered crossings and removal of traffic islands can provide a more attractive environment for pedestrians.

Selborne Road and Hoe Street Junction. Busy road which is difficult to cross for pedestrians - Image from East Architects



12.16 There are two areas of particular concern, the entrance/exit of Walthamstow station and the crossing on the High Street with Palmerston Road. The pedestrian environment and public realm along Selborne Road is dominated by a number of different and often confusing traffic movements making it difficult and unpleasant to cross

to and from the nearby town square and shopping area. This is a key link into the centre and bus station and important as it is the arrival point for many visitors to Walthamstow. As an arrival point within the town centre, particularly for rail and tube users, it can be less than attractive. We will seek improvements in order to make this more 'welcoming' and easier for pedestrians to link and navigate to the shopping and other facilities in the centre. The junction with High Street and Palmerston Road, where road traffic intersects and crosses over the pedestrianised High Street, we will also seek improvements in order to give greater priority to pedestrians.

Walthamstow Station Exit Crossing Selborne Road



12.17 Moving westwards along Selborne Road, the blank walls of the rear of Selborne Walk shopping mall and Sainsburys present a bland and uninviting edge to the centre. The pre-1980's street network here consisted of a series of residential blocks with routes running north-south linking Selborne Road with the High Street, providing a greater choice of routes. However, with the development of Selborne Walk in the mid-1980's, linkages were reduced, with now only limited

accessibility through from Vernon Road and Willow Walk. North-south movement is also restricted south of the railway line which can act as a barrier to pedestrian movement.

Bland and uninviting edge on Selborne Road



12.18 The quality of shopfronts is also poor in some areas with overly large fascias, lack of visual co-ordination, clutter and use of materials etc, resulting in a generally poor quality street scene. Shop front design has a key role to play in creating an attractive area in which to shop. The shop front, advertisements, signage, canopies, external lighting, shop security measures and access facilities are all elements, which if well designed can help to promote a high quality street scene and make positive contributions to the character and trading success of the centre. The quality of shop front design and general environment in the areas of Hoe Street and High Street is poor, leading to a poor quality streetscape. In order to reverse this trend we will apply design principles as set out in 'High Street Life Strategy' in order to improve the attractiveness and ultimately the competitiveness of the centre. Hoe street is also a key route into the centre and is often people's first perception of the centre. We will

designate Hoe Street as an 'area of public realm improvement' and seek to implement initiative to improve and enhance the general urban environment in this area.

Shop Fronts on Hoe Street



12.19 The Street market is an historic feature and an iconic symbol of the centre. However, its unstructured nature is dampening its potential to evolve into a more focused and higher value amenity and more economically diverse regional attraction. Furthermore, the layout and design of the market itself is such that the shops lining both sides of the high street are visually blocked by the stalls and access is severely restricted to customers. This ad-hoc, organic appearance of the market is undermining its own and the town's financial performance. Furthermore, the existing structure is restricting the markets ability to be effectively incorporated within a broader retail/commercial ensemble that would allow Walthamstow, as a whole, to live up to its full market potential. Also, from a merchandising perspective, there is little coherence to either the merchandise mix

associated exclusively with the market tenants, and/or with the shops along either side of the street. The entire amalgam bears little relevance to the regional mall next door. We will seek to reorganise and restructure the market in order to improve its appearance and function. Such a reorganisation could improve pedestrian circulation and how it integrates with the rest of the High Street. A layout of the market which seeks to maximise circulation space and create a series of small breaks in the market stalls and that offer opportunities for alternative uses such as cafes and seating would be encouraged.

12.20 Crime and the fear of crime is a significant barrier in attracting new investment into the centre as it reduces the quality of life for residents and deters shoppers from using Walthamstow. Walthamstow is within the top 5% most deprived areas in London in terms of crime. Reducing the incidence and threat of crime and creating a more secure environment for all is therefore fundamental to the future health and vitality of the town centre. We will build on existing initiatives and seek to ensure that new development is built to reduce the incidences of crime and improve the general environment. We will include a number of public realm improvements in order to improve public safety, particularly in areas of the centre which are 'problem' areas or suffer from regular incidences of crime. In such areas we could improve the layout of the area to create more natural surveillance, improve lighting or seek to install CCTV. A strategic and proactive approach to crime reduction is essential to ensure that individual measures have a cumulative and lasting impact. Increasing the residential population of the town centre coupled with the creation of an enhanced role of the town centre as a location for evening entertainment will also play a central role in the prevention of crime and the feeling of a greater sense of security in Walthamstow.

12.21 The town square and gardens are valued spaces within the centre. Whilst the town square and gardens are popular as a place to sit and relax, particularly during the summer months, the edges to the square lack activity, with a number of blank walls fronting on to the

square reducing its liveliness and interest. This is often compounded during the evening when the majority of shops are closed making the area feel less inviting and at times potentially unsafe to walk through.

2012 Live Site. An underused public space used mainly as a thoroughfare by pedestrians walking from the bus/train station to the High Street - Image from East Architects



12.22 The town gardens are designated as a park (PK15). Despite the urban nature of the centre it is not lacking in publicly accessible open space or play space (see figure 12.3). However, the town gardens are underused and do not function well. In line with WTCP8 we will

aim to improve the quality and facilities on the town gardens. While the provision of new green and open space within the centre is unlikely, we will seek new development to contribute to improving existing spaces and where appropriate off site contributions.

12.23 Parts of the centre are deficient in access to play facilities (see figure 12.4). The western part of the centre is deficient and we will seek for new play facilities to be implemented in such areas.

12.24 The quality of buildings within the centre is also variable, with some in need of investment, including the restoration of architectural and historic features and attention to upper floors. New developments need to respect the complex character of Walthamstow and take into consideration its uniqueness of place, employing and connecting a variety of enclosures and open spaces to make people always aware of being in a place. The spaces created needs to be inclusive and accessible, constructed and maintained to a high level and to take issues of community safety, sustainability and accessibility into consideration when being designed.

12.25 Legibility and wayfinding can be difficult within the own centre. Visitors to the centre who either arrive from the train stations or emerge from the underground station into the bus station often find it difficult to get their bearings and access the centre and surrounding areas. In order to improve legibility within the centre we will work with TFL to include Walthamstow and surrounding areas in the legible pedestrian wayfinding scheme. Legible London seeks to help both residents and visitors walk to their destinations quickly and easily. It presents information in a range of ways, including on maps and signs, to help people find their way. It is also integrated with other transport modes so when people are leaving the Underground, for example, they can quickly identify the route to their destination.

Figure 12.3 Access to Public Open Space

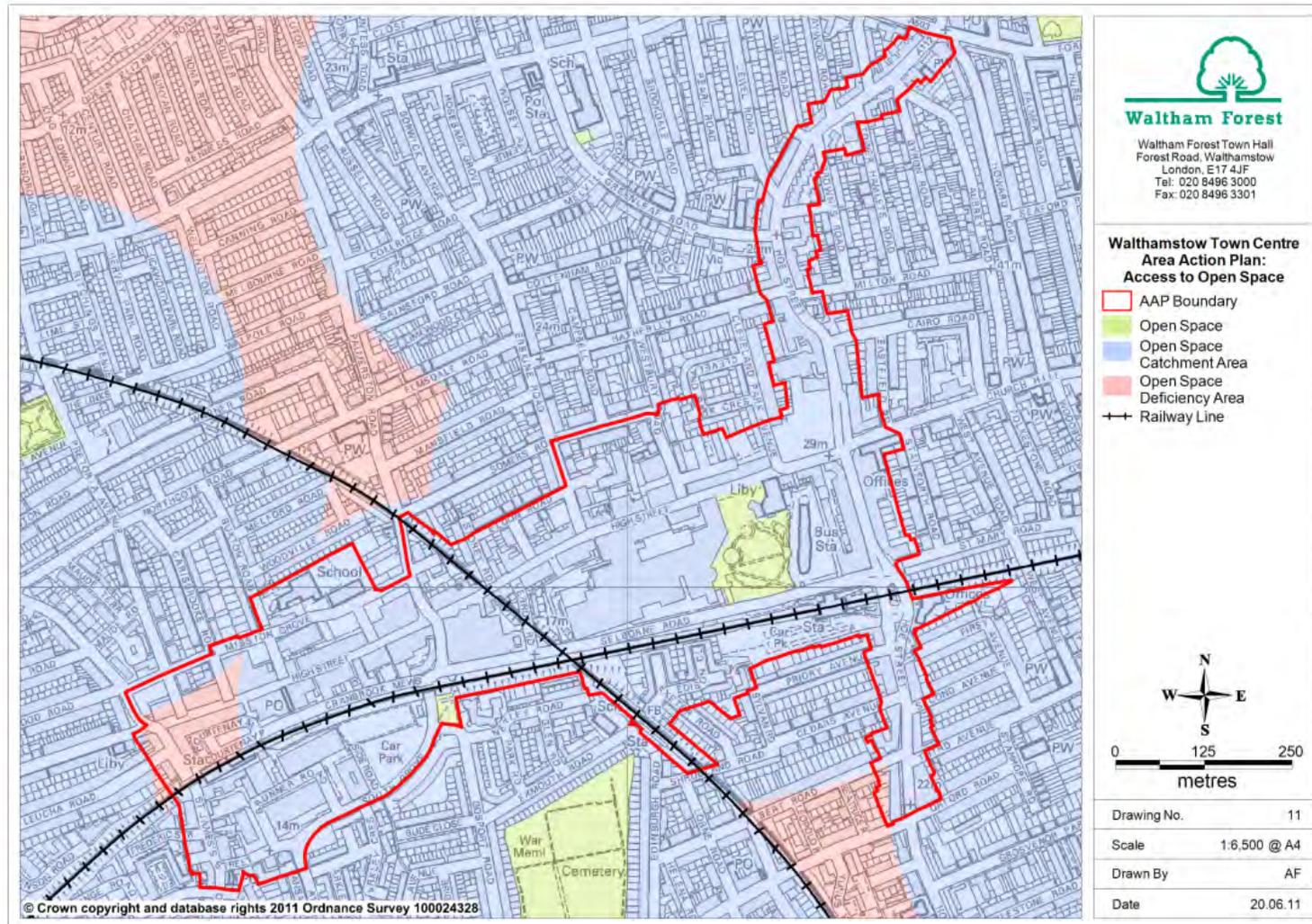
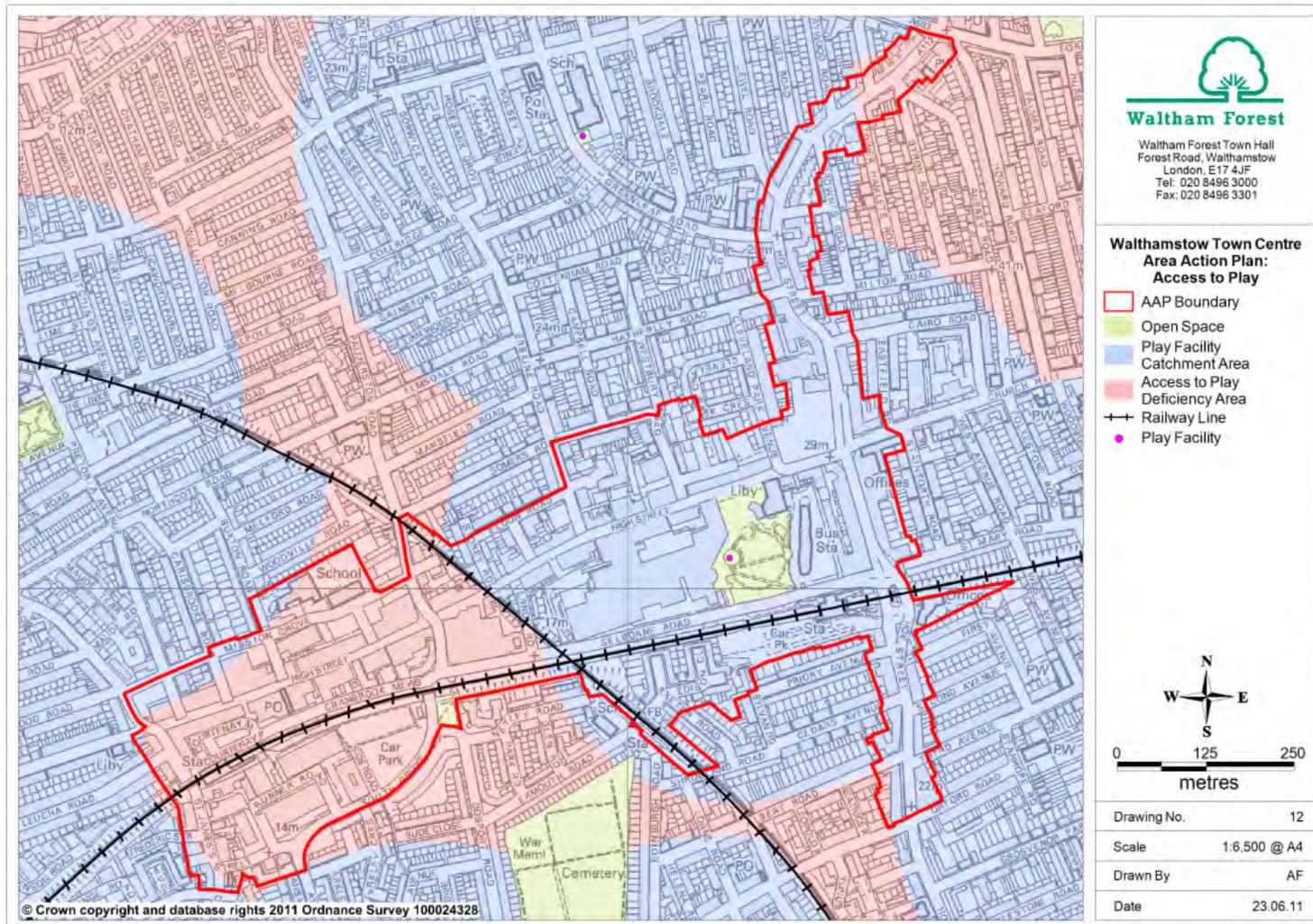


Figure 12.4 Access to play space in the centre



Preferred Policy Approach

WTC13 - High Quality Environment

In order to improve the town centre's image and public realm we will:

1. Support the reorganisation of the market to improve the appearance and function of the market and pedestrian circulation;
2. Incorporate the principles of 'High Street Life Strategy' to new shop fronts on Hoe Street, High Street and St James Street;
3. Designate Hoe Street as an 'Area of Public Realm Improvement';
4. Improve the pedestrian environment through a range of public realm improvements and by including Walthamstow as part of the 'Legible London' wayfinding scheme;
5. Protect and enhance the heritage of the centre;
6. Remove unnecessary obstacles, barriers and street clutter within the public realm;
7. Enhance and improve the quality of green spaces throughout the centre;
8. Provide play facilities in the centre, particularly in areas of deficiency;

9. Incorporate improvements to the public realm in order to make the centre more active and secure; and
10. Require new development to provide financial contributions towards projects that enhance the existing public realm.

Alternative Option 1

Other than a 'do nothing' approach, it is considered that there are no alternative options for this policy as the proposals in it are essential to the enhancement and regeneration of the centre.

WTC 14 - Design and Place Making

In order to improve and We will use the following "place-making" principles as a framework when considering new development and improvements within the centre:

1. Creating, improving and reinforcing convenient and safe pedestrian and cycle routes to the town centre, particularly north-south from Selborne Road and further south from the railway line;
2. Improving the key "arrival" points into the centre for residents and visitors via public realm, landscaping, signage, public art and other environmental improvements;

3. Significantly raising the quality of architectural and urban design in the area with development that positively responds to its context whilst encouraging the very best in contemporary design;
4. Setting a framework for building heights of new development to be sympathetic in scale to the predominant 2-3 storey context, whilst focussing taller buildings in key “gateway” sites such as the Arcade site, the Town Square and South Grove;
5. Encouraging the restoration and ongoing improvement of existing buildings of character within the centre, including via shopfront and/or building grants where available;
6. Bringing forward a range of options for improving the town square and gardens, including the possibility of extending the Selborne Walk development and potential redevelopment of the bus station;
7. Developing and implementing a new public space strategy which provides comfortable, convenient and safe places for people to sit, relax and enjoy a variety of experiences within the town centre;
8. Incorporating “active building frontages” in all new development to provide increased vitality, interest and safety at ground floor level for shoppers and visitors; and

9. Improving and developing a clear and robust management regime for the area encompassing cleaning, maintenance, partnership working, promotion and activities etc to reinforce the town centre offer for shoppers and visitors.

Alternative Option 1

An other alternative option could be to creating a new character and context for the centre by creating land mark buildings, encouraging distinctive and contemporary design and establishing new building forms and character areas.

Justification / Other Options Considered

12.26 Improving the general public realm and existing open spaces will enhance the image of the centre and make it an attractive place to shop and spend time. Improving the pedestrian environment by prioritising pedestrians and improving connectedness and legibility will make it easier and safer to access and move around the centre. A reorganisation/ restructure of the market will improve the appearance and function of the market and improve pedestrian circulation and how it integrates with the rest of the High Street. Aiming to improve safety in the centre will reduce the incidences of crime in the centre and make people feel more comfortable particularly late at night. Improving pedestrian and cycle links to Walthamstow Wetlands will encourage more people to access and use this natural asset which will benefit their health and well being. Applying the principles of 'High Street Life' will provide detailed guidance on shop front, advertisements, signage, canopies, external lighting, shop security measures and access facilities. These principle will promote a high quality street scene and make positive contributions to the character and trading success of the centre.

12.27 Applying broad design principles to the area will set the design framework which will improve and enhance the centre. Such principles will improve and enhance the quality of the centre. The centre already has its own unique character and context which if carefully improved and enhanced will create an identity.

A Sustainable Centre

13 A Sustainable Centre

Strategic Objective 6

Creating a more sustainable centre by encouraging sustainable forms of transport such as walking and cycling, incorporating the highest levels of sustainable design in new development and establishing a decentralised energy network(s) within the centre.

Introduction / Background

13.1 In order for Walthamstow's growth to be truly sustainable and to reduce pressure on existing social infrastructure, new housing growth needs to be supported by the appropriate level of infrastructure, such as schools and health facilities, to ensure the town centre provides for the needs of a growing population. In accordance with Core Strategy Policy CS4, social Infrastructure includes:

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

13.2 As stated in our Core Strategy Submission Draft (policy CS5), we are committed to reduce carbon emissions by 60% by 2050 across the borough in order to minimise climate change. It is therefore important that development within Walthamstow contribute to us achieving this target. Our emerging Core Strategy and Development Management Policies set out a clear framework as to how we will tackle the challenge of climate change. Policies within these documents will require new developments in accordance with the energy hierarchy of the draft replacement London Plan, to firstly minimise the need to use energy, secondly use energy from the most efficient sources and thirdly making use of energy from renewable resources. Therefore new development must be built to high environmental standards which minimises energy use.

Issues and Opportunities

13.3 The centre already provides a number of social infrastructure facilities. By focusing new social infrastructure in the town centre this will create a cluster of such uses forming a local hub. The town centres excellent links means local residents will find it easy to access such uses meaning they are used more widely. The need for new facilities is not just for new residents coming to the centre but also to meet existing need. We will seek to resist the loss of existing social infrastructure in order to protect existing provision.

Waltham Forest Direct



Walthamstow Library



13.4 Providing education facilities to meet the needs of the growing population in the AAP is a key challenge. As of July 2011, the projected existing schools place need for primary schools is estimated to be an additional 2520 children. This means we will need an additional 12FE by 2014/15. The projected existing schools place need for secondary schools is estimated to be an additional 750 children. This means we will need an additional 5FE by 2014/15. It has been estimated that the minimum number of additional school places needed to accommodate future growth is 565 additional primary school places (3FE primary school will be needed) and 404 additional secondary school places (2FE will be needed (two classes per year group). Education is a priority for developer contributions.

13.5 Further demand for increased health care provision is also anticipated. According to the Infrastructure Delivery Plan (2009) it has been identified that a new polyclinic should be located within the centre. St James Street surgery is proposed to be expanded and improved.

13.6 Wherever possible, new and existing facilities, such as schools should be multi-use and be accessible by all members of the community.

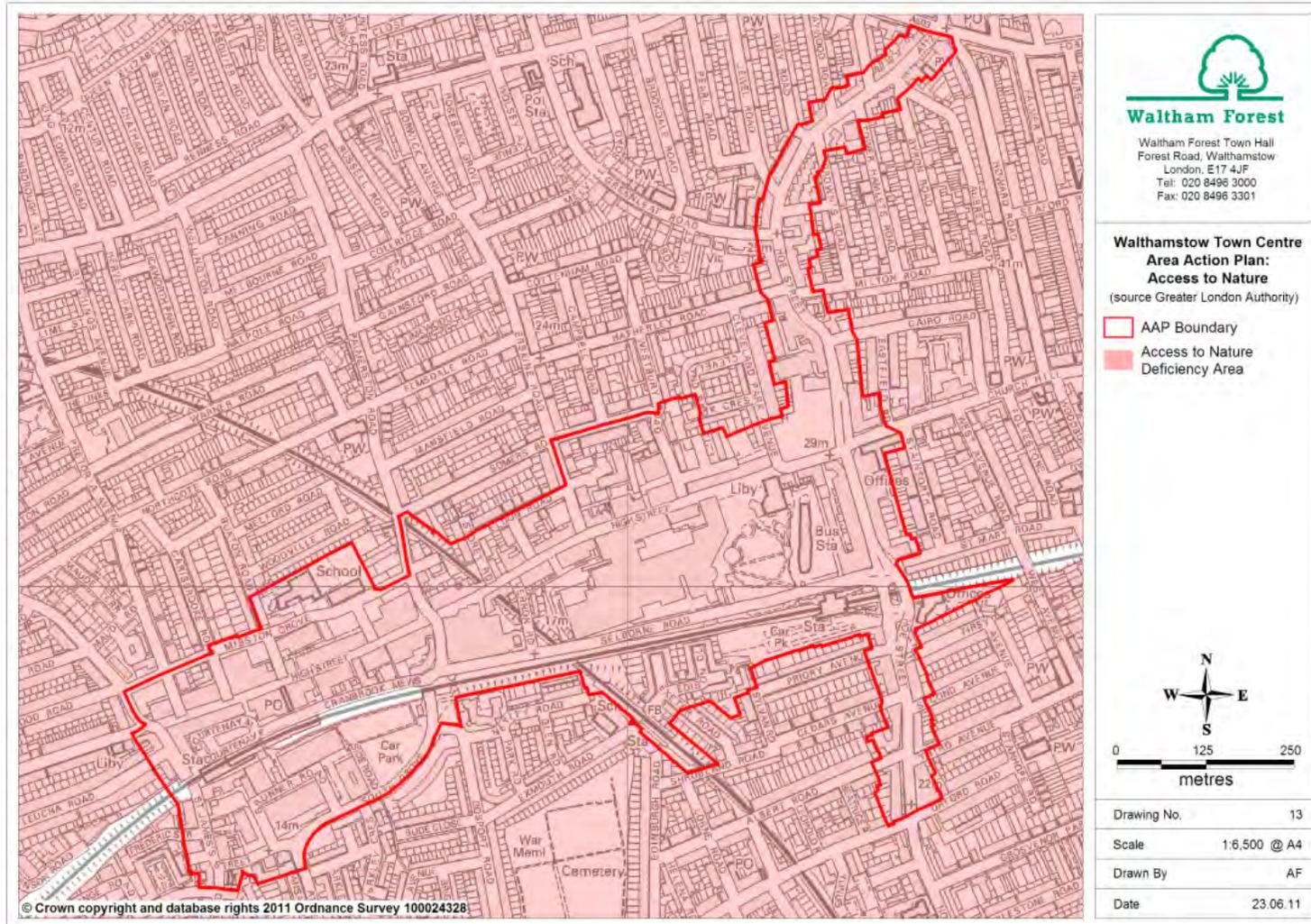
13.7 In the current economic climate public funding for such uses will be limited. This infrastructure will largely have to be funded by new developments. However, there is a risk that the cost of this provision may deter new development as it will become financially unviable.

13.8 A borough wide Heat Mapping Study (2011) indicates, that there is an opportunity in Walthamstow to establish a decentralised energy network. There are a number of sites/buildings within the centre which have a significant heat demand. We will seek to safeguard routes for pipelines and locations for energy centres in order to establish the network. Once established, we could require that new (and existing) development connects to the network. We will also require new developments to make financial contributions to establishing an area wide network.

13.9 We have undertaken a Food Risk Sequential Test (2010) which identified that Walthamstow was within flood zone 1. This classification means the centre is at a low risk of flooding and that no land use is restricted within the centre. However, there is an opportunity to help contribute to reducing flood risk in other parts of the borough where the risk is higher. New development should be built in accordance with Development Management policy 35 which relates to flood risk management.

13.10 Walthamstow is located in an area which is deficient in access to nature conservation and biodiversity (figure 13.1). Walthamstow Wetlands are an exceptional and extensive blue/green asset adjoining the Walthamstow area that are of value in terms of nature conservation and biodiversity. They are designated as both a RAMSAR site and Special Protection Area. These spaces, which include the wider area of the LeeValleyRegionalPark, potentially offer access to nature, leisure and recreation for residents and workers in the Walthamstow area. We will seek to create and improve pedestrian and cycle links to this area in order to encourage more people to access and use this natural asset.

Figure 13.1 Access to Nature



Preferred Policy Approach

WTC15 - Social Infrastructure

We will provide the new social infrastructure to support both existing and future residents by:

1. Resisting the loss of existing social infrastructure in the centre;
2. Developing site for new social infrastructure as identified in chapters 16 - 35;
3. Incorporating social infrastructure as part of mixed-use development on the Opportunity Sites identified in chapters 16 - 35;
4. Contributions will be sought through planning obligations to support the provision of new social infrastructure or the expansion or improvement of existing facilities to meet the needs of the community and;
5. Wherever possible, new facilities should be a multi-use and be accessible by all members of the community.

Alternative Option 1

To priorities the delivery the most important forms of social infrastructure of health and education.

WTC16 - Decentralised Energy

We will seek to facilitate a CHP and district heating system to supply the centre with energy by:

1. Requiring developments in the area to contribute towards establishing the system;
2. Connecting public sector buildings and redeveloped Council properties to the network in order to provide sufficient anchor loads;
3. Requiring all new development to link to the system, subject to viability;
4. Requiring all development which comes forward before the system is established to be 'connection ready'; and
5. Safeguarding routes for pipelines.

Alternative Option 1

An alternative option would be not to facilitate and promote CHP and district heating system in the centre.

WTC17 - Access to Sites of Nature Conservation

We will aim to improve access to sites of nature conservation importance by:

1. Creating, improving and enhancing links to sites of nature conservation importance; and
2. Seeking developer contributions to create, improve and enhance links to sites of nature conservation importance.

Alternative Option 1

An alternative option could be not to link the town centre with areas of nature conservation importance which are located nearby.

of the energy in London through Decentralised Energy by 2025. We want Walthamstow to be an exemplary sustainable centre. Options were considered not to introduce a combined heat and power (CHP) and district heating system as the cost of implementation are high and could affect development viability.

Justification/Other Options Considered

13.11 Providing for community uses and social infrastructure, is critical to building a strong, sustainable community in the centre, where residents enjoy a good quality of life, businesses wish to invest and visitors want to return.

13.12 Our Social Infrastructure and Needs Assessment (URS, 2009) identified a range of infrastructure that needs investment in the borough, including open spaces, indoor leisure facilities, community halls, libraries, education and health. Social infrastructure provides local residents with uses and services which benefit their lives. It also adds to the centres vitality and viability. Social infrastructure also provides benefits in terms of a mixed and inclusive community. Providing no additional social infrastructure was not considered to be an appropriate option.

13.13 Improving access to the Walthamstow Wetlands and the Lea Valley Regional Park will increase opportunities for residents to partake in leisure and recreation activities which will improve their health and fitness. Having access to open spaces and areas of nature conservation is beneficial for residents mental health and wellbeing.

13.14 We will seek to facilitate the delivery of a combined heat and power (CHP) and district heating system. Establishing a decentralised energy network is a very effective way of reducing carbon emissions reducing energy consumption and will further help to achieve Code for Sustainable Homes Level 4 (and beyond) more easily in the area. It would support the Mayor of London's aspiration of supplying 25%

Planning Obligations

14 Planning Obligations

Introduction

14.1 To ensure the regeneration of Walthamstow Town Centre new developments will be expected to contribute to the wider objectives of the area through planning obligations (Section 106 agreements, under the Town and Country Planning Act 1990).

Issues

14.2 We have previously sought new developments make contributions towards:

- Affordable housing;
- Public realm and environmental improvements;
- Sustainable transport;
- Education;
- Employment and training;
- Open Spaces and Children's Play Space;
- Health; Community safety;
- Community facilities; and
- Climate change.
- CPZ / Parking Management

14.3 Currently, wherever reasonable we seek to pool developer contributions (S106 funds) so that the costs of infrastructure can be spread across developments in a fair and equitable way. However,

changes in government legislation mean that by April 2014, S106 funds can only be pooled to provide affordable housing. To pool funds for other local infrastructure we will need to adopt a Community Infrastructure Levy (CIL). This will mean that new development will be required to pay a sum based on a rate per square metre of floorspace developed in order to fund this infrastructure. In addition, the Mayor is preparing a London wide CIL to fund Crossrail. If adopted, new development in Walthamstow will be required to contribute towards this, at a rate determined by the Mayor. The level of contributions we seek could have implications on the viability of new development. If we seek too high a contribution this could stall development, while seeking too low a contribution could mean we miss out on funds to deliver important infrastructure. We will take a flexible approach to seeking developer contributions in order to maintain development viability and also get funds to deliver infrastructure.

14.4 Key 'projects' we seek to deliver in Walthamstow, through a variety of funding mechanisms including developer contributions are:

General

- New and improved pedestrian and cycle routes;
- Improved co-ordination of community facilities, including ICT facilities and improving or extending services for young people;
- Community safety initiatives; and
- Improvements to streetscape, improving the environment and community safety including planting and lighting.

South Grove/ St James Street

- Improvements to linkages with the High Street;

- Mitigation of additional traffic/ parking created by new developments;
- Re-provision of elements of public car parking, where applicable;
- Improvements to St James Street Station and bus links; and
- Provision of employment and training opportunities, including Local Labour Agreements.

High Street / Town Square

- Mitigation of effects on CPZs and on-street parking as a result of the development, where appropriate;
- Junction improvements to the 'Gyratory System' at Selborne Road/Hoe Street/Station Approach;
- Junction Improvements at Walthamstow Central Station exit and entrance to the Bus Station;
- Contribution to a central car-park signage system within the town centre;
- Contribution to the improvement and maintenance of the town square and gardens; and
- Contribution to addressing the issues of vehicle movement down and around the High Street.

Central

- Contribution to improvements to bus priority routes and access to public transport; and
- Contribution to the improvement and maintenance of the town square and gardens.

West End

- Contribution to addressing the issues of vehicle movement down and around the High Street;
- Contribution to the maintenance; and enhancement of the conservation areas.

Key Opportunity Sites - Preferred Proposals

15 Introduction

15.1 This section sets out the 'key opportunity sites' within the centre which are the principle areas of change. The redevelopment of these sites is key in order for us to be able to achieve our vision for the centre and deliver long term regeneration and improvement. It is on these sites where we will aim to deliver new homes, additional retail

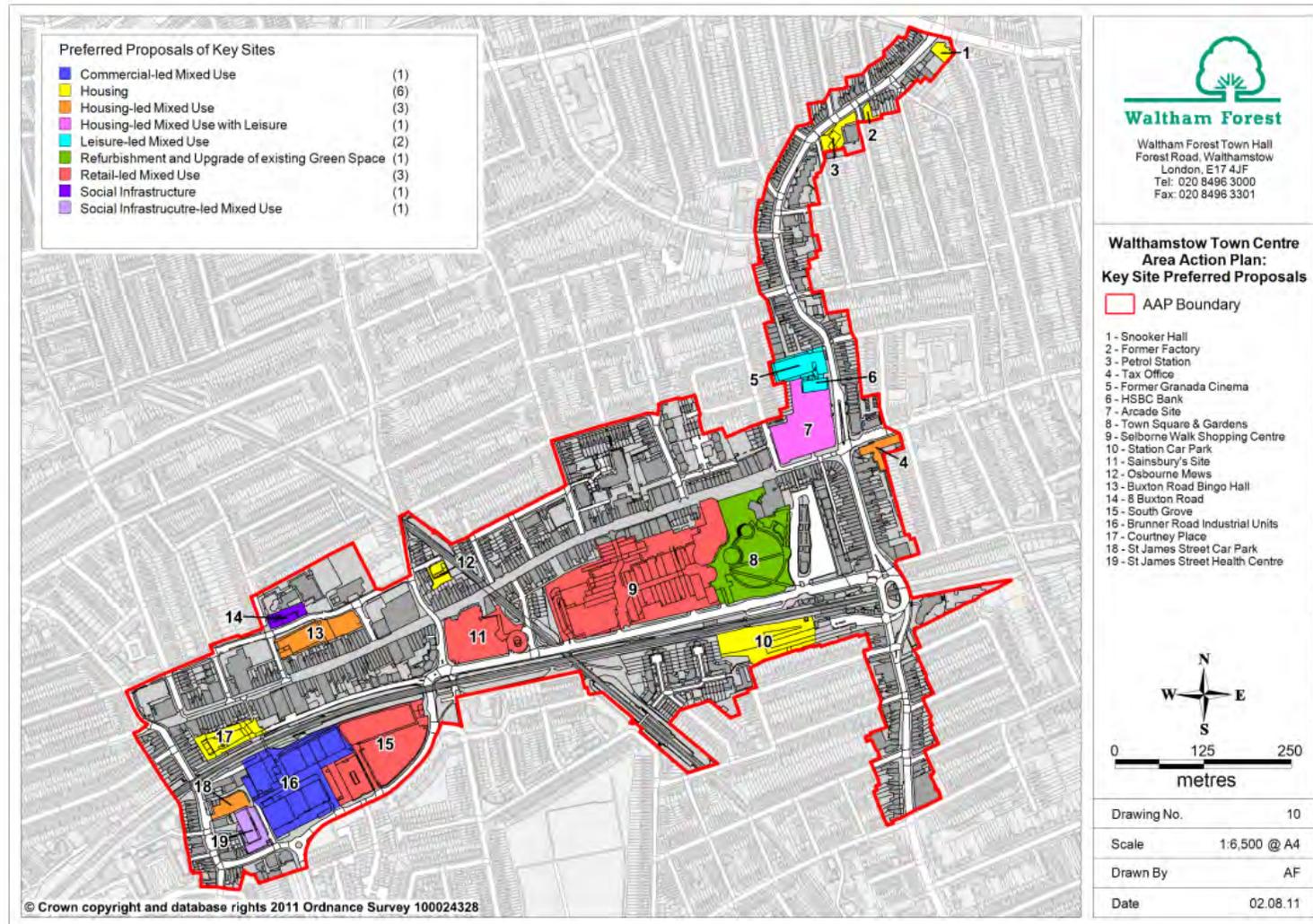
and business uses, new leisure and entertainment facilities as well and additional social infrastructure and community uses. Table 1 and figure 15.1 below set the overall proposals for each site. Each site is appraised individually and additional site information and greater detail of site proposals are provided. The list of key 'opportunity sites' is not exhaustive and over the plan period additional opportunity site may come forward.

Table 1 - Preferred Site Proposals

Site Number	Site Name	Site Preferred Proposal	Policy Number
1	Snooker Hall	Housing led with social infrastructure.	WTCP 1
2	Factory, Tower Hamlets Road	Housing.	WTCP 2
3	Petrol Station, Hoe Street	Housing.	WTCP 3
4	Tax Office	Housing led with retail and office.	WTCP 4
5	EMD Cinema	Leisure.	WTCP 5
6	HSBC Site	Leisure and cultural.	WTCP 6
7	Arcade Site	Housing led with leisure (cinema), retail, restaurant(s) and extension to the public realm.	WTCP 7
8	Town Square and Gardens	Accommodating eastern extension to Selborne Walk Shopping Centre (retail, café and restaurant) and improvement and enhancement of existing open space.	WTCP 8
9	Selborne Walk Shopping Centre	Eastern and western extension to Selborne Walk Shopping Centre (retail, café and restaurant) with housing on upper floors.	WTCP 9

Site Number	Site Name	Site Preferred Proposal	Policy Number
10	Station Car Park phase II	Housing.	WTCP 10
11	Sainsbury's Site	Retail with potential housing on upper floors	WTCP 11
12	Osborne Mews	Housing.	WTCP 12
13	Buxton Road Bingo Hall	Housing, commercial and social infrastructure.	WTCP 13
14	8 Buxton Road	Social infrastructure (education).	WTCP 14
15	South Grove	Retail (superstore) and housing.	WTCP 15
16	Brunner Road Industrial Units	Commercial (offices) with housing.	WTCP 16
17	Courtney Place	Housing.	WTCP 17
18	St James Street Car Park	Housing led with retail and social infrastructure.	WTCP 18
19	St James Street Health Centre	Social infrastructure and housing.	WTCP 19

Figure 15.1 Key Sites Designation



16 WTCP1 - Snooker Hall at Junction of Hoe Street and Forest Road



Site Description and Context

16.1 The snooker hall is an existing under-utilised two storey building situated in a prominent 'gate way' location at the corner of Hoe Street and Forest Road. Residential uses are on adjoining sites to the east on Aubrey Road and a place of worship to the south further along Hoe Street. The site is 0.05 ha in size. It currently has no existing planning designation. The site has a PTAL of 3.

Preferred Proposal

WTCP 1 - Snooker Hall at Hoe Street and Forest Road

We propose a housing led mixed use development. We seek social infrastructure uses on the ground floor with residential uses on the upper floors. This site is located in a prominent location at the Bell junction. We would seek redevelopment proposals to create a landmark building in order to establish this site as a 'gateway' into the town centre from the north.

Justification

16.2 The current leisure use under utilises the site and therefore there is the opportunity to further intensify uses on this site. Social Infrastructure use on the ground floor will encourage active frontages at street level. Residential use on the upper floors will increase the number of new homes within the centre. The site is located well outside the retail core and thus a retail use would be inappropriate on this site. As a 'gateway' site and prominent location a landmark building would be justified.

17 WTCP2 - Former Factory Tower Hamlets Road



Site Description and Context

17.1 The site comprises of a part vacant three storey factory at the junction of Tower Hamlets Road and Hoe Street. Residential uses are on adjoining sites to the north on Hoe Street and east on Tower Hamlets Road. The site is 0.03 ha in site. It has no existing planning designation. The site has a PTAL of 3.

Preferred Proposal

WTCP 2 - Former Factory Tower Hamlets Road

We propose that this site should be converted into residential use. It is considered that the building is of architectural merit and therefore the building should be retained and locally listed.

Justification

17.2 The site is part vacant and underused. The conversion of the building to residential use will contribute to the provision of new homes within the town centre. The site is located well outside the retail core and thus a retail use would be inappropriate on this site. Residential use will also compliment the surrounding residential uses to the site. The Council is currently exploring options to locally list this building in order to protect building and the areas heritage.

18 WTCP 3 - Former Petrol Station Hoe Street



Site Description and Context

18.1 Currently a vacant petrol station with a wide frontage on Hoe Street. It is adjacent to a social club to the north and residential buildings to the south and east. The site is 0.12 ha in size. It has no existing planning designation. The site has a PTAL of 3.

Preferred Proposal

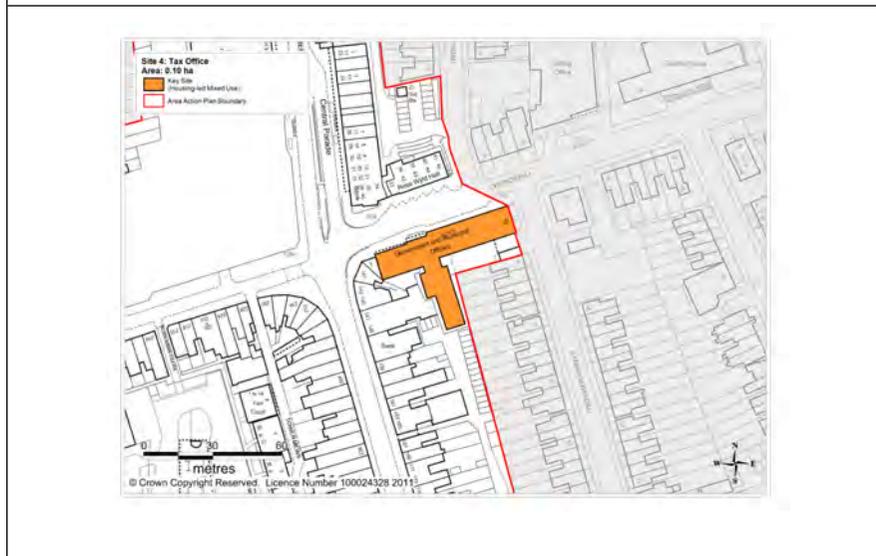
WTCP 3 - Former Petrol Station Hoe Street

We propose this site should be redeveloped for housing.

Justification

18.2 The site is currently vacant and underused. Changing the use to residential use will contribute to the provision of new homes within the town centre. The site is located well outside the retail core and thus a retail use would be inappropriate on this site. Residential use will also compliment the surrounding residential uses to the site.

19 WTCP 4 - Tax Office on Corner of Church Hill and Hoe Street



Site Description and Context

19.1 The site comprises an office block on the corner of Church Hill and Hoe Street. The site is 0.10ha in size. It has no existing planning designation. The site has excellent public transport accessibility with a PTAL of 5.

Preferred Proposal

WTCP 4 - Tax Office

We propose residential led mix use scheme. This site would be suitable for commercial (office), retail and residential use. We seek office and or retail on the ground floor with residential and or office uses on the upper floors.

Justification

19.2 The site is located in the retail core and thus an appropriate location to provide additional retail floorspace. With its excellent links to public transport, office use would also be appropriate. Provision of office space will provide space for SME and start up business further diversifying the local economy and supporting local business. Maintaining a retail/office use on the ground floor will encourage active frontages at street level. Residential use on the upper floors will increase the number of new homes within the centre.

20 WTCP 5 - EMD Cinema



Site Description and Context

20.1 The site comprises a Grade II* listed building located on Hoe Street, which was formerly a cinema, as well as the Victoria public house and two retail units below. The building has been vacant for several years and has been on English Heritage's Buildings at Risk register since 2004 due to its poor building condition. The site is 0.26ha in size. It does not have a current planning designation. The site has a PTAL of 5.

20.2 The site has a long planning history. In 2002 Planning permission was refused for a change of use D2 (assembly and leisure) to D1 (place of worship) with supporting restaurant and community use. This decision was subject to an unsuccessful appeal in 2003. A further application for change of use for D2 (assembly and leisure) to D1 (place of worship) with supporting restaurant and community use was again refused in May 2011.

Preferred Proposal

WTCP 5 - EMD Cinema

We propose a leisure led scheme with ancillary restaurant and bar uses. As a Grade II Listed Building development proposals should seek to fully restore the existing building.

Justification

20.3 The development of this site will restore a decaying listed building to its rightful former glory. A leisure proposal will provide a much needed leisure and entertainment attraction to the centre, which will attract additional visitors and tourism to the centre. An independent report by Locum undertaken in 2010 looked at the viability of bringing the Granada cinema back into use. It advised that it is possible to operate the Granada as an entertainment venue with a substantial

commercial investment. The Locum report that also indicates that it is possible for the building to operate alongside the provision of a multiplex cinema on the neighbouring Arcade site. The character and size of the cinema makes it suitable for an entertainment venue that could include performance space, auditorium events and cinema screenings which would attract local and regional visitors. Such a proposal will also support the development of the 'leisure and entertainment zone' proposed for this end of the centre and also the further development of the night-time economy. The site is close to key transport hubs and thus is an ideally located for people accessing the site by public transport.

21 WTCP 6 - HSBC Site



Site Description and Context

21.1 Located on Hoe Street, this site comprises of a two storey building occupied by HSBC bank. The site is adjacent to the Arcade site, which lies to the south and a retail unit linked to the former EMD cinema to the north. The site is 0.09 ha in size. It has no existing planning designations. It has a PTAL of 5.

Preferred Proposal

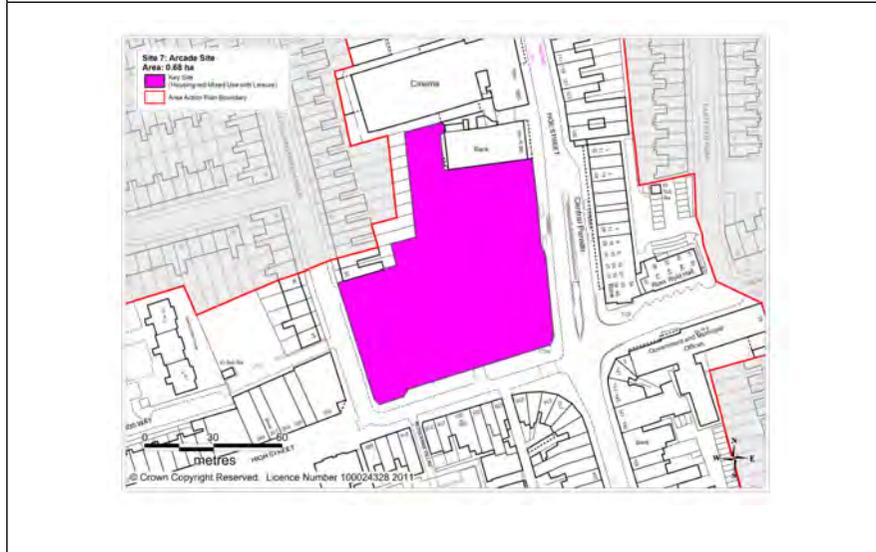
WTCP 6 - HSBC Site

We propose a leisure and/or cultural led mixed use scheme. We seek leisure and/or cultural uses on the ground floor.

Justification

21.2 A leisure proposal will provide a much needed leisure and entertainment attractions/facilities in the centre. It will also consolidate the 'leisure and entertainment zone' proposed for this end of the centre and could link with and support the proposed leisure uses at the former EMD cinema and Arcade Site. The current bank use could be relocated closer to the retail and financial core in order not to lose this valuable service. Leisure and cultural uses on the ground floor will encourage active frontages at street level. Leisure and cultural uses will also further support the development of the night-time economy. The site is close to key transport hubs and thus is an ideally located for people accessing the site by public transport.

22 WTCP 7 - Arcade Site



Site Description and Context

22.1 The Arcade site is a prominent Council owned site within the eastern end of Walthamstow Town Centre. It is bordered by Hoe Street to the East, High Street to the South, Cleveland Park Avenue to the West and with the HSBC bank and EMD Cinema to the North. Located to the east of the popular Walthamstow Market, and to the north of Walthamstow Bus Station and Interchange, the Arcade site forms a key location for people moving through the Town Centre. It is currently an a temporary public open space. The site is 0.68ha in size. There are no existing planning designation on the site. The site has a PTAL of 5.

Preferred Proposal

WTCP 7 - Arcade Site

We propose a housing led mixed use development including leisure, retail and restaurant uses on the ground and lower floors. The Council has an aspiration to include the provision of a cinema with associated ancillary restaurants and other suitable retail uses. Active commercial frontages should be on Hoe Street and High Street. The site boundary may be set back to incorporate an extended public realm on High Street, which will enhance the linkages to the Town Square and Walthamstow Market.

Attention to the boundary treatments is required to ensure the site connects the use of the Arcade site to the surrounding Hoe Street, High Street and Cleveland Park Avenue. The site boundary along Cleveland Park Avenue is suitable for residential access to the upper residential units and will require sensitive design appropriate to the existing residential street.

On Hoe Street there should be:

Continuous building line forms a new active edge to Hoe Street;
 Predominantly 3-5 storeys with the potential for a carefully considered taller element;
 Building line, and street section, acknowledges the line of the HSBC bank and widens to accommodate bus stops & waiting area and new street trees.

On High Street there should be:

20-25m wide, façade to façade, new space as shared surface with public seating under existing trees;
 Continuous active plinth with retail and leisure uses;
 Predominantly 4-5 storeys with the potential for a carefully considered taller element.

On Cleveland Park avenue there should be:

Continuity with existing streetscape and character of Cleveland Park Avenue;
 Building line of existing terraced properties is respected;
 Three storeys of residential frontage with defensible zone;
 and
 Activation provided by a series of residential front doors.

Justification

22.2 The above proposals are in accordance with the MacCreanor Lavington Masterplan (2011). The temporary space created on the Arcade site in summer 2009 is well used and seen as a positive element to the town centre by many. These proposals seek to retain an element of that public realm once the site is developed and will aim to deliver a new well defined public space at the junction of the High Street and Hoe Street. As outlined in figure 23.1 below, this will be done through the introduction of a new pure / clean, and straight,

building line that forms its southern edge. The existing mature trees on the southern edge of the site should be retained and integrated into the new public space. The mix of uses including retail, restaurant, residential and leisure will activate this new space throughout the day and evening. Continuous active retail / leisure fronts should be provided to both Hoe Street and High Street with Cleveland Park Avenue defined by residential active façades. The current street configuration does not introduce the shopping area of Walthamstow, nor does it attract visitors. The creation of a usable public space will create an attractive interesting area at this key gateway to the High Street and the Street Market and, with the creation of seating areas and cafes fronting onto the space, a relaxed environment will be created.

Figure 22.1 Proposed Layout of Arcade Site



22.3 Consultation over many years has identified a desire by the community for a cinema and associated evening economy uses within the town centre. There have been long term proposals, as stated in the Walthamstow Masterplan and IPPF (2008), have identified this site as having the potential for a cinema use. The residential use will increase the number of much needed new homes within the centre. Leisure, restaurant and retail uses on the ground and lower floors will encourage active frontages at street level. Leisure, restaurant and entertainment uses will also further support the development of the night-time economy and the 'leisure and entertainment zone' at this end of the High Street.

23 WTCP 8 - Town Square and Gardens



Site Description and Context

23.1 The Town Square and Gardens are Council owned public open space beside Selborne Road, Walthamstow Central train, tube and bus stations, and Selborne Walk Shopping Centre. The Town Square is a hard landscaped public realm area containing a children's playground, a BBC 'Live' site and trees. The Gardens comprises of landscaped green space mounding which are interspersed with footpaths from Selborne Road, Walthamstow Bus Station and High Street. The site is 1.34 ha in size. The Town Gardens are designated as a park (PK15). The site has a PTAL of 6. This site should be considered in connection with policy WTCP 9 - Selborne Walk Shopping Centre.

Preferred Proposal

WTCP 8 - Town Square and Gardens

We propose to accommodate an extension to Selborne Walk shopping centre and improvement and enhancement of the remaining open space.

The principles below will need to be addressed by any extension proposed within the zone of expansion detailed on figure 10.1 on page 33:

- How the remaining town square and gardens will be re-modelled and re-configured to make best use of the space and add value from the proposed development – especially re-providing, enhancing and enlarging the children's play area;

- All re-modelling works to the Town Square and Gardens will need to be funded by the developer;

Active frontages will be required onto the Town Square and Gardens. Frontages to include café and seating areas to animate the Town Square and Gardens; and

Issues of overshadowing of the Town Square and Gardens will need to be addressed to ensure that the amenity value of the space is not compromised, demonstrable evidence that any extension has no negative environmental impact on neighbouring properties or public space will be sought.

Justification

23.2 Although reasonably well used, the Gardens suffer from poor interfaces on all sides particularly with the bus station. The pedestrian environment not as high quality as you would expect from a gateway into the town centre and crossings, especially around the gyratory and Selborne Road, are convoluted confusing. The Gardens lack a coherent character and definition.

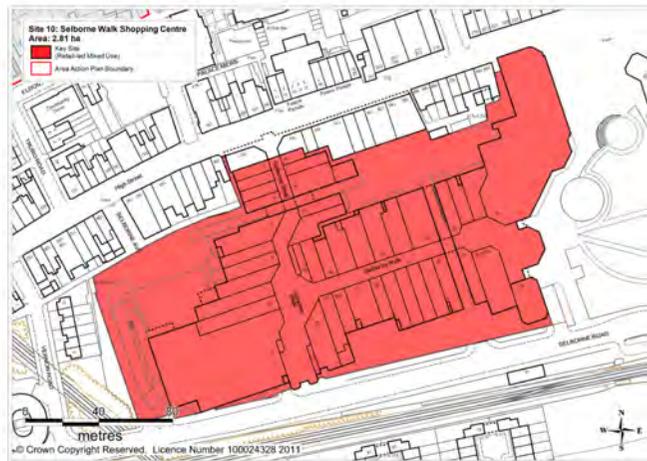
23.3 The area of the Gardens proposed for potential extension is the area of the gardens least well used, and an area that MacCreanor Lavington Master Plan (2011) identified as a issue/ constraint due to the poor interface between Selborne Walk shopping centre and Selborne Road.

23.4 In order to improve the quality of the existing space we proposed that any proposals which extend onto the Town Square and Gardens and result in the loss of open space must result in the improvement and enhancement of the existing facilities. It is recognised that there is a need to improve the Town Square and Gardens. The MacCreanor Lavington Masterplan (2011) identifies that the Town Square and Gardens suffer from poor interfaces on all sides which results in a lack of coherent character and definition. Through the extension of Selborne Walk shopping centre, the Gardens acquire a stronger defined building edge to the north, west and across Selborne

Road to the south that frames the open space. The revised garden design could include a hard square which crosses Selborne Road, and a simple formal layout of lawn and gardens.

23.5 Improvements will also attract more visitors and users of the Gardens (and centre) and provide greater opportunity for an active recreational use within a thriving town centre.

24 WTCP 9 - Selborne Walk Shopping Centre



Site Description and Context

24.1 Selborne Walk indoor shopping centre is the primary retail offer for Walthamstow Town Centre and is situated between Selborne Road and High Street. It is a 1980s built two storey building with retail on the ground floor and a food court on the first floor. The site is 2.81 ha in size. It has no existing planning designation. It has a PTAL of 5. This site should be considered in connection with policy WTCP 8 - Town Square and Gardens and WTCP 11 - Sainsbury's Site

Preferred Proposal

WTCP 9 - Selborne Walk Shopping Centre

We propose a retail extension to the site onto the Town Square and Gardens. There is potential for a hard edge building line to frame and define the Town Square and Gardens. We seek to develop a landmark entrance to the shopping centre at the junction of Selborne Road.

Any Mall extension into the Gardens will inevitably result in a loss of public space which is an issue that needs to be carefully considered and mitigated. Any expansion of the shopping centre would need to address the following principles as part of their planning application to ensure this important area of public realm is improved and enhanced as a result of expansion of the Shopping centre. The principles below will need to apply to any extension within the zone of expansion detailed on figure 10.1 on page 33:

Demonstrate how the expansion will contribute to the future success of Walthamstow Town Centre and the borough's Major town centre;

How the remaining town square and gardens will be re-modelled and re-configured to make best use of the space and add value from the proposed development – especially re-providing, enhancing and enlarging the children’s play area;

All re-modelling works to the Town Square and Gardens will need to be funded by the developer;

Active frontages will be required onto the Town Square and Gardens, as well as onto Selborne Road. Frontages to include cafe and seating areas to animate the Town Square and Gardens; and

Issues of overshadowing of the Town Square and Gardens will need to be addressed to ensure that the amenity value of the space is not compromised, demonstrable evidence that any extension has no negative environmental impact on neighbouring properties or public space will be sought.

We would also support a western extension to the centre in order to increase retail floorspace. Such an extension could include the redevelopment of the area between the Shopping Centre and existing Sainsbury’s site.

Housing would also be supported above the existing centre or as part of the western extension.

To manage the future development of the shopping centre, Selborne Walk’s owners will be required to prepare a Masterplan for their site indicating proposed future development proposals.

This site should be considered in connection with policy WTCP 8 - Town Square and Gardens.

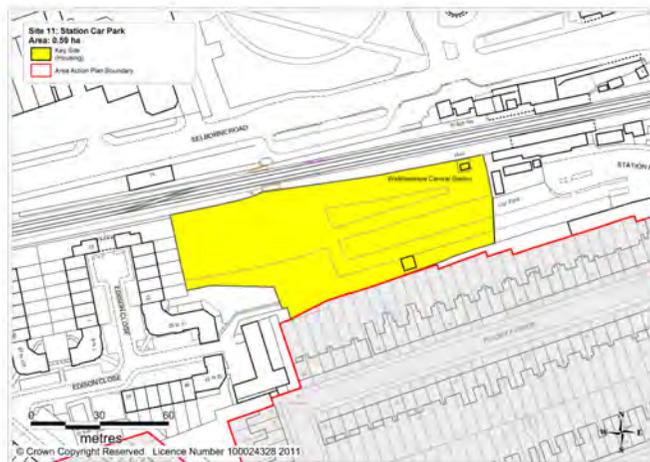
Justification

24.2 There is a need to increase the retail offer in Walthamstow to ensure that the viability and vitality of the town centre is maintained. Through the stakeholder consultation the owners of the Selborne Walk Shopping Mall stressed the need and opportunity to expand The Mall and evidenced a desire for, and requirement from, key high-end retailers for space within this area of the centre. Retail expansion, alongside an improved public realm and Street market, offers the potential for catalytic regeneration in the centre.

24.3 Through this consultation The Mall have identified the need to provide additional retail floorspace (of circa 80,000 sqft – on two levels) to meet the demands of high end operators who are interested in locating in Walthamstow. The Mall advise that if new floorspace is not created in the retail hub of the centre then Walthamstow will start to decline as a shopping destination, especially as other centres, such as Stratford City open later in 2011. Attracting 'high' end retailers into the centre will improve the retail offer in the centre, attract more people to the centre which in term will increase local spend.

24.4 An extension of The Mall would unfortunately result in the loss of open space, however such an expansion is difficult to provide anywhere else within the centre as high end retailers want to be located close to the other retail outlets such as those located in Selborne Walk shopping centre. The remaining open space will be re-modelled and re-configured to enhance, make best use and add value to the space.

25 WTCP 10 - Station Car Park Phase Two



Site Description and Context

25.1 The site is currently a customer car park for Walthamstow Central station. Access to the site is from Hoe Street. The site is 0.59ha in size. It has no existing planning designations. It has a PTAL of 6. This project is the second phase of a redevelopment scheme for this site. Planning consent for the first phase, comprising of residential and hotel use was granted in early 2011.

Preferred Proposal

WTCP 10 - Station Car Park Phase 2

We propose that this site should be developed for housing. We will create the link from Walthamstow Central station to Queens Road station.

Justification

25.2 The delivery of this second phase will contribute to the residential provision in the centre. With its close proximity to public transport this is an ideal site for housing. The creation of the new link will connect both Walthamstow Central station to Queens Road station which will improve accessibility and connectivity.

26 WTCP 11 - Sainsbury's Supermarket



Site Description and Context

26.1 The Sainsbury's site is an existing supermarket fronting High Street. It is a key site on the High Street, located on the main thoroughfare of Walthamstow Street Market. Palmerston Road also borders the site to west, with Selborne Road bordering the site to the south. The site includes a multi storey car park which is accessible from Selborne Road. The site is 0.68ha in size. It has no existing planning designations. It has a PTAL of 4. This site should be considered in connection with policy WTCP 9 - Selborne Walk Shopping Centre.

Preferred Proposal

WTCP 11 - Sainsbury's Site

We propose a mixed use scheme which includes retail on the ground floor and housing above. Redevelopment should create active frontages on High Street, Selborne Road and Willow Walk.

Justification

26.2 The site is located on the High Street in the primary shopping frontage and so is a prime location for retail growth/intensification. The Masterplan (2008) recognised that there is a potential for improvements to the Sainsbury's site. The redevelopment/reconfiguration of the Sainsbury's site increases the opportunity to create vitality along High Street and act as an anchor store in the part of the centre. The creation of active frontages on Willow Walk and Selborne Road will add life to the existing dead frontages. Redevelopment could also improve the quality of the retail offer within the centre. The Sainsbury's site could be considered for inclusion in any extension proposals of Selborne Walk shopping centre.

27 WTCP 12 - Osborne Mews



Site Description and Context

27.1 This is a site to the rear of retail units located on High Street. It could be accessed from Palmerston Road. The site is 0.08 ha in size. It has no existing planning designations. It has a PTAL of 4.

Preferred Proposal

WTCP 12 - Osborne Mews

We propose that this site be redeveloped for housing.

Justification

27.2 This site is located away from the main retail frontage and is thus not considered an ideal location for retail uses. Commercial uses are not considered appropriate as the site is difficult to access by large transporter vehicles. The surrounding uses are residential and the proposed housing use would be compatible. The site provides an opportunity to further increase housing provision within the centre.

28 WTCP 13 - Buxton Road Bingo Hall and Car Park



Site Description and Context

28.1 This is a vacant and derelict bingo hall to the rear of the retail units on the north side of High Street, with Buxton Road to the west, and Mission Grove to the north and east. There is a Council owned car park adjacent to the site to the east that could be included in any future development proposals. The site is in the St. James Conservation Area. The site is 0.36 ha in size. It has no existing planning designation. The site has a PTAL of 4.

Preferred Proposal

WTCP 13 - Buxton Road Bingo Hall

We propose a housing led a mixed use scheme which includes commercial and social infrastructure. Development proposals should include public realm initiatives which mitigate the impact of vehicles and improve the pedestrian linkages between the residential areas the north and the High Street. Proposals should create an active frontage facing onto the surrounding roads. The frontage of the building is considered to be of architectural merit and therefore should be retained.

Justification

28.2 The location and nature of Mission Grove results in the road acting as a service road for the retail units and Walthamstow Street Market on High Street. This gives a perception of an unsafe environment which development proposals will improve. However, the site is also a transitional site between the retail core of the centre and the residential units to the north. The proposed commercial uses will increase the range of uses within the centre and further diversity the local economy. It will support local business and provide for

additional (other than retail) employment generating uses. New homes will need to be compatible with the proposed employment uses. It will also increase the social infrastructure provision in the centre.

29 WTCP 14 - 8no. Buxton Road



Site Description and Context

29.1 8 Buxton Road is located on Mission Grove and Buxton Road. The site is adjacent to Mission Grove School. 8 Buxton Road is a vacant Council owned building. The site is 0.11 ha in size. It has no existing planning designations. The site has a PTAL of 4.

Preferred Proposal

WTCP 14 - 8no. Buxton Road

We propose that this site should be used for additional social infrastructure (education). This site could be used in any proposals to extend Mission Grove Primary School.

Justification

29.2 Social infrastructure use will provide new education facilities in the centre in order to provide to the anticipated population growth. There are limited opportunities to increase education provision in the centre and as this site is located next to Mission Grove School and thus ideal to include in any proposals to extend the school in order to increase or improve existing education facilities.

30 WTCP 15 - South Grove



Site Description and Context

30.1 This site comprises South Grove car park (a large under used car park which is adjacent to the Alpha Business Centre), the Alpha Business centre itself and three Council owned industrial units. The South Grove site lies to the south of the Chingford to Liverpool Street Rail line at the Western End of the High Street. The site is 1.30 ha in size. An informal development brief was prepared in May 2011 to promote the site on the open market. The site has a PTAL of 4.

Preferred Proposal

WTCP 15 - South Grove

We propose a retail (superstore) led mixed use development. Other uses which should be included are housing, social infrastructure and new open space. Any redevelopment proposals will need to improve the public realm around the site and improve linkages to High Street.

Justification

30.2 Retail use on the site will provide for future retail growth within the centre. There is an opportunity to regenerate this currently under utilised site and create a sustainable community through the provision of retail, housing and community facilities. The retail use will encourage linked trips and support the existing retail and cultural/café offer at the western end of the centre. Redevelopment proposals will improve the existing public realm and improve links to the High Street.

31 WTCP 16 - Brunner Road Industrial Units



Site Description and Context

31.1 This site is located on next to the South Grove site and comprises of industrial units and a vacant public house. The site is situated close to St. James Street station. A significant number of units are owned by the Council, whilst the remainder of the industrial units are privately owned. This site is 1.43 ha in size. It has no existing planning designation. It has a PTAL of 4.

Preferred Proposal

WTCP 16 - Brunner Road Industrial Units

We propose a mixed use development comprising of business, commercial and an element of housing. We would seek an a holistic approach to the redevelopment of this site with individual sites coming forward in packages/as one group rather than individually.

Justification

31.2 Providing business and commercial space will cater for future demand from business looking for new premises or looking to relocate from elsewhere in the centre. It will also provide space for growth sectors such as creative and cultural industries. It is considered that employment uses will complement the adjacent proposed retail use on the South Grove Site. This proposals will increase the range of uses within the centre and further diversity the local economy. It will support local business and provide for additional (other than retail) employment generating uses. New homes will need to be compatible with the proposed employment uses.

32 WTCP 17 - Courtney Place



Site Description and Context

32.1 The site comprises of a road (Cranbrook Mews) servicing Courtney Place. Courtney Place site is currently used as the terminus for the 275 and 212 bus routes. Retail units situated on the High Street back onto Courtney Place and Cranbrook Mews with residential units above. The rail embankment for the Chingford to Liverpool Street Line provides a boundary to the south of the site. The site is 0.28 ha in size. It has no existing planning designations. It has a PTAL of 4.

Preferred Proposal

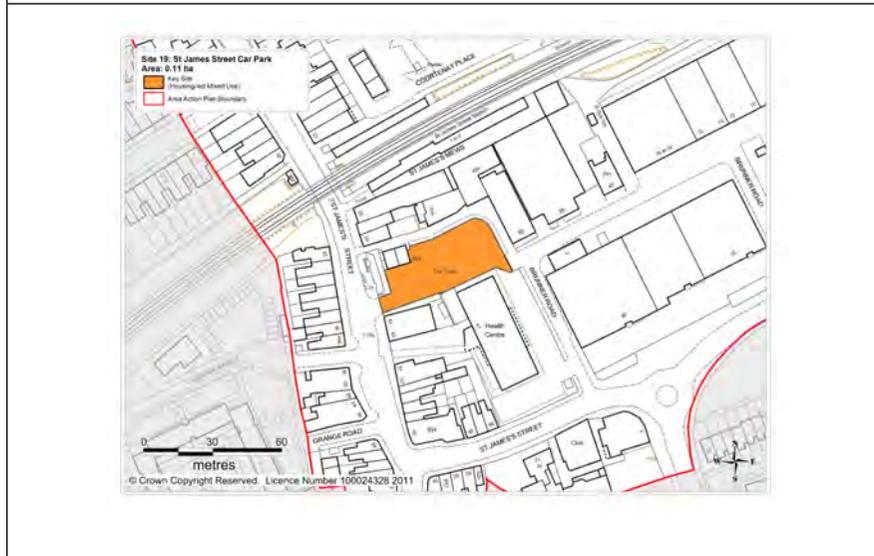
WTCP 17 - Courtney Place

We propose a housing on this site with public realm improvements to soften the infill site environment, and to enhance the pedestrian link with the High Street and the proposed development at Brunner Road Industrial Site and South Grove.

Justification

32.2 It is envisaged that the future redevelopment of South Grove could enable the relocation of the terminating bus routes from Courtney Place to South Grove. If this occurs, Courtney Place could then be released for a residential redevelopment, served by Cranbrook Mews. Residential development would provide much needed new homes in the centre. Redevelopment of this site will provide the opportunity improve links with High Street and Brunner Road industrial site/South Grove through the tunnel under the Chingford to Liverpool Street Line embankment.

33 WTCP 18 - St James Street Car Park



Site Description and Context

33.1 St. James Street car park is an enclosed site surrounded by Brunner Road industrial estate and St. James Street station to the west. The site has been used in connection with St. James Health Centre, with access from Brunner Road. A 'Home Zone' between this site and the St James Street Health Centre site was created to provide a frontage onto which future residential and commercial units could face. The site is 0.11 ha in size. It has no existing planning designation. It has a PTAL of 4.

Preferred Proposal

WTCP 18 - St James Street Car Park

We propose a housing led mixed use scheme. Retail, restaurant and cultural uses would be appropriate on the ground floor with housing on the upper floors. We would seek any redevelopment proposals to improve the linkages between this site and St. James station, as well as this site and the South Grove.

Justification

33.2 The site is a key site within the western end of the town centre. Additional housing will provide much needed homes in the centre. It's location near to St James Street station make it an ideal location for housing. Retail on the ground floor will encourage active frontages and support the development of the cultural and café quarter proposed for this end of the centre. Redevelopment also provides an opportunity to improve linkages and connectivity in this area.

34 WTCP 19 - St Jame Street Health Centre



Site Description

34.1 The St. James Street Health Centre site is located adjacent to Brunner Road and St. James Street. To facilitate future residential development a Home Zone was created along the edge of the St James Street car park to provide a frontage onto which future residential units could face. The site is 0.21 ha in size. It has no existing planning designation. It has a PTAL of 4.

Preferred Proposal

WTCP 19 - South Grove Medical Centre

We propose a residential led mixed use scheme including social infrastructure (health). Redevelopment proposals should maintain and improve the existing medical centre currently on the site.

Justification

34.2 The Council considers that this site is a key site for the delivery of social infrastructure, particularly maintaining and enhancing health facilities in the centre. It's location near to St James Street station make it an ideal location for housing. Additional housing will provide much needed homes in the centre. Social Infrastructure on the ground floor will encourage active frontages.

Implementation and Monitoring

35 Implementation

35.1 This section outlines how the AAP will be delivered over the lifetime of the plan. It is recognised that the proposals in this AAP will only bring about the regeneration of the town centre if they are deliverable and achievable.

Supporting Strategies

35.2 We recognise the important role of the public sector in the delivery of the AAP. Rationalisation of public sector assets to maximise their effective and efficient use is expected to continue over the coming years. This will include the disposal of assets for alternative uses or co-location for efficient use of land. The role of the private and voluntary sectors will be important through direct investment in land and buildings and developer contributions towards infrastructure delivery.

35.3 Delivery agencies and key partners also have a role to play in the delivery of the AAP. There are a large number of programmes which are ongoing in their delivery and are expected to operate over the plan period, particularly in the provision of housing, infrastructure and services in the centre.

35.4 The delivery of the proposals in the AAP will be supported by a number of complementary strategies which we currently Core Strategy has sought to identify where existing programmes can be incorporated with future plans. The implementation section under each policy describes how each of the individual policies will be implemented. Other key plans and strategies complementing the implementation of the AAP are as follows:

- Borough Investment Plan
- Housing Strategy
- Housing Renewal Programme

- Affordable Rents Programme
- Affordable Homes Framework
- Local Authority New Build and Direct Development
- HMO licensing
- Empty Properties Strategy
- Homelessness Strategy
- Supporting People Strategy
- Community Cohesion Strategy
- Health Inequalities Strategy
- Culture Strategy
- Open Space Strategy
- Walthamstow Wetlands Project
- Climate Change Strategy
- Sustainable Community Strategy
- Supplementary Planning Documents
- Development Management Development Plan Document

Working with Partners

35.5 The strategic objectives and policies of this AAP will be delivered through coordinated working with a wide range of partner organisations, including the public, private and third sector. Such

organisations include Government agencies, Greater London Authority/Delivery Arms, Olympic Delivery Agency, the public transport providers, the NHS Primary Care Trust, the water, electricity, gas and telecommunications industries and the development industry. It is also envisaged that significant investment would come from the private sector, through house-building companies, developers, retailers and business companies. By strengthening existing partnerships and developing new partnerships, the strategic objectives of the AAP will be delivered through a joined-up approach.

Infrastructure Delivery Plan

35.6 A major element of the Delivery Programme is the Infrastructure Plan. To help to ensure that infrastructure is provided to support the Borough's growth, we commissioned the Waltham Forest Strategic Infrastructure Plan to provide information on infrastructure needs and provision in the borough. The study had three main objectives:

- identifying the infrastructure needs of Waltham Forest (including Walthamstow Town Centre) to 2026;
- establishing the relative importance and priorities of infrastructure needs;
- producing a strategic infrastructure plan, which sets out how infrastructure should be provided, by whom and with indicative costs.

35.7 The Study's findings have helped to identify the transport, social and physical infrastructure required to enable delivery of the AAP. It should be noted that while this list is detailed, it is not exhaustive of all infrastructure likely to be needed in the AAP. Other items may be required, as appropriate, in response to new development in the borough or windfall sites.

35.8 The proposed submission draft will then set out in more detail the anticipated timing and phasing of infrastructure provision. Timing and phasing will depend on a variety of factors, including when the development envisaged, the availability of funding and the timing of major investment.

35.9 In some cases, confirmation of funding for infrastructure is limited to the first five years, as during this period we are able to be more certain about the levels of development coming forward and necessary infrastructure. Nevertheless, it is important to identify medium to long term infrastructure priorities even where funding has not yet been confirmed. We have worked with key partners to inform the Infrastructure Delivery Plan, as a means of ensuring that the plan will be delivered in a joined-up way.

35.10 Where a development generates the need for new or upgraded infrastructure, on- or off- site, either to support the development or mitigate its effects, we will expect contributions towards provision to meet this need. Necessary infrastructure may include facilities for walking, cycling and public transport, and community facilities, such as schools and other educational establishments, health facilities, places of worship and open spaces.

35.11 We will continue to engage with infrastructure providers, delivery partners and other relevant organisations to ensure that necessary infrastructure is planned and delivered to support growth.

Planning Application Process

35.12 We have a primary role for enabling and determining the suitability of development proposals. It will exercise this responsibility proactively to ensure the delivery of the AAP. It will seek to ensure that schemes that come forward are legally, technically and practically feasible in the short, medium and long term before they are approved. Through pre-application discussions, we will ensure that developers are fully aware of the objectives and expectations. We will ensure that planning applications are submitted with adequate and appropriate

information to make informed decisions before the application is accepted. Furthermore, it will ensure strict compliance of all necessary standards when planning applications are determined.

35.13 We will resist any proposed development that will prejudice the future development of the town centre.

36 Monitoring

36.1 Given a Plan - Monitor - Manage approach, as one of the Development Plan Documents of the Waltham Forest Local Development Framework, the performance of the Walthamstow Area Action Plan will be carefully monitored by assessing whether the performance of the policies are meeting its objectives.

36.2 Statutorily, under Section 35 of the Planning and Compulsory Purchase Act 2004, each year the Council must produce an Annual Monitoring Report to assess the implementation of the Local Development Framework and the extent to which policies in Local Development Documents are being achieved. The report consists of three main parts:

- providing contextual background information on the Borough.
- progress of implementing the Local Development Framework in Waltham Forest.
- analysis of planning policy performance against the national/core indicators set by the government and local indicators set by Waltham Forest.

36.3 As required by planning law, the Annual Monitoring Report is the principal tool for monitoring all Development Plan Documents. However, strategies and policies are also informed or monitored by other management/monitoring tools such as the borough's performance systems, National Indicators, Local Area Agreement and Multi-Area Agreement indicators for our Sustainable Community Strategy, and various studies and surveys. See Appendix 1 for the monitoring indicators for the this AAP.

Next Step

36 How to get involved

36.1 We want to hear your views. Have we identified the main issues the AAP should address? Do you support our preferred options? If not, please tell us why? Are there any other challenges and opportunities we need to think about? Are there any additional sites in the area likely to come forward for development? Can you recommend any specific policy wording the final document should include?

36.2 A questionnaire has been prepared alongside this document to give you the opportunity to comment. Please take the time to fill this in and return to us by the 30th September 2011. All comments received will be considered in producing the 'Proposed Submission AAP'. We will then go out for further public consultation to refine the detail of this in the spring of 2012, before submitting to the Planning Inspectorate for examination. If the Inspector approves the document, it will be used to decide if permission should be granted to planning applications in the area.

Appendices

Appendix 1 - Monitoring Table

Appendix 1 - Monitoring Table

Monitoring Table 1 - Policies/Objectives

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
Objective 1	WTC 5	Retail	BD4 – new business space in town centre.	* Growth in floorspace, footfall, shopping centre ranking, retail rents and yields. * Increased percentage of new retail, leisure, entertainment. * Growth in mixed use residential development in the town centre. * Primary shopping frontages to maintain at least 70% of A1 frontages. Secondary shopping Frontages to maintain at least 50% of A1 frontages.	CS14
	WTC 6	Leisure and entertainment	L2 - Amount of employment land lost to residential development.		DM26
	WTC 7	Employment	L5 - Floor space of mixed use development by type.		DM27
	WTC 8	Tourism	L14 - development over 1000 sq m in Town Centre.		DM28
		Culture	L17 – Uses/vacancy level in the designated centre		
	Planning Obligations				

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
				<ul style="list-style-type: none"> * Low vacancy levels within primary, secondary, leisure, cultural quarter frontages. * Increase the mix of uses. * No. of vacant / underused sites redeveloped. * Increase in night-time economy uses in the town centre. 	
Objective 2	WTC 5	Retail	<p>L5 - Floor space of mixed use development by type.</p> <p>W1 - Amount of 'high end' retail floorspace</p> <p>W2 - Monitor the amount of local spend on retail, leisure and entertainment.</p>	<ul style="list-style-type: none"> * Improving the quality of the retail offer within the centre * Increased percentage of new 'high end' retail, leisure, entertainment. * Increasing 'spend' within the centre * Increasing visitors the the centre. 	<p>CS14</p> <p>DM26</p> <p>DM27</p> <p>DM28</p>

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
Objective 3	WTC 5	Retail	BD4 – new business space in town centre.	* Increased percentage of new retail, leisure, entertainment. * Growth in mixed use residential development in the town centre. * Primary shopping frontages to maintain at least 70% of A1 frontages. * Secondary shopping Frontages to maintain at least 50% of A1 frontages. * Low vacancy levels within primary and secondary frontages. * Mix of uses town centres/frontages. * Increase/focus new leisure and entertainment floorpace in the 'leisure and entertainment quarter.	CS14
	WTC 6	Leisure	L2 - Amount of employment land lost to residential development.		DM26
	WTC 7	Employment	L5 - Floor space of mixed use development by type.		DM27
	WTC 8	Tourism Entertainment Culture	L14 - development over 1000 sq m in Town Centres. L17 – Uses/vacancy level in the designated centre. L19 – Hot food takeaway etc facilities in town centres. W1 - Number of bedrooms provided by new hotel / hostels NI56 – Obesity in school children in year 6		DM28

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
				<ul style="list-style-type: none"> * Focus cafes and restaurants, cultural facilities in the 'cultural and cafe quarter. * No. of vacant / underused sites redeveloped and No. of town centre redevelopment schemes taking place. * Increase in night-time economy uses in town centres. 	
Objective 4	WTC 1 WTC 2 WTC 3 WTC 4	Housing	<p>H1 – Plan period and housing targets.</p> <p>H2(a) – New dwellings built in previous 5 yrs.</p> <p>H2(b) (NI154) – New dwellings built (annually).</p> <p>H2(c) – New dwellings in future years – housing Increasing the supply of family housing.</p> <p>H2(d) – Managed delivery target.</p> <p>H3 – New dwellings built on previously developed Land.</p>	<ul style="list-style-type: none"> * Up to 2000 new homes. * Meeting the affordable housing target of 50%. * Achieving a 60:40 split of social rented and intermediate homes. * Increasing the supply of family housing. 	CS2 DM2 DM3 DM4 DM5 DM6 DM7 DM8

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
			<p>H5 – (NI155) - New affordable housing target (gross).</p> <p>H6 – Housing quality – Buildings for Life.</p> <p>L8 – Housing density.</p> <p>L9 (i) & (ii) – Affordable housing by type and tenure</p> <p>L10 – Housing development by unit type.</p> <p>L11 – Lifetime home and Wheelchair accessible units.</p> <p>L12 – Dwelling conversions.</p>	<p>* All new homes to be built to lifetime home standards.</p> <p>* 10% of new developments with a capacity of 10 or more units to be wheelchair accessible or easily adaptable.</p> <p>* All new housing to meet CABE "Building for Life" criteria.</p> <p>* Housing densities in accordance with draft replacement London Plan density matrix.</p>	<p>DM11</p> <p>DM12</p>
Objective 5	<p>WTC 10</p> <p>WTC 11</p> <p>WTC 12</p>	Transport	<p>W3 - The progress of reinstatement of the railway service from Chingford to Stratford.</p> <p>L23 – car free development.</p> <p>L24 – parking standards for residential and non-residential uses.</p> <p>L25 – s106 to improve walking/cycling.</p> <p>L44 – cycle parking (Planning Standards).</p>	<p>* Rail Reinstatement of Hall Farm Curve section.</p> <p>* New layout of Hoe Street Gyratory.</p> <p>* Residential development to be car free.</p> <p>* Improving cycle and pedestrian links.</p>	<p>CS8</p> <p>DM14</p> <p>DM15</p> <p>DM16</p> <p>DM17</p>

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
				<p>* Proportion of walking increased to 34% in 2013/14 and to 37% by 2025/26.</p> <p>* Proportion of travel by cycling increased to 2 % by 2014 and 6% by 2021.</p>	
Objective 6	WTC 11 WTC 12 WTC 16	Transport Sustainable Development	<p>NI185 – CO2 reduction from Local Authority Operations.</p> <p>NI186 – Per capita CO2 emissions.</p> <p>NI187i - (Low energy efficiency) Tackling fuel poverty.</p> <p>NI187ii - (High energy efficiency) Tackling fuel poverty).</p> <p>NI188 – adapting climate change.</p> <p>E3 – renewable energy generation.</p> <p>L41 – renewable source in new developments.</p> <p>E3 – renewable energy generation</p> <p>L41 – renewable source in new developments</p> <p>L37 – No. of recycling centre</p>	<p>* Reduction in per capita CO2 emissions of 80% by 2050 against a 2005 baseline with interim targets of 9%, 14% and 40% from local actions by 2012, 2015 and 2025.</p> <p>* Carbon dioxide emissions from ground based transport per year reduced from 164 kilo tonnes per year in 2008 to 96.82 Kilo tonnes CO2 emissions by 2026.</p>	CS5 DM11 DM12

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
			L38 – recycling facilities in new residential developments		
Objective 7	WTC 10 WTC 12 WTC 13 WTC 14	Public Realm Community Safety Accessibility and Connectivity Retail	L32 – Submission of design statements. L33 – S106 Environmental improvements undertaken. H6 - Housing quality - building for life assessments. NI15 - Serious and violet crime rate. NI16 - Serious acquisitive crime rate. NI17 - Perceptions of anti-social crime rate. NI19 - Rate of proven re-offering by young offenders. NI20 - Assault with injury crime rate. NI21 - Dealing with local concerns about anti-social behaviour and crime by the local council and police. NI144 - Offender under probation in employment at the end of their order or license. NI110 - Young people's participation in positive activities.	* Decrease in incidence of crime. * Reduce incidents of anti-social behaviour in the borough. * Improved perceptions of anti-social behaviour. * Increasing visitors to the centre. * Increase in night-time economy uses in town centres. * Improving connectivity and accessibility	CS12 CS15 DM29 DM32

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
			<p>NI195 - Improved street and environmental cleanliness: levels of litter, detritus, graffiti and flyposting.</p> <p>NI196 - Improved street and environmental cleanliness: flytipping.</p>		
Objective 8	<p>WTC 13</p> <p>WTC 14</p> <p>WTC 17</p>	<p>Public Realm</p> <p>Open Spaces</p> <p>Design</p> <p>Heritage</p> <p>N a t u r e Conservation</p> <p>Biodiversity</p> <p>Flood Risk</p>	<p>L32 – Submission of design statements.</p> <p>L33 – s106 Environmental improvements undertaken.</p> <p>H6 - Housing quality - building for life assessments.</p> <p>W4 - Number of tall buildings in the area.</p> <p>L35 – No. of conservation areas.</p> <p>L34 – Approved cases in conservation areas/listed building.</p> <p>NI197 – Improve local biodiversity- active management of local site</p> <p>NI188 Adapting to climate changes.</p> <p>E2 – change in areas of biodiversity importance.</p> <p>L26 – No. and size of of protected areas.</p> <p>L27- No. of major housing approvals on protected land.</p>	<p>* Urban design statements submitted on each 'opportunity site'.</p> <p>* Improved results of Building for life assessments undertaken for schemes of 10 units and above.</p> <p>* Increase number of Public Realm projects/schemes prepared and implemented.</p> <p>* Conservation area appraisals undertaken</p> <p>* Number of properties on the 'Heritage at Risk' register (a new local indicator to be created)</p>	<p>CS15</p> <p>DM30</p> <p>DM31</p>

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
			<p>L28 – Change in habitats and species by type.</p> <p>L29- Percentage of eligible open space managed to green flag award standard.</p> <p>L30 – vulnerable species and safeguarded habitats.</p> <p>NI8 – Adult participation in sport.</p> <p>NI189 – flood risk.</p> <p>L39 – No. of Environmental Impact Assessment.</p> <p>E1 – approvals contrary to Environment Agency’s advice.</p> <p>L40 – cases refused due to noise, light etc</p>	<p>* No loss of biodiversity habitats</p> <p>* Improvement to physical and mental health of residents</p> <p>* Improving connectivity and accessibility</p>	
Objective 9	WTC 9	Employment	<p>BD1 – new employment floorspace.</p> <p>BD2 – new employment floorspace on Previously developed Land.</p> <p>BD3 – Employment land available by type.</p> <p>L1 – Loss of employment land.</p> <p>L2 – Employment land lost to residential use.</p> <p>L3 – Unemployment figures.</p>	<p>* Growth in new jobs in the centre</p> <p>* The employment rate in the centre to be on par with the average of Greater London.</p> <p>* An increase in the percentage of residents employed in the centre.</p>	<p>CS3</p> <p>DM19</p> <p>DM20</p> <p>DM21</p>

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
			<p>NI151 - Overall Employment rate (working age).</p> <p>NI171 – New business registration rate.</p> <p>NI166 – Median earnings of employees in the area.</p> <p>NI151 - Overall Employment rate (working age).</p> <p>NI171 – New business registration rate.</p> <p>NI166 – Median earnings of employees in the area.</p> <p>NI151 – Overall Employment rate (working age).</p> <p>NI152 – Working age people claiming out of work benefits.</p> <p>NI153 – Working age people claiming out of work benefits in the worst performing neighbourhoods.</p> <p>NI163 – Working age population qualified to Level 2.</p> <p>NI 161 Number of Level 1 qualifications in literacy (including ESOL).</p> <p>NI162 Number of Entry level qualifications in numeracy.</p>	<p>* Reduction in percentage of residents claiming out of work benefits.</p> <p>* Greater parity between the comparative employment and skills levels.</p> <p>* Increase of residents enrolled in the skills and training programmes.</p> <p>* Sustainable increase of registered businesses in the Borough.</p> <p>* Growth in green industries, office sector and creative/cultural industries.</p>	

AAP Strategic Objective	AAP Policy	Subject Area	Indicator	Main Targets	CS/DM Policy
Objective 10	WTC 15	S o c i a l Infrastructure	<p>L22 – floorspace for health services.</p> <p>L20 – approvals for communities facilities.</p> <p>(D1) NI9 - Use of public libraries.</p> <p>NI175 - Access to services and facilities by public transport, walking and cycling.</p> <p>NI3 - Civic participation in the local area.</p> <p>NI79 – Achievement of Level 2 by age of 19.</p> <p>NI80 – Achievement of Level 3 by age of 19.</p> <p>NI88 - Number of Extended Schools.</p> <p>L22 – No. of planning approvals for health facilities.</p>	<p>* Maintaining/increasing the capacity of existing facilities to meet the needs. Increase in health and community use floorspace where possible.</p> <p>* Better access to services by public and active transport.</p> <p>* Improve of health facilities.</p> <p>Improve education facilities</p>	<p>CS4</p> <p>CS5</p> <p>DM1</p> <p>DM18</p> <p>DM35</p>

Monitoring Table 2 - Site Proposals

Site Name	Indicator
WTC 1 - Snooker Hall	Implementation of relevant proposals within the plan period.
WTC 2 - Factory, Tower Hamlets Road	
WTC 3 - Petrol Station, Tower Hamlets Road and Hoe Street	
WTC 4 - Tax Office	
WTC 5 - EMD Cinema	

Site Name	Indicator
WTC 6 - HSBC Site	
WTC 7 - Arcade Site	
WTC 8 - Town Square and Gardens	
WTC 9 - Selborne Walk Shopping Centre	
WTC 10 - Station Car Park Phase 2	
WTC 11 - Sainsbury's Site	
WTC 12 - Osborne Mews	
WTC 13 - Buxton Road Bingo Hall	
WTC 14 - 8 Buxton Road	
WTC 15 - South Grove	
WTC 16 - Brunner Road Industrial Units	
WTC 17 - Courtney Place	
WTC 18 - St James Street Car Park	
WTC 19 - St James Street Health Centre	

Appendix 2 - Evidence Base

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Evidence Base

Document	Produced by	Year
Our Place in London - Waltham Forest Sustainable Community Strategy	LB Waltham Forest	2008
Walthamstow Town Centre Preferred Options Sustainability Appraisal	Scott Wilson	2011
Walthamstow Town Centre Preferred Options Habitats Regulations Assessment	Scott Wilson	2011
Walthamstow Town Centre Preferred Options Equalities Impact Assessment	LB Waltham Forest	2011
London Plan (2011)	Mayor of London	2009
Waltham Forest Annual Monitoring Report 2009/2010	LB Waltham Forest	2010
Waltham Forest Strategy for Enterprise, Employment and Skills	LB Waltham Forest	2009
Waltham Forest Employment Land Study	URS	2009
Waltham Forest Local Economic Assessment	Navigant Consulting	2010
Strategic Regeneration Framework: An Olympic Legacy for the Host Boroughs	LB Greenwich, LB Hackney, LB Tower Hamlets, LB Newham and LB Waltham Forest	2009
Taking Our Place in London: Waltham Forest's Culture Strategy 2010-2030	Waltham Forest Borough Council	2009
Annual Population Survey	Office for National Statistics	2009
Circular 05/05: Planning Obligations	ODPM	2005
Local Area Tourism Impact Model	London Development Agency	2009
The Good Practice Guide on Planning for Tourism	DCLG	2006

Document	Produced by	Year
Planning Policy Statement 1: Delivering Sustainable Development	ODPM	2005
Planning Policy Statement 4: Planning for Sustainable Economic Growth	CLG	2009
Annual Public Health Report	Waltham Forest Primary Care Trust	2009/10
Connecting with London's Nature: The Mayor's Biodiversity Strategy	Mayor of London	2002
Draft Waltham Forest Biodiversity Action Plan	London Borough of Waltham Forest	2010
Draft Waltham Forest Open Space Strategy	London Borough of Waltham Forest	2010
Does Money Grow on Trees	CABE	2005
Future Health: Sustainable Places for Health and Well-being	CABE	2009
London Plan Implementation Report: Improving Londoners' Access to Nature	GLA	2008
Planning Policy Statement 9: Biodiversity and Geological Conservation	ODPM	2005
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation	ODPM	2002
Waltham Forest Climate Change Strategy	Waltham Forest LSP	2008
Waltham Forest Safety Net Strategic Assessment	Waltham Forest Borough Council	Oct 2009
Safer Places - The Planning System and Crime Prevention	ODPM	2004
Secured by Design	ACPO	2009
Waltham Forest Hot Food Take Away SPD	LB Waltham Forest	2009
Waltham Forest Urban Design SPD	LB Waltham Forest	2010

Document	Produced by	Year
Waltham Forest Strategic Infrastructure Plan: Social Infrastructure Needs Assessment	URS	2009
Waltham Forest Urban Design SPD	LB Waltham Forest	2010
Waltham Forest Strategic Infrastructure Plan: Social Infrastructure Needs Assessment	URS	2009
Waltham Forest Housing Strategy	LB Waltham Forest	2008
Waltham Forest Affordable Housing Viability Study	Fordham Research	2009
Waltham Forest High Density Housing Study	Urban Initiatives	2009
Waltham Forest Housing Needs and Market Survey	DCA	2007
Waltham Forest Housing Land Availability Assessment	Entec	2008
Waltham Forest Retail and Leisure Study	Nathaniel Lichfield and Partners (NLP)	2009
Strategic Housing Land Availability Assessment	GLA	2009
Waltham Forest Growth Area Programme of Development	LB Waltham Forest	2008
Achieving the Building for Life Standard	CABE	2005
Planning Policy Statement 3: Housing	CLG	2010
Waltham Forest Characterisation Study	Urban Practitioners	2009
Interim London Housing Design Guide	GLA	2010
London Housing Strategy	GLA	2010
East London Sub Region Strategic Housing Market Assessment	ORS	2009
Greater London Strategic Market Assessment	GLA	2008

Document	Produced by	Year
North London Strategic Flood Risk Assessment	Mouchel	2008
Waltham Forest Climate Change Evidence Base	Urban Practitioners and URS	2009
Waltham Forest Local Strategic Partnership Climate Change Strategy	Waltham Forest	2008
Waltham Forest Carbon Footprinting Report	Carbon Descent (formerly SEA Renue)	2007
Waltham Forest Energy Strategy	AEA Energy and Environment	2008
North London Joint Waste Strategy 2004-2020	North London Waste Authority	2009
Waste Strategy for England	DEFRA	2007
Mayor's Transport Strategy	Mayor of London	2010
North London - Developing a Sub-Regional Transport Plan – Interim report on Challenges and Opportunities	TfL	2010
Waltham Forest Cycle Action Plan	Waltham Forest	2006
Waltham Forest Local Implementation Plan (LIP) 2005/06- 2010/11	Waltham Forest	2005
Waltham Forest Strategic Infrastructure Plan - Transport Infrastructure Needs Assessment	URS	2009
Chingford to Stratford Appraisal	MVA Consultancy	2010
Planning Policy Guidance 13: Transport	CLG	
Healthier Communities (Health Inequalities) Strategy, A Healthier, Fairer Waltham Forest	LB Waltham Forest	2010
Promoting and Creating Built and Natural Environments That Encourage and Support Physical Activity	NICE	2008
Walthamstow Town Centre IPPF	LB Waltham Forest	2008

Document	Produced by	Year
Walthamstow Masterplan	LB Waltham Forest & Princes Foundation	2007
Walthamstow Socio-Economic Study	LB Waltham Forest	
Arcade and Town Square and Gardens Masterplan	MacCranor Lavington	2011
Leytonstone and Walthamstow Central Transport Hubs and Town Centres - Stage AB Proposals for Public Realm Improvement Works	East Architects	2010
Hoe Street Gyratory Improvements - Preliminary Designs	JMP	2008

Glossary

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

Active frontage - A frontage that can engage the general public, for example, a shop's public display area.

Accessibility- the ability of people to move round an area and to reach places and facilities, including pensioners and disabled people, those with young children and those encumbered with luggage or shopping.

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

Affordable housing - Housing provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing. Social rented housing includes housing rented from the Council and or registered social landlords (RSL). The rents on these properties are significantly lower than market housing rents. Intermediate housing aims to bridge the gap between social rented housing and market housing. Intermediate housing costs more than social rented housing but should still cost much lower than market housing. Affordable rent is housing provided at up to 80% of the market value.

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

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

Arms Length Management Organisations (ALMO)- non profit making organisation set up by a local authority primarily to manage and improve all or part of their housing stock. The Council's ALMO is Ascham Homes.

Biodiversity- the diversity of life on Earth which includes plants, animals, micro-organisms and bacteria.

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

Borough Employment Area (BEA)- land meriting protection for employment generating uses.

BREEAM- the standard for assessing the sustainability and environmental performance of buildings.

Brownfield Land/Sites- previously developed land/sites which are or were occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. May also be referred to as previously developed land.

Building for life - The national standard for well designed homes and neighbourhoods. Schemes are judged against 20 criteria.

Building Schools for the Future (BSF) - The previous Government's investment programme in secondary school buildings.

Business Improvement District (BID)- defined area within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries.

Car clubs- clubs where a number of people share a pool car(s) for rent or otherwise for personal use.

Car-free housing- car-free development means no parking provision will be allowed on site and the occupier will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. Car-free housing can help to reduce traffic congestion and associated pollution from new developments.

Climate Change— regional or global-scale changes in historical climate patterns arising from natural and/or man-made causes that produce an increasing mean global surface temperature.

Code for Sustainable Homes (CfSH): Code for Sustainable Homes is a national standard to guide the design and construction of sustainable homes. The Code gives a sustainability rating to development which ranges from 1(*) to 6(*****). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

Combined Heat and Power (CHP)— the combined production of heat (usually in the form of steam) and power (usually in the form of electricity). The heat can be used as hot water to serve a district-heating scheme.

Community Infrastructure Levy (CIL)- the CIL regulations enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure.

Conservation Area- an area of special architectural or historic interest where it is desirable to preserve or enhance the character or appearance.

Controlled Parking Zones (CPZ)- areas in which on-street parking is managed, usually through a permit system, typically where demands for limited space from residents, commuters, shoppers and others are in conflict.

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

Creative Industries- industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.

Developer contribution - Also known as planning obligations (see definition below).

Development Management Policies— A set of criteria-based policies in accordance with the Core Strategy, against which planning applications for the development and use of land and buildings will be considered. Also known as Site Development Policies.

Development Plan- at a local level the development plan encapsulates Waltham Forest Council's planning policies for the future development of Waltham Forest and forms the basis for decisions on planning applications. The development plan for Waltham Forest will comprise the Development Plan Documents which make up the Local Development Framework. Waltham Forest's most recent development plan (the Unitary Development Plan) was adopted in March 2006. The Regional Spatial Strategy (The London Plan (see below)) sets out broader policies for the development of the Greater London is also part of Waltham Forest's development plan.

Development Plan Documents- these include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted proposals map which illustrates the

spatial extent of policies. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

District heating system - A system for using heat generated in a centralised location to meet nearby residential and commercial heating requirements.

Dynamic Viability- allows for changing market circumstances to be assessed periodically and therefore allows for the proportion of affordable housing sought to be closely related to market conditions.

Energy Efficiency- making the best or most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

Energy Hierarchy- a framework guiding UK energy policy as follows: Use Energy Efficiently (by turning off lights and appliances after use); Use Renewable Energy (wherever possible); Supply Remaining Energy efficiently (by using decentralised technology such as CHP systems). Following this hierarchy meets energy demand in the most efficient way and also reduces emissions of carbon dioxide (CO₂).

Environment Agency (EA)– an environmental regulatory authority formed in 1996, combining the functions of the former National Rivers Authority, Waste Regulation Authorities and Her Majesty's Inspectorate of Pollution.

Evidence Base- a collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the Borough. This enables the preparation of a sound LDF meeting the objectives of sustainable development.

Examination– presided over by a Planning Inspector or a Panel of Inspectors appointed by the Secretary of State; this can consist of hearing sessions, or consideration of written representations to consider whether the policies and proposals of the local planning authority's Development Plan Documents are sound.

Floodplain- flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding.

Greater London Authority (GLA)– the GLA is the strategic citywide government for London. It is made up of a directly elected Mayor (the Mayor of London) and a separately elected Assembly (the London Assembly).

Green Belt (Metropolitan)– An area of countryside or land that is protected from inappropriate development in order to prevent the sprawl of existing built-up areas and to protect the openness of the countryside. Green Belts are not designated for their beauty or character, although there are many areas of high landscape quality within the Green Belt. The Metropolitan Green Belt is the protected open space that surrounds Greater London.

Greenfield Land or Sites-land or sites that have not been previously developed.

Green Infrastructure- is a strategically planned and delivered network of high quality green spaces and other environmental features.

Growth Areas- areas of the borough that will be the primary focus of new development and regeneration.

Habitat Regulations Assessment (HRA)– an assessment undertaken for plans and projects which have the potential to affect European sites of nature conservation importance.

Homes and Communities Agency (HCA)- the HCA is the national housing and regeneration agency for England.

Household Waste– waste from a private dwelling or residential house or other such specified premises, and includes waste taken to household waste recycling centres.

House in Multiple Occupation (HMO)- small shared dwelling houses occupied by between three and six unrelated individuals as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Housing Association- independent non profit making bodies that provide low-cost "social housing" for people in housing need.

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

Index of Multiple Deprivation(IMD)- is a Deprivation index at the small area level, created by the Department for Communities and Local Government(DCLG).

Infrastructure- a collective term for physical structures, facilities and services needed by the community, for example, buildings, roads, power supplies, health, sports and education facilities, village halls, doctors' surgeries, churches and open space.

Interim Planning Policy Framework (IPPF) - A non-statutory planning framework used to encourage regeneration of an area in advance of the LDF. Whilst not part of the development plan, it is a material consideration in determination of planning applications.

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

Key growth area - Areas of the borough that will be the primary focus of new development and regeneration.

Lee Valley Regional Park- area of open space covering 26 miles along the banks of the River Lea, providing sports and leisure venues, heritage sites, gardens, nature reserves and riverside trails.

Legibility- the degree to which a place can be easily understood and accessed by its users.

Lifetime Homes- houses built to a set of design standards which meet the varying needs of occupiers as their lives change and are capable of being adapted easily.

Living roof/wall- a self-regenerating, cladding or roofing system using natural materials and planting.

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

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

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

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

Local Economic Assessment (LEA) - provide local authorities and stakeholders with an understanding of how economic conditions and forces shape places at a range of spatial levels. That understanding needs to inform: policy, priorities, resource allocation and actions.

Local Nature Reserve (LNR)- a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.

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

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

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

Metropolitan Open Land (MOL)- a unique designation for London which protects strategically important open spaces within the built environment.

Mixed Use Development- a well integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

North London Waste Authority (NLWA)- North London's statutory waste disposal authority. The NLWA's main function is to arrange the disposal of waste collected by its seven constituent boroughs. These boroughs are: Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.

North London Waste Plan (NLWP)- the Waste Development Plan Document being produced for north London. Also referred to as the Waste Development Plan Document.

Olympic Delivery Authority (ODA)- the ODA is the public body responsible for developing and building the new venues and infrastructure for the Games and their use after 2012.

Olympic Park Legacy Company (OPLC)- the OPLC is responsible for the long-term planning, development, management and maintenance of the Olympic Park and its facilities after the London 2012 Games.

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

Planning obligation/ financial contribution- requirements made of a developer to make planning permission acceptable. This could include matters such as the provision of affordable housing as part of the scheme, or a financial contribution towards off site works such as highway improvements.

Planning Policy Guidance Notes (PPG)- guidance notes issued by Government setting out planning policy and main land uses. They provide guidance and advice on the application of national policy.

Planning Policy Statements (PPS)- statements issued by Government setting out planning policy and the main land uses. They are supported by a range of good practice and other documents providing guidance and advice on the application of policy. Planning Policy Statements are the replacements for the Planning Policy Guidance Notes.

Previously Developed Land (PDL)- see also Brownfield Land/Sites

Proposals Map- a map showing the location of the sites identified in the Local Development Framework

Public Realm- the space between and within buildings that are publicly accessible including streets, squares, forecourts, parks and open spaces.

Public Transport Accessibility Level (PTAL)- Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network. They range from 6 (excellent) through to 1 (very poor).

RAMSAR Site– wetlands of international importance designated under the Ramsar Convention.

Recycling– recovering re-usable materials from waste or using a waste material for a positive purpose.

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

Retrofit- refers to the addition of new technology or features to older systems.

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

Secured by Design- police flagship initiative supporting the principles of designing out crime; e.g. windows and doors that carry secured by design approval and have been assessed to provide a high degree of resistance to break-ins.

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

Site of Importance to Nature Conservation- a non statutory designation which seeks to protect areas of high wildlife value at a local level.

Site of Special Scientific Interest (SSSI)– land considered to be of special interest due to its flora, fauna, geological or geographical features under the Wildlife and Countryside Act 1981 (amended in 1985).

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

Small and Medium Enterprise (SME)– business with more than 10 and less than 250 employees.

Social Infrastructure - buildings which enable a variety of local activity to take place including, but not limited to, the following:

- Schools and other educational facilities
- Libraries and community centres
- Doctors surgeries, medical centres and hospitals
- Museums and art galleries
- Child care centres
- Sport and recreational facilities
- Youth clubs
- Playgrounds
- Places of worship
- Emergency services

Some community activities can also be provided via privately run facilities (e.g. pubs and shops).

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

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

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

Special Area of Conservation (SAC)- a site defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora to protect habitats and species.

Special Protection Area (SPA)- a site designated under the European Union Directive on the Conservation of Wild Birds.

Specialised Housing- housing which meets the specialised housing needs of groups such as the elderly and disabled people.

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

Statement of Community Involvement- sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Statutory Bodies- these include appropriate 'Specific, Government and General' consultation bodies in accordance with Regulation 25 of the Town and Country Planning Act 2004 Regulations.

Strategic Environmental and Sustainability Appraisal (SEA/SA)- this is a systematic and continuous assessment of the social, environmental and economic effects of strategies and policies contained in development plans.

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

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

Sustainability Appraisal- see Strategic Environmental and Sustainability Appraisal (SEA/SA).

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

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

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

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

Sustainable Transport- a term generally related to movement by forms of transport other than the private car within the urban environment. It most commonly relates to travel by public transport, walking and cycling.

Sustainable Urban Drainage Systems (SuDS)- a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than the conventional practice of routing run-off through a pipe to a watercourse.

Townscape- the configuration of buildings and the space between them.

Transport for London (TfL)- the primary role of TfL, which is a functional body of the Greater London Authority, is to implement the Mayor of London's Transport Strategy and manage transport services across London.

Tree Preservation Order (TPO)- usually made by a local planning authority to protect specific trees (or a particular woodland) from deliberate damage and destruction, which could include felling, lopping, topping, uprooting or otherwise wilful damage.

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

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

Walthamstow Wetlands- a series of open spaces that include Walthamstow Reservoirs, Walthamstow Marshes, Marksfield Park, the Paddock Site, Tottenham Marshes, Stonebridge Lock and Springfield Marina. Improved links between these separate pockets of open space are sought under the Upper Lea Valley Landscape Strategy.

Windfall Housing- is generally any residential development that is given planning permission on land or buildings not specifically allocated for residential development in LDF.



Waltham Forest

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