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Development Management Policies Local Plan

Adopted October 2013

Translation

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Foreword

Foreword

In this document you will find a vision and strategy for the borough, outlining how we believe physical, environmental and economic developments can enhance Waltham Forest.

As a Council we know that quality homes, jobs for local people, new parks and the right schools to meet the growing need are all vital to the continuing development of the borough. And for our part having the right planning policies in place to deliver on the aspirations of our residents is key.

This document provides a robust, yet flexible set of guidelines that look to obtain the best from future development proposals, helping you focus on the Council's priorities and support the delivery of important services and infrastructure.

It provides guidance on how the places within the borough will be shaped to accommodate change and what we can do to work together to enhance local identity and make the very best of the borough, now and in the future.

We have worked really hard to talk to local communities, businesses, landowners and others in shaping this document and have produced something that provides a basis for the planning of the borough over the next 15 years.

I hope with the assistance of this document we can work with you to build a better, more sustainable borough. That is surely something in all our interests and will result in Waltham Forest becoming an even better place to live and work.



Councillor Clyde Loakes

Deputy Leader and Portfolio Lead for Environment

1 Introduction

1.1 As part of changes to the plan making process introduced in 2012, Local Planning Authorities are required to produce a Local Plan. The Local Plan will guide development in the borough and will supersede the current Waltham Forest Unitary Development Plan (UDP) (Adopted March 2006).

1.2 The Local Plan is described as a 'folder' of separate documents as shown in Table 1.1 below.

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

Table 1.1 - Local Plan Documents

1.3 Government policy towards spatial planning is contained in the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in

planning decisions. At the heart of the NPPF is the presumption in favour of sustainable development. If a local interpretation of national planning policy is proposed, then this must be justified.

1.4 In November 2011, the Localism Act was introduced. The main features of the Act are:

- introduction of new freedoms and flexibilities for local government;
- introduction of new rights and powers for communities and individuals;
- reform to make the planning system more democratic and more effective;
- reform to ensure that decisions about housing are taken locally.

Development Management Policies

1.5 The Local Plan Development Management Policies document sets out the borough wide planning policies that implement the Core Strategy and will be used for decision making by the Council. The Development Management Policies set out the policy basis for delivering the long-term spatial vision and strategic place-shaping objectives in Waltham Forest which are set out in the Core Strategy.

1.6 The aim of Development Management Policies is to reduce unnecessary complexity for all parties engaged in development. There is an emphasis on collaboration and a positive proactive approach to coming to a balanced agreement that solves problems rather than a compromise that does not meet everyone's objectives. It has been recommended that there is an increased transparency of decision making, with interested parties engaged at the earliest opportunity so that the wider community benefits that any development can achieve are appreciated from the outset.

Policy Content

1.7 In line with the Government's NPPF in paragraph 154, only policies that are clear on what development will or will not be permitted and where should be included in the Local Plan. As stated in NPPF paragraph 17 they should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

1.8 Repetition of national and London Plan policy is avoided. More use of national policy and London Plan policy for decision making is now expected rather than developing local policy to cover all possible scenarios.

1.9 National planning policy is set out in the National Planning Policy Framework. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions. The London Plan sets out at a regional level an integrated social, economic and environmental strategic framework for London's future development. Development Management policies will be required to conform with these national and regional documents.

1.10 Policies are longer in length than those in the UDP to deal with a wider policy remit. They are more detailed in places and specific to reflect the distinctive character and issues of Waltham Forest as a successful London borough. Each policy is preceded by a background section which explains how the policy will be applied.

1.11 Following the recent adoption of the Core Strategy, the Council is working on more detailed policies. These policies are brought together in the Local Plan Development Management Policies. It sets out criteria based policies against which planning applications will be considered and determined.

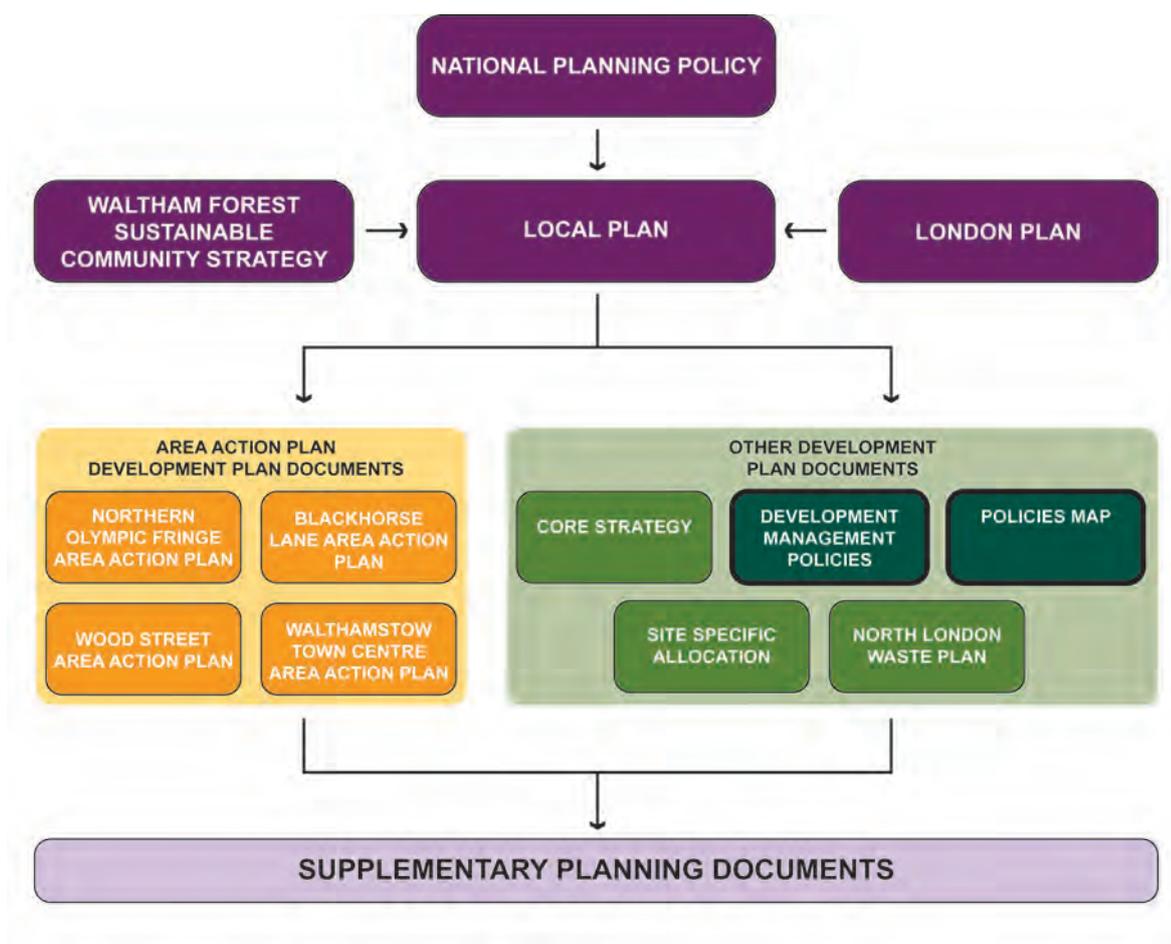


Figure 1.1 Local Plan Documents

1.12 The Local Plan Development Management Policies needs to comply with the Government’s statements on planning policies. The policies in this document will also contribute towards the achievement of the Council's wider aims and objectives, including those set out in the Sustainable Community Strategy. The Sustainable Community Strategy was adopted by the Council in May 2008.

1.13 The Core Strategy sets out the spatial planning vision for Waltham Forest in 2026. To achieve this, a set of strategic objectives have been identified in the Core Strategy. There are sixteen strategic objectives, each of which has a single corresponding Core Strategy policy and one or more Development Management Policies relevant to that strategic objective. The strategic objectives are as follows:-

SO1 - Capitalise on redevelopment opportunities to secure physical, economic and environmental regeneration of the borough and ensure the delivery of key benefits for local people.

SO2 - Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

SO3 - Ensure the timely delivery of appropriate social infrastructure, to strengthen the community, and reduce existing deprivation in the Borough.

SO4 - Ensure high environmental standards of development and sustainable resource management and efficiency to support the long term sustainability of our environment and respond to climate change in a practical and effective way.

SO5 - Protect, enhance and further develop a network of multifunctional green infrastructure capable of delivering a comprehensive range of benefits for both people and wildlife. Achieve a reduction in areas of deficiency in access to nature and seek to protect and enhance biodiversity across the Borough.

SO6 - Ensure that waste is managed in the most environmentally friendly way in order to protect human health and the environment by producing less waste, re-using waste and recycling it and thereby contribute to an efficient use of resources.

SO7 - Ensure Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access to jobs, opportunities and facilities within the borough and beyond.

SO8 - Facilitate sustainable economic growth by safeguarding and enhancing an appropriate range of sites and premises to meet the demands of local businesses and growth sectors in order to attract and retain high quality services, industries and well paid jobs in the Borough while ensuring residents are able to access them.

SO9 - Provide a quality of education and vocational training that ensures that the young people of the Borough can capitalise on the opportunities in Waltham Forest and London, and are able to succeed and prosper now and in the future.

SO10 - Reduce inequalities, unemployment and worklessness in the Borough by improving skills, training and employment opportunities and access to jobs.

SO11 - Increase the attraction of the area as a tourist destination, based on its unique assets, and the opportunities offered as one of the host boroughs of the 2012 Olympic Games.

SO12 - Conserve and enhance the borough's heritage assets whilst maximising their contribution to future economic growth and community well-being.

SO13 - Improve the health and well-being of Waltham Forest residents by positively influencing the wider and spatial determinants of health, such as physical activity, pollution and food choices.

SO14 - Safeguard and strengthen the function of Walthamstow Town Centre, the District and Neighbourhood Centres capitalising on their respective roles for shopping, culture, leisure, tourism, housing and employment etc, and ensuring they continue to develop as vibrant, attractive, distinctive, safe and welcoming places.

SO15 - Create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

SO16 - Ensure that Waltham Forest is a safer, more accessible and inclusive place where people want to live, work and visit and where anti-social behaviour, crime and the fear of crime no longer reduces the quality of people's lives.

1.14 The above strategic objectives demonstrate clearly how Waltham Forest will address key issues through its spatial planning policies.

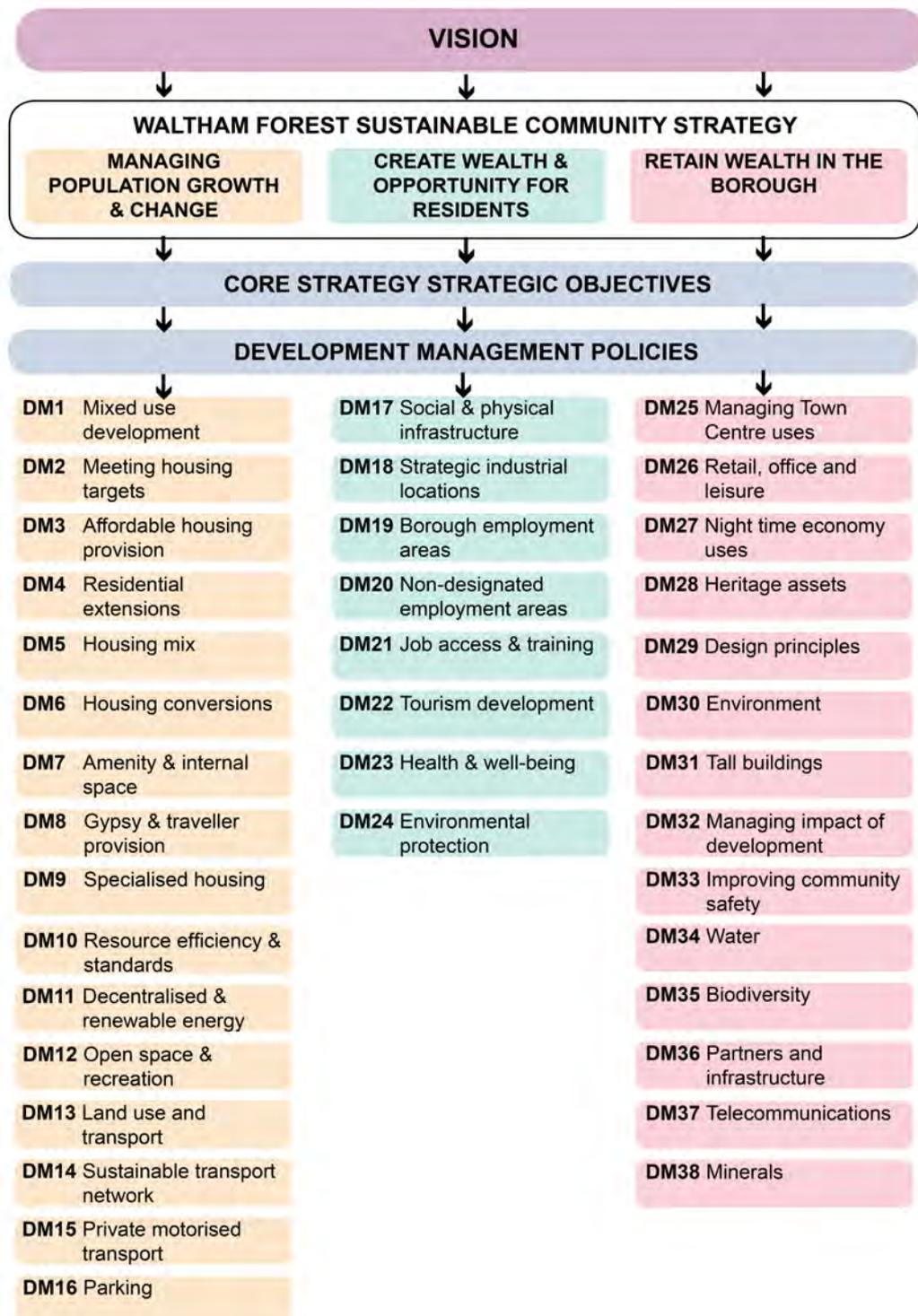


Figure 1.2 Development Management Policies Structure

Community Engagement and Consultation

1.15 This document has been prepared in a number of stages, each subject to appraisal and public participation. In March 2010, the Council published its Development Management Policies Issues and Options document. This was followed by the publication of the Development Management Policies Preferred Options in January 2011. Each stage was developed having regard to the results of community involvement and sustainability appraisal of the previous stage, as well as to new evidence and changes to national or regional policy.

1.16 The Development Management Policies Proposed Submission and reporting documents were published (prior to submission) and representations were sought on this document during a 7 week period in accordance with the "Regulations" and the Council's Statement of Community Involvement. A consultation statement, which summarises the representations received and the main issues raised by representations during "publication", was prepared for 'submission.'

Evidence Base and Sustainability Appraisal

1.17 Evidence supports the Local Plan documents by ensuring they are justified. Details of the Evidence Base for this document is at Appendix 3.

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

1.19 A scoping report has been produced to cover the scope of all Local Plan Documents included in the Waltham Forest Local Plan. It includes a review of other relevant plans, policies and programmes that relate to the local area, information on the present state of the local environment (the baseline), a discussion of the local sustainability issues and a set of sustainability objectives. A Sustainability Appraisal Report is published with this document.

1.20 Local Plan documents are now also subject to appropriate assessment (under the amended Habitats Regulations) to ensure proposals do not harm sites of international conservation value. A Habitats Regulations Assessment (HRA) report is published with this document.

Relationship with the Core Strategy

1.21 As highlighted above the Development Management Policies delivers the approach set out in the Core Strategy. The Development Management Policies will be used for day to day decision making by the Council and provide additional detail and guidance on how the Council will make decisions on applications for planning permission. Throughout the Development Management Policies, cross references are made to the policies in the Core Strategy. This enables both documents to be read in conjunction when considering a planning application.

1.22 Figure 1.2 sets out the structure of the Development Management Policies Development Plan Document (DPD). The Development Management Policies contribute to the achievement of the Council's Sustainable Community Strategy's aims and objectives which include three themes: Managing Population Growth and Change, Create Wealth and Opportunity for Residents and Retain Wealth in Borough. Similar to the Core Strategy policies, the Development Management policies are grouped together under each of the three themes. Figure 1.3 shows how individual policies in this document relate to the policies in the Core Strategy.

Relationship with the Area Action Plans (AAPs)

1.23 There are four forthcoming Area Action Plans (AAPs). The AAPs are: Blackhorse Lane AAP, Northern Olympic Fringe AAP, Walthamstow Town Centre AAP and Wood Street AAP. The policies of the Development Management Policies (DMP) DPD will apply throughout the Area Action Plans (AAPs) unless specially overridden by their content. Figure 1.1 shows the relationship between the DMP DPD and the four AAPs. The DMP DPD delivers the approach set out in the Core Strategy. Details of the growth and regeneration activities will be provided in the appropriate AAPs

Monitoring

1.24 The Local Plan Development Management Policies is not a static document. Monitoring mechanisms make it a living document that is capable of being changed in part or in full over the plan period. We will monitor the effectiveness of the Development Management Policies in delivering its objectives by assessing its performance against a series of indicators. Each year we publish an Annual Monitoring Report (AMR). Details of the structure of the AMR is at chapter 40. This will:

- assess the performance of the Development Management Policies and other Local Plan documents following their adoption;
- identify the need to reassess or review any policies or approaches;
- make sure the context and assumptions behind our approach are still relevant and;
- identify trends in the wider social, economic and environmental issues facing Waltham Forest.

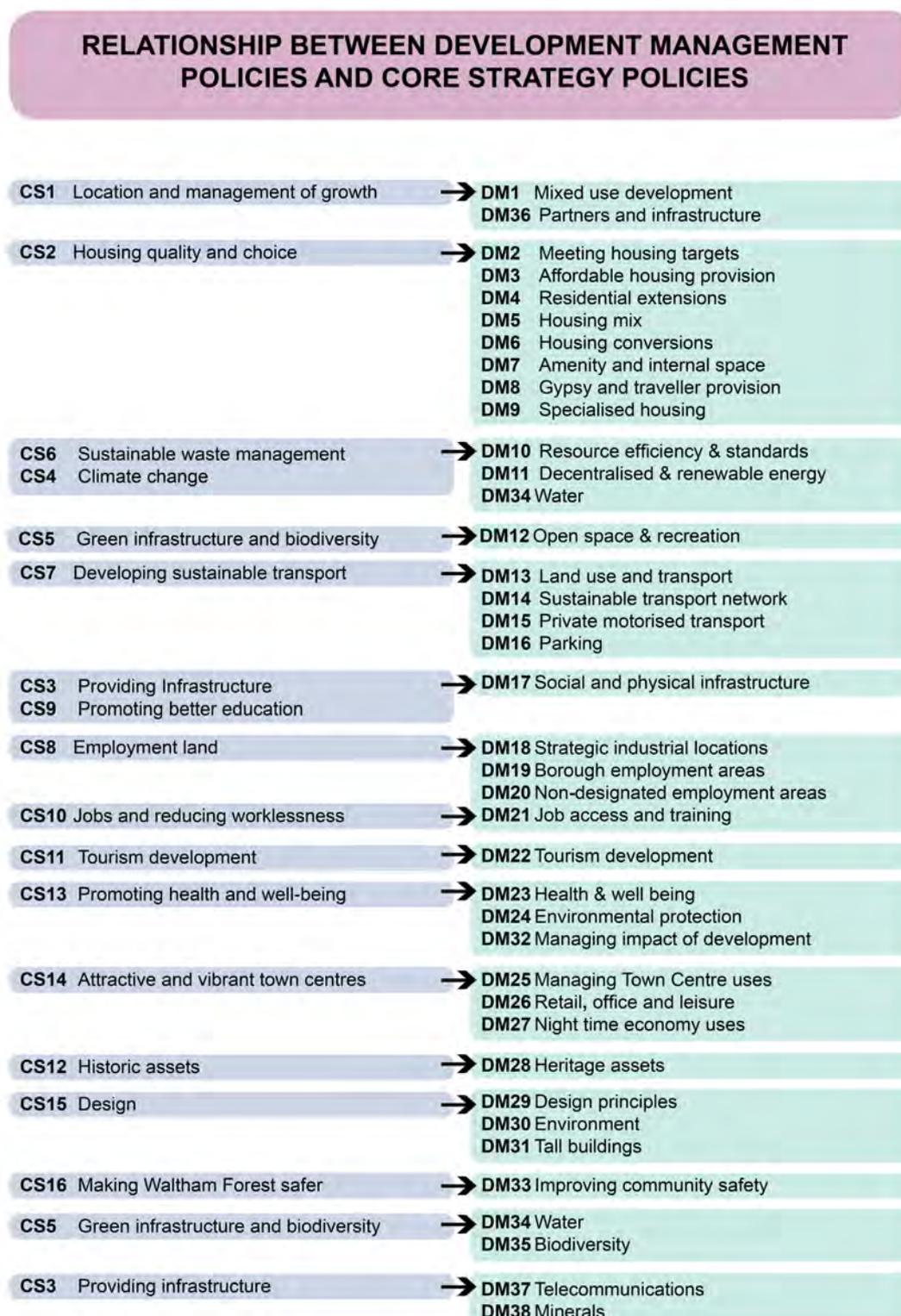


Figure 1.3 Relationship between Development Management Policies and Core Strategy Policies

About this document

1.25 The text following each Development Management Policy provides details on the reasoning for each (including the key evidence informing the policy). Appendices and Schedules are at the end of the document with a glossary of terms used. Footnotes are included within the document to detail where additional information and evidence in support of the Development Management Policies can be found. Details of the evidence supporting the Development Management Policies is also set out in Appendix 3. Changes to the Policies Map are set up in the Schedules.

1.26 The table below provides a useful guide in identifying how the Development Management Policies address topic related issues.

Key Planning Issue	Associated Development Management Policy
Biodiversity and the Natural Environment	DM34 - Water DM35 - Biodiversity and Geodiversity
Climate Change	DM10 - Resource Efficiency and High Environmental Standards DM11 - Decentralised and Renewable Energy
Conservation	DM12 - Open Space, Sports and Recreation DM22 - Tourism Development and Visitors Attractions DM28 - Heritage Assets
Economic Development	DM18 - Strategic Industrial Locations DM19 - Borough Employment Areas DM20 - Non-Designated Employment Areas DM21 - Improving Job Access and Training DM25 - Managing Town Centre Uses DM26 - New Retail, Office and Leisure Developments DM27 - Night Time Economy Uses
Education	DM17 - Social and Physical Infrastructure DM21 - Improving Job Access and Training

Key Planning Issue	Associated Development Management Policy
Equal Opportunities	<p>DM1 - Sustainable Development and Mixed Use Development</p> <p>DM5 - Housing Mix</p> <p>DM21 - Improving Job Access and Training</p> <p>DM29 - Design Principles, Standards and Local Distinctiveness</p> <p>DM33 - Improving Community Safety</p>
Employment Land	<p>DM18 - Strategic Industrial Locations</p> <p>DM19 - Borough Employment Areas</p> <p>DM20 - Non-Designated Employment Areas</p>
Flooding	DM34 - Water
Health	<p>DM23 - Health and Well Being</p> <p>DM24 - Environmental Protection</p>
Housing	<p>DM2 - Meeting Housing Targets</p> <p>DM3 - Affordable Housing Provision</p> <p>DM4 - Residential Extensions and Alterations</p> <p>DM5 - Housing Mix</p> <p>DM6 - Dwelling Conversions, Housing in Multiple Occupation and Buildings in Multiple Residential Occupation</p> <p>DM7 - External Amenity and Internal Space Standards</p> <p>DM8 - Gypsy and Traveller Provision</p> <p>DM9 - Specialised Housing</p>
Infrastructure	DM1 - Sustainable Development and Mixed Use Development

Key Planning Issue	Associated Development Management Policy
	<p>DM17 - Social and Physical Infrastructure</p> <p>DM36 - Working with Partners and Infrastructure</p> <p>DM37 - Telecommunications</p> <p>DM38 - Minerals</p>
Open Space and Sporting facilities	DM12 - Open Space, Sports and Recreation
Place Shaping	<p>DM29 - Design Principles, Standards and Local Distinctiveness</p> <p>DM30 - Inclusive Design and the Built Environment</p> <p>DM31 - Tall Buildings</p> <p>DM32 - Managing Impact of Development on Occupiers and Neighbours</p> <p>DM33 - Improving Community Safety</p>
Pollution (Air & Noise)	DM24 - Environmental Protection
Safety and Designing Out Crime	DM33 - Improving Community Safety
Shopping	DM25 - Managing Town Centre Uses
Social Cohesion	<p>DM17 - Social and Physical Infrastructure</p> <p>DM33 - Improving Community Safety</p>
Sustainable Design and Construction	<p>DM10 - Resource Efficiency and High Environmental Standards</p> <p>DM11 - Decentralised and Renewable Energy</p>
Training and Skills	DM21 - Improving Job Access and Training
Transport	<p>DM13 - Co-ordinating Land Use and Transport</p> <p>DM14 - Sustainable Transport Network</p> <p>DM15 - Managing Private Motorised Transport</p>

Key Planning Issue	Associated Development Management Policy
	DM16 - Parking DM17 - Social and Physical Infrastructure
Town Centres	DM25 - Managing Town Centres Uses
Urban Design	DM29 - Design Principles, Standards and Local Distinctiveness
Waste Management	DM10 - Resource Efficiency and High Environmental Standards DM11 - Decentralised and Renewable Energy
Water	DM34 - Water

Table 1.2 - Development Management Policies Topic Related Issues

2 Policy DM1- Sustainable Development and Mixed Use Development

Strategic Objective 1

Capitalise on redevelopment opportunities to secure physical, economic and environmental regeneration of the borough and ensure the delivery of key benefits for local people.

Introduction

Sustainable Development

2.1 Government policy towards spatial planning is contained in the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions.

2.2 The NPPF states that policies in Local Plans should follow the approach of the presumption in favour of sustainable development, the golden thread running through both plan-making and decision taking. This approach makes clear that development which is sustainable can be approved. Policy DM1 reflects the presumption in favour of sustainable development.

2.3 Waltham Forest's Local Plan has been positively prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements and is consistent with achieving sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

2.4 Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

2.5 The NPPF states that for plan-making this means that local planning authorities should positively seek opportunities to meet the development needs of their area; and local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Mixed Use Development

2.6 The provision of an appropriate mix of uses, both within areas and in individual buildings, can contribute to successfully managing future growth in Waltham Forest and making efficient use of its land. A mix of uses on individual sites and across an area can:

- reduce commuting and the need for some other journeys, helping to cut congestion in the borough and improve air quality;
- promote successful places that have a range of activities and are used throughout the day, increasing safety and security; and
- increase the provision of much-needed housing.



2.7 Core Strategy Policy CS1 "Location and Management of Growth" promotes the most efficient use of land and buildings in Waltham Forest. This includes encouraging a mix of uses in the key growth areas and other appropriate areas in the Borough. Policy DM1 helps to implement this and clarifies our approach to mixed use development.

2.8 Mixed use development is development for a variety of activities on single sites or across wider areas such as town centres. The Council will consider whether a proposed development in the Borough could appropriately include a mix of uses. The Council's Area Action Plans and Site Allocations document will identify key opportunity locations and provide guidance for their future development, including where mixed use development is appropriate. Mixed use development may include residential, employment, leisure facilities, retail and social infrastructure uses. Therefore, it includes any appropriate uses for the proposed sites.

2.9 Policy DM1 is a relevant policy for all new build and extensions involving a floorspace increase. But there are circumstances where a mix of uses may not be sought.

Policy DM 1

Sustainable Development and Mixed Use Development

Sustainable Development

A) When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Waltham Forest. Planning applications that accord with policies in Waltham Forest's Local Plan will be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- i) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- ii) specific policies in the NPPF indicate that development should be restricted.

Mixed Use Development

B) The Council will seek where appropriate a mix of uses in development in the key growth areas, and other appropriate areas in the Borough, including a contribution towards the supply of housing and employment. The areas include:-

- i) Key Growth Areas: the Council will seek to accommodate growth in the key growth areas of Blackhorse Lane, Northern Olympic Fringe, Walthamstow Town Centre and Wood Street. Details of the regeneration activities will be provided in the appropriate Area Action Plans;

ii) Other Appropriate Areas: are in the designated town centres and other designated centres in and outside the key growth areas; and

iii) Site Opportunity Locations: redevelopment of Site Opportunity Locations will contribute to housing, employment, leisure, retail and social infrastructure uses. Plans for these sites will be detailed in the Area Action Plans and Site Allocation Development Plan Document.

iv) In considering whether a mix of uses should be sought, whether it can practically be achieved on single sites or across wider areas, the most appropriate mix of uses, and the scale and nature of any contribution to the supply of housing, employment and other uses, the Council will consider:

- a) the character of the development, the site and the area;
- b) the size of the site, the extent of the additional floor space, the impact and constraints on including a mix of uses;
- c) whether the mix of uses would be appropriate to the function of the proposed development and not demonstrably conflict with other policies in this document;
- d) high quality design;
- e) the financial and economic viability of the development;
- f) appropriate developers' contributions through adopting a Community Infrastructure Levy tariff schedule in the future and/or through the use of planning obligations;
- g) the contribution that land use swaps, housing credits and off-site contributions can make; and
- h) any other planning objectives considered to be a priority for the area.
- i) imposing planning conditions to protect the amenity of existing and future residents.
- j) specific situations when mixed use development may not be required, including: where housing is the sole use proposed; where housing or other uses are not compatible with the main use; and where a development is required to accommodate an existing user on the site.



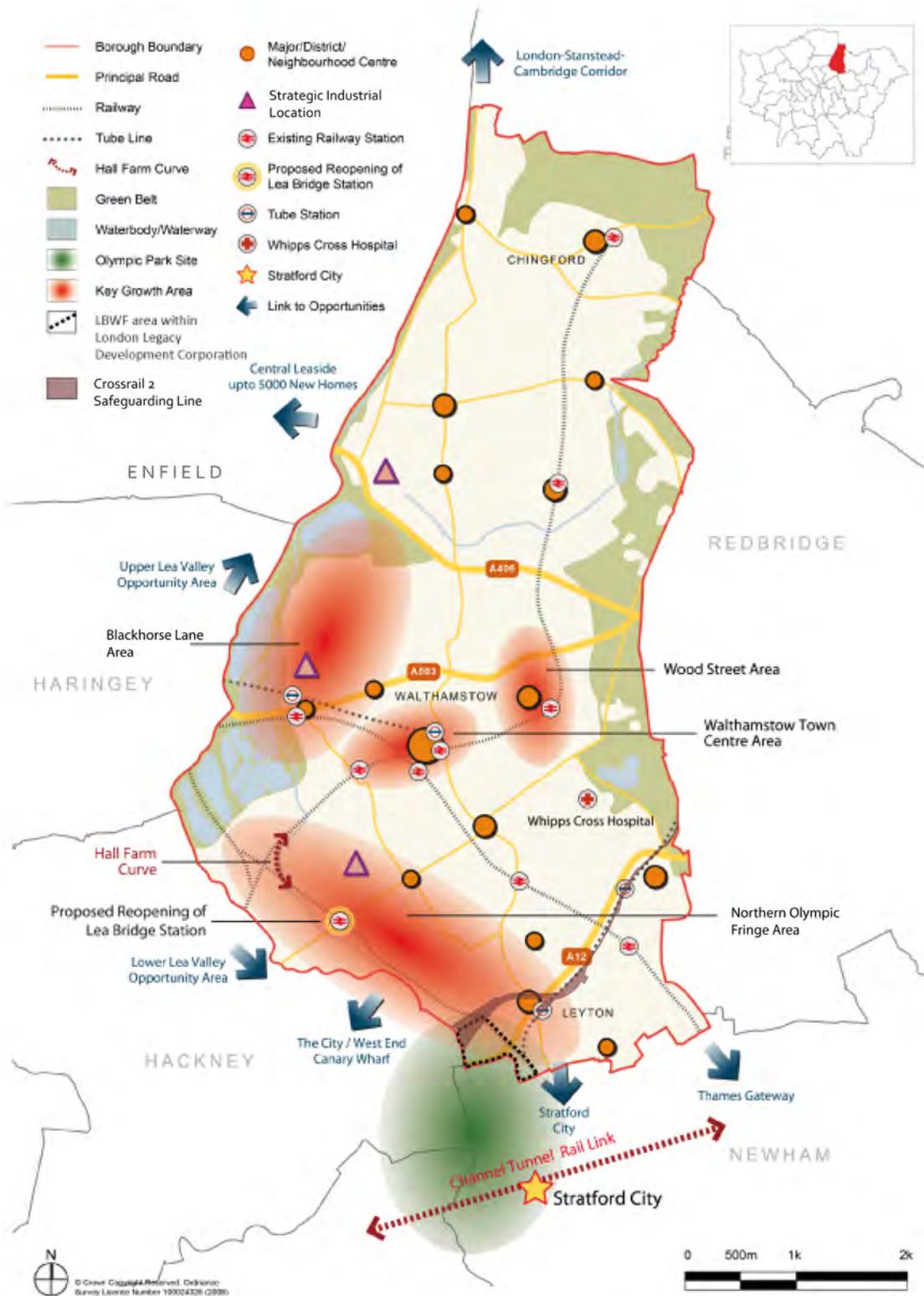


Figure 2.1 Key Diagram

Justification

Sustainable Development

2.10 The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 5 of the NPPF states that "the international and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs." The definition of sustainable development has been clarified in the NPPF in that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

2.11 Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. As stated in NPPF, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development.

2.12 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.

2.13 Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

2.14 The NPPF states that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place. It constitutes guidance for local planning authorities and decision-makers both in drawing up plans and as a material consideration in determining applications.

2.15 Policies in Local Plans should follow a presumption in favour of sustainable development, so that it is clear that development which is sustainable can be approved. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These principles are:

- building a strong, competitive economy
- ensuring the vitality of town centres
- supporting a prosperous rural economy

- promoting sustainable transport
- supporting high quality communications infrastructure
- delivering a wide choice of high quality homes
- requiring a good design
- promoting healthy communities
- protecting Green Belt land
- meeting the challenge of climate change, flooding and coastal change
- conserving and enhancing the natural environment and
- conserving and enhancing the historic environment

Mixed and Balanced Communities

2.16 Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities. The Council works collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in the Local Plan.

2.17 The London Plan (2011) states that appropriate mixed and balanced communities should be promoted through large scale developments which foster social diversity, redress social exclusion and strengthen communities sense of responsibility for, and identify with, their neighbourhoods. They must be supported by effective and attractive design, adequate infrastructure and an enhanced environment.

2.18 The London Plan supports the management and mixed use development to improve London's competitiveness and to address the wider objectives of the Plan, including enhancing its varied attractions for businesses of different types and sizes. The Plan states that mixed use development and redevelopment should support consolidation and enhancements to the quality of the building stock.

2.19 The London Plan addresses the importance that a Local Plan should develop local approaches to mixed use development taking into account the contribution that land use swaps, housing credits and off-site contributions can make, especially to sustain strategically important clusters of commercial activities.

Key Growth Areas

2.20 Policy DM1 relates to Policy CS1 of the Core Strategy. The intent of part B (i), (ii) and (iii) of Policy DM1 regarding the key growth areas and other appropriate areas is to give effect to parts A, B, C and E (i) of Policy CS1. The selection of areas for development and growth has been justified in the Core Strategy and has been found sound. The circumstances have not changed, therefore the justification of details of the selection of areas should refer to Policy CS1.

2.21 The Olympic Legacy Supplementary Planning Guidance (OLSPG) (July 2012) clarifies the Mayor of London's priorities for the Olympic Park and the surrounding areas. It considers social and community infrastructure requirements, and sets out

how the area around the Olympic Park can benefit from the legacy proposals. This document will also promote the further managed release of appropriate industrial sites for mixed use development. This Guidance will supersede the Lower Lea Valley Opportunity Area Planning Framework (LLV OAPF) where the two areas overlap. The document refers to the Mayor's commitment to achieve convergence between the Olympic host boroughs and the rest of London.

2.22 The area situated along the southern edge of the Borough is proposed to fall under the administration of the London Legacy Development Corporation (LLDC) which was established in April 2012. Details are shown in Figure 2.1 Key Diagram.

Mixed Uses

2.23 Developing a mix of uses on individual sites and across an area can be beneficial in a number of ways, such as:

- reducing the need to travel between homes, jobs and services;
- providing a range of activities through the day, and so increasing community safety and security;
- contributing to the creation of areas that are diverse, distinctive and successful;
- allowing an efficient use of land, with other uses developed above those uses which need direct ground floor access or a street-level frontage, such as shops;
- providing more opportunities for the development of housing and employment.

2.24 Core Strategy Policy CS2 "Improving Housing Quality and Choice" indicates that the Council will regard housing as the priority land use of the Local Plan. The Core Strategy states that the priority given to housing does not override a number of other considerations, but will be considered alongside them, such as the need for jobs, services and facilities.

2.25 The Core Strategy states the Council is concerned that housing with bedsit rooms and shared facilities could prejudice the supply of self-contained housing. Therefore, when applying Policy DM1 to seek a contribution to the supply of housing, the Council will seek permanent self-contained housing (in Use Class C3) according to Policy DM2 which deals with "Meeting Housing Targets".

2.26 The adoption of a mixed use approach means that there will inevitably be occasions when new business development adjoins new or existing residential accommodation. By definition, business uses within Use Class B1 should be capable of operating in residential areas without having an adverse impact on residential amenity. The Council is concerned, however, that in some instances noisy plant and extended hours of operation can have a harmful effect on amenity.

2.27 When mixed use schemes are proposed, the imposition of planning conditions is to secure appropriate design features and to protect the amenity of existing and future residents. Other factors affecting the potential for mixed-use development, and the scale, nature and location of mixed use development are listed below for clarification of how Policy DM1 will be applied.

Other factors affecting the potential for mixed-use development, and the scale, nature and location of mixed use development

2.28 The Location Of The Site, The Area And The Character Of The Development - Existing development on or near a development site may limit the potential for the inclusion of a mix of uses, particularly the inclusion of housing. A site may be constrained by disturbance or overlooking from other activities and properties nearby. The retention and extension of an existing building on-site (especially a listed building or a building that makes a positive contribution to a conservation area) may prevent the creation of new features such as entrances, windows, staircases and lifts necessary to accommodate a mix of uses.

2.29 Need For An Active Street Frontage And Natural Surveillance - appropriate arrangements of uses may be sought to promote street activity and natural surveillance where community safety concerns are raised by local characteristics, such as:

- frontages formed by large buildings and long, unpunctuated street blocks;
- low levels of street activity at certain times of the day or evening;
- a lack of diversity of the area by a single use;
- a lack of vitality and a high proportion of vacant premises;

2.30 Development Economics, Financial Viability, And Particular Costs - the introduction of a mix of uses into a development can have a major impact on development economics in a variety of ways, including the need for additional circulation spaces and stairways, lower rents or capital values associated with some uses, the effect of differential lease periods on future prospects for redevelopment, and investor preferences.

2.31 In view of the emerging economic conditions and property market trends may alter the viability of the mix of uses, potentially delaying or preventing implementation of some or all parts of a proposal, the Council will take into account the sensitivity of financial viability appraisals to changing market circumstances, and will seek to include appropriate flexibility into planning obligations and phasing arrangements to ensure that a mix of uses can be delivered.

2.32 Specific Situations When Mixed Use Development May Not Be Required - The Council may not seek mixed use development as stated in part B) (x) of this policy due to the specific situations below:

1. given that housing is the priority land use of the Local Plan, where housing is the sole use proposed, the Council may not seek uses other than housing unless there is a shortfall of facilities in the area that will be needed for the development (for example, open space or health facilities), or other uses are needed to provide an active street frontage (for example, shops in or adjacent to a shopping parade);

2. the Council will not seek housing or other uses where they are not compatible with the main use, since the main use may cause adverse impact on the amenity of housing or other uses. For example where noise levels from an industrial use would compromise residential amenity, or where the incorporation of other uses would be precluded by the operational requirements of a specialised use, such as a hospital or healthcare facility, or an academic, research or educational institution;

3. the Council may not seek a mix of uses where a development is required to accommodate an existing user on the site, since a mix of uses may potentially cause adverse impact on the amenity of an existing user, (for example, to provide for the expansion of a business or to consolidate a business's activities to a single site), unless the development involves additional floorspace that is surplus to the user's requirements;

2.33 Any Other Planning Objectives Considered To Be A Priority For The Site

- The Council recognises that where it seeks other planning benefits from a development or seeks to meet other planning objectives, this may limit the potential of a site to provide a mix of uses generally, or housing in particular. Examples may include the requirement to contribute to funding for transport infrastructure, social infrastructure or the need to prioritise uses such as business, shopping, education or health care.

2.34 Developers' Contributions - The Council is in the process of preparing a proposed Community Infrastructure Levy (CIL) charging schedule. After statutory consultation, the Council would adopt a CIL charging schedule. The Council may also use planning obligations. Details of planning obligations and CIL are in the context of Policy DM36 in this document. Government advice on CIL is set out in CIL Regulations 2010 (As Amended).

Implementation

2.35 The Council's Area Action Plans and Site Allocations Development Plan Document for the growth areas will provide greater details on the proposed regeneration of these areas. These documents will set out delivery programmes for mixed use and other uses.

Duty to Co-operate

2.36 As indicated in NPPF, early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community will be engaged, so that the Council's Local Plan reflects a collective vision and a set of agreed priorities for the sustainable development of the area.

2.37 According to the "Duty to Co-operate" imposed by the Localism Act 2011, the Council will work collaboratively on strategic planning priorities to enable delivery of sustainable development in consultation with local stakeholders, private sector bodies, utility and infrastructure providers. Strategic priorities should include strategic policies to deliver homes and jobs needed in the area; provision of leisure and other

commercial development; provision of infrastructure for transport, telecommunications; waste management, flood risk and provision of minerals and energy. Local Plan should be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations.

2.38 The Council will seek to work with partners such as Greater London Authority (GLA), Transport for London (TfL), Olympic Delivery Authority (ODA), London Development Agency (LDA), London Legacy Development Corporation (LLDC), Environment Agency, Thames Water, Network Rail, land owners, developers and others to promote Waltham Forest as a place to invest and deliver major programmes of development and to achieve these standards.

2.39 The Community Infrastructure Levy regulations enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure. There were some modifications to CIL regulations introduced through the Localism Act. The amended regulations came into force in April 2012 and also included a number of other minor changes to address issues in the existing regulations.

3 Policy DM2- Meeting Housing Targets

Strategic Objective 2

Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

Introduction

3.1 In accordance with policy CS2, the Council aims to maximise the number of quality homes built in the borough and create an economically mixed and balanced community. In accordance with the London Plan (2011), the Council will seek to resist the loss of existing residential accommodation, particularly affordable housing. While there is a presumption against the loss of homes, exceptions may be considered if other policy priorities are met and wider benefits achieved.

Policy DM 2

Meeting Housing Targets

Protecting Existing Housing

The Council will only permit the redevelopment, conversion or changes of use of land or buildings involving the net loss of residential accommodation where:

A) proposals seek to combine separate units within the original house in order to create a larger family (3 bed or more) home(s) which meet the space standards set out in table 8.1;

B) the existing accommodation will be adequately re-provided to an equivalent or greater size elsewhere;

C) residential use is no longer compatible with the surrounding environment and results in unsatisfactory living conditions;

D) the overriding need for an alternative use can be demonstrated to the Council's satisfaction or is required to meet other land use objectives; and

E) redevelopment is necessary to ensure better quality homes and facilitate housing regeneration.

Justification

3.2 Given the high level of need for housing, particularly larger family sized homes in the borough and limited land availability for housing development, it is essential to protect the existing housing stock if the residential character and function of the Borough is to be maintained. The further loss of housing will further exacerbate the level of need and undermine the building of new homes if the current housing stock is diminished without replacement.

3.3 The de-conversion of larger homes will further support the provision for larger family homes and contribute to tackling the problem of overcrowding. In addition, de-conversion will help to balance any over supply in smaller homes delivered through new housing development. It will also ensure a wider choice of housing choice for residents. De-conversions can bring the added benefit such as reducing the pressure on on-street parking and local services. In order to ensure that de-conversions provide an acceptable form of family housing, proposals should meet the relevant minimum floor areas and provide a good standard of overall accommodation outlined in table 8.1.

3.4 Unsatisfactory living conditions can result from a number of reasons, for example owing to excessive noise, odours and/or poor air quality. They can be measured using the same criteria used in policies elsewhere in this plan, e.g. DM23, DM24 and DM32, amongst others. Where conditions are not temporary, are unacceptable and cannot be improved to approach the environmental standards set elsewhere in this plan for new residential development, then it follows that residential use may no longer be compatible with the surrounding environment. Policy DM2 C recognises that in such circumstances it would be inconsistent with the Strategic Objective of improving the health and well-being of Waltham Forest residents if the retention of residential use were to be insisted upon. Developers can assist the Council in the operation of this policy by providing firm evidence of the issue and the reasons why it cannot be ameliorated.

3.5 The Council recognise that in order to create mixed and balanced communities other uses such as doctors surgeries, health centres and nurseries need to be provided to support the existing community. In such circumstances, the Council will support alternative uses in accordance with policy DM17.

3.6 The Council is committed to an estate renewal programme to prioritise the upgrading of some of the Council's housing estates. This involves working with local residents to identify the most appropriate solution for renewal, including the potential for refurbishment and comprehensive redevelopment. Such programmes may result in a net loss of homes, for example, to meet improved spaces standards or increase the number of larger homes. According to the Waltham Forest Private Sector House Condition Survey (2011) it is estimated that there are 25,800 private sector dwellings (33.5%) that are 'non-decent', in the Borough according to Decent Homes Standards. This approach therefore takes into account the potential to deliver improvements to housing quality as part of agreed regeneration strategies/proposals such as estate renewal programme, masterplans or Area Action Plans.



Implementation

3.7 The Council's Housing Strategy (2008) sets out the strategic objectives and priorities for housing and housing-related services across all tenures, and how the Council and its key partners aim to respond to housing issues facing the borough.

3.8 The Council's Area Action Plans for the key growth areas will provide greater detail on the proposed regeneration and renewal of estates in these locations.

3.9 The Council's Stock Options programme will set out proposals for the improvement of housing estates in the borough.

4 Policy DM3 - Affordable Housing Provision

Strategic Objective 2

Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

Introduction

4.1 In accordance with policy CS2 B (i), all residential development and mixed used development containing an element of residential will be required to contribute towards affordable housing provision in the borough where there is a net gain of homes. This includes development involving subdivision and conversion of houses to flats. The Council will build some flexibility into this process by assessing the level of affordable housing required on a site by site basis, with reference to viability.

Policy DM3

Affordable Housing Provision

In accordance with policy CS2, the Council aims to provide 50% of new housing to be affordable, by:

A) seeking the provision of affordable housing within all residential developments in the borough. The Council will firstly seek this to be on site and secondly on a nearby site. Where this cannot practicably be achieved, the Council may accept an off site payment-in-lieu;

B) applying deferred contributions to housing sites capable of providing 10 or more homes which propose less than 50% affordable housing;

C) seeking a tenure split of 60% social/affordable rented units and 40% intermediate housing units;

D) seeking the use of legal agreements in phased residential development to ensure that all parts or phases make appropriate provision of affordable housing; and

E) seeking affordable housing schemes to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another.

Justification

4.2 According to the Strategic Housing Needs Assessment (2011) the total affordable housing requirement in the borough is over 80% of the total planned dwelling delivery in Waltham Forest. The Council will therefore seek to maximise affordable housing provision in the borough.

4.3 Household incomes in Waltham Forest vary enormously by tenure. Around 45% of those who own their home with a mortgage have a household income of over £40,000, while over half of all those in social rented housing have an income of less than £10,000 and nearly 90% have incomes of less than £20,000 per annum. Approximately 9% of households in Waltham Forest claim Housing Benefit while living in the private rented sector, which is relatively high when compared to other London boroughs. The ratio of median full time earnings to average house prices shows a worsening affordability trend up until 2007, but affordability, largely due to a reduction in house prices, has improved over recent years. However, affordability for first-time buyers has declined sharply since mid-2004 with currently only around 10% of all sales at less than £150,000.

4.4 One of the most important changes which has occurred in Waltham Forest in recent years is the change in housing tenure. The privately rented sector is 32% of all residential dwellings, a sharp rise from 18% of all dwellings in the 2001 Census with a match drop in owner occupation rates. This is reflected in 19% of all dwellings in the borough being either a House in Multiple Occupation or a converted property. The growth in the private rented sector is a response to affordability pressures in East London and also a general lack of dwellings which has seen households occupy smaller dwelling spaces. Since 2001, the number of smaller properties, particularly those with only one or two rooms, has increased while the proportion of larger homes has decreased. This is evidence that larger properties have been sub-divided into smaller flats and bedsits which in turn has allowed more households to live in the existing dwelling stock of Waltham Forest in an affordable manner. Changes to Housing Benefit policy are likely to further contribute to this impact on the private rented market. To reduce the number of households claiming Housing Benefit in the private rented sector, more affordable housing needs to be provided.

4.5 National Planning Policy Framework (NPPF) stated that affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision (Annex 2, Glossary). Paragraph 50 of the NPPF stated that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should, where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. It should be noted that the Examination in Public (EIP) for the Revised Early Minor Alterations to the London Plan was held in November 2012. Details of

affordable housing and affordable rent were discussed at the EIP. Details of affordable housing and affordable rent were discussed at the EIP. The EIP Inspector's report is awaited.

4.6 In order to facilitate the planning application process, applicants should engage at the earliest possible opportunity with a Registered Provider. The Council will seek to ensure that a Registered Provider is involved at the earliest possible stage in order to support the affordable 'offer' to the Council. The Council will then work with the applicant, the Registered Provider and the GLA to maximise opportunities for affordable housing provision on site.

Deferred Contributions – 10 homes or More

4.7 The principle of deferred contributions has been set in the Core Strategy policy CS2. As the Council will be seeking a small site affordable housing contribution to developments of 9 homes or less, the Council consider it appropriate to set a threshold of applying deferred contributions to sites of 10 homes or more. Given the cost, time and complexity of preparing a detailed viability assessment, it is considered inappropriate to require developers of smaller housing sites to meet this policy requirement.

Approach to Off Site Contributions

4.8 In accordance with policy 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes, the Council may accept off site contributions for affordable housing. The Mayor of London Housing SPG (para.18.17) states that off-site provision could be applied in cases where there are existing concentrations of particular types of social housing in the area of the primary proposal site and there are demonstrable benefits to be gained by providing new units at a secondary site in a different location, so as to create more socially mixed communities, or to provide a particular type of housing, such as family housing.

Small Sites – 9 Homes and Under

4.9 The London Plan (2011) policy 3.13 allows London Boroughs to consider thresholds for provision of affordable housing below the minimum threshold of 10 homes. 80% of the Borough's housing sites fall are 9 homes or under, and could provide approximately 1,700 new homes, which will make a significant contribution towards affordable housing provision in the borough.

Tenure Split

4.10 In accordance with the Waltham Forest Strategic Housing Market Assessment (2012), the Council will aim to provide affordable housing at a split of 60% social rented/affordable rented and 40% intermediate affordable housing. Our preference is for the intermediate element of schemes to be shared ownership housing which is affordable to households with median annual incomes and below. This tenure split is also in accordance with the London Plan (2011) and the Affordable Housing Viability Study (2009). This tenure mix will increase the amount of intermediate housing in the borough and will provide residents on low and medium incomes with more

opportunities to own their own home. According to the Waltham Forest Strategic Housing Market Assessment (2012), the borough has a very transient population. The proportion of non-Council households who have been resident for a year or less is nearly 20%, with this being 35% for those in the private rented sector. Giving residents more affordable home ownership opportunities will further support the shift from social rented housing, shared housing and private rented housing and encourage people to settle in the borough, which will help reduce the transiency of the population. Providing a mix of tenures in new development will also prevent mono tenure housing developments developing in the borough.

Phased Developments

4.11 Assessing the level of affordable housing at the start of a major phased development can be difficult. Some housing or mixed use schemes will be built in a number of phases over a number of years. Some major applications can take years to implement with the first phase of development being completed many years before the last phase is implemented. This means the economic conditions can be very different at the when permission is given to when phases are built.

Tenure Blind

4.12 Tenure blind housing development means that it is impossible to distinguish the tenure of the homes within by their exterior appearance. Tenure blind reduces the stigmatisation which some forms of affordable housing tenures have. Tenure blindness can be achieved by providing all homes with similar elevations and by coordinating the homes' external fittings.

Implementation of Deferred Contributions

4.13 The formal mechanisms required to secure deferred contributions will be detailed in standard clauses in the Council's standard 106 agreement. The applicant will be expected to provide comprehensive supporting information to enable the Council to make an informed decision on the financial viability of the proposed development scheme. This information will include, as a minimum, a detailed cost plan and specification together with properly analysed evidence justifying proposed sales values and a detailed valuation of existing use value. The information will be assessed by the Council advised by an Independent Assessor as and when required, and the applicant will be expected to pay the cost of this assessment.

4.14 If a scheme is approved on the basis of an affordable housing offer below policy requirements, the section 106 agreement will include provision for a re-appraisal of viability. Applicants should expect that a restriction on occupation of an appropriate number of market units to reflect the policy shortfall will be required to secure any further contribution from the assessment process. The applicant will be required to submit detailed evidence to the Council on an open book basis of the actual costs expended and values generated by the scheme and, where viability has improved, the applicant will be expected to make further affordable housing provision up to the maximum policy shortfall. This further affordable housing provision will be sought in accordance with the Early Minor Alterations London Plan (2012) policy 3.12 part C.

The Council will give due consideration to the practicalities of achieving further on site provision in each individual case. As such, the Council considers that it will primarily seek additional on site provision from major or multi-phased schemes. Further guidance/advice on the deferred contributions mechanism and reappraisal process will be provided.

4.15 When assessing viability, the Council will expect to use the Residual Land Value approach with viability tested against existing use value or where, a former use is capable of resurrection, alternative use.

4.16 The Council will, in general, not accept a premium on existing use value unless it can be demonstrated that the land owner is relocating or extinguishing an existing business or there is a complex site assembly involved in the scheme. Where this is the case appropriate evidence will be required.

4.17 For outline applications where the level of detail may not be available, the Council will require a further viability assessment to be undertaken at reserved matters stage.

Implementation of Off Site Contributions

4.18 Where off site contributions are considered acceptable, the developer will be required, subject to viability, to pay a contribution that reflects both the land value and build costs for the number of affordable units that should have been provided on site applying the 50% target. This will ensure that, in accordance with national policy, the contributions are 'of broadly equivalent value' to that which would have been secured through on site provision.

4.19 The off site contribution will be based on the estimated cost to the applicant of providing the equivalent amount of affordable housing on site. This will be based on the following formula:

The open market value of the Section 106 units minus the maximum offer an RP would pay (less RP fees) minus additional developer costs

Implementation of Small Sites Affordable Housing Policy

4.20 The Council may decide that it is not desirable or practicable to provide affordable housing on site for small sites and thus off site contributions may be considered more appropriate. When assessing the viability of small sites, the Council will require a simple financial appraisal which includes site acquisition costs, predicted sales values, expected build costs, build cost as a rate per square metre and anticipated profit levels.

4.21 The contributions are based on 10% of Residual Land Value (RLV) which would be introduced over a 3 year period, with 33% of the contribution being charged in the first year, 66% of the contribution being charged in the second year, and the full contribution being charged in the third year. Following a review on the impact of

the contribution on land values and development pipeline, the contribution would move to 15% for the fourth year forward. The contributions will then be reviewed on an annual basis.

4.22 The matrix below sets out the affordable housing contribution per unit that the Council will seek for small sites.

	Year 1 - 2012/13	Year 2 - 2013/14	Year 3 - 2014/15	Year 4 - 2015/16
1 Bed Flat	£1,520	£3,039	£4,605	£6,908
2 Bed Flat	£2,037	£4,075	£6,174	£9,261
2 Bed House	£2,327	£4,654	£7,052	£10,578
3 Bed Flat	£2,511	£5,023	£7,610	£11,416
3 Bed House	£2,916	£5,832	£8,836	£13,254
4 Bed + Flat	£3,208	£6,417	£9,722	£14,584
4 Bed + House	£3,746	£7,491	£11,350	£17,025

Table 4.1 - Small Site Off Site Contributions

4.23 In order to maintain the viability of small sites in the borough, the Council will phase the implementation of off site contributions for small sites over a 4 year period. Therefore, where off site contributions are considered acceptable, In the first year of this Plan the Council will seek contributions as stated in the year one column in table 4.1. The level of contributions increase year on year up to the maximum contribution in the year 4 column. These figures will be monitored to ensure development of small sites remains viable.

4.24 All off-site contributions will be pooled and used to provide or improve affordable housing in the borough. As it may take a number of years to acquire adequate pooled funds to implement affordable housing development; the S106 agreement will secure a return of unspent funds to the developer after 10 rather than the usual 5 years.

Implementation of Phased Development

4.25 Where developments are phased the Council will seek applicants to provide an 'open book' financial appraisal/viability assessment for each separate phase to ensure that each phase makes the maximum reasonable affordable housing contribution.

Site Considerations

4.26 The calculation of affordable housing will be undertaken in term of units. The proportion of affordable housing should be calculated in relation to the gross rather than net provision, except in relation to estate renewal and regeneration. The threshold is expressed in terms of the capability of the site, in order to overcome attempts to evade thresholds and the Council reserves the right to challenge proposals which do not maximise a site's capacity.

4.27 Where housing is provided with either public or private subsidy, this discount should remain available in perpetuity to people identified as being in housing need. The Council will seek to use clauses in legal agreements that transfer ownership and management of such homes to Registered Providers to ensure this.

General Implementation

4.28 The Council's Housing Strategy (2008) sets out the strategic objectives and priorities for housing and housing-related services across all tenures. It sets out how the Council and its key partners aim to respond to housing issues facing the borough.

4.29 The Council will also use Planning Obligations (S106) to secure affordable housing and set out the process for deferred contributions.

4.30 Guidance on the level of affordable rents set out in the Council's 'Strategic priorities for the supply of Housing in Waltham Forest' May 2011 and subsequently updated in August 2011.

4.31 Planning applications submitting a viability assessment justifying the level of affordable housing provided on site.

4.32 Registered Provider (RP) programmes under the Affordable Homes Programme (2011–15).

4.33 The Council will seek to work with partners such as the GLA and a range of Registered Providers and other housing providers to secure funding for the provision of affordable housing.

5 Policy DM4 - Residential Extensions and Alterations

Strategic Objective 2

Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

Introduction

5.1 In accordance with policy CS2, CS15 and DM32, new residential development should be of the highest quality and make a positive contribution to improving the urban environment in the borough. New extensions and alterations are the most common form of application the Council receives each year. While such applications are relatively small in size, they can have a significant effect on the existing building and character of the surrounding area. The Council provides further guidance on extensions and alterations in the Residential Extensions and Alterations Supplementary Planning Document (2010).

Policy DM 4

Residential Extensions and Alterations

A) The Council will expect development which involves the alterations and/or extension of a residential buildings to:

- i) relate to the original 'host' building, respect the street scene and character of the area;
- ii) where appropriate, retain and restore existing 'traditional' features and materials; and
- iii) protect the occupiers of the existing building and properties nearby from suffering any excessive loss of residential amenity.

Applicants should note that additional controls apply in Conservation Areas relating to residential extensions and alterations (paragraph 29.11).

Development in Back Gardens

B) The use of outbuildings ordinarily used for ancillary purposes within a dwelling curtilage or its garden as separate sleeping and living accommodation would be resisted. The Council will only support residential development in back gardens where satisfactory living conditions in accordance with design standards set out under Policies DM6, DM7, DM29 and DM32 can be provided for new occupiers.

Justification

5.2 It is important that the Council protects the historic character of the borough. Many of the borough's suburbs are either Victorian or Edwardian and are a key part of the borough's local distinctiveness. Poorly designed alterations and/or extensions which do not relate to the original building and/or the local character and context of the area could result in the cumulative erosion of the historic character in these areas. Retaining and restoring existing 'traditional' features and materials will ensure historical character is not eroded.

5.3 In accordance with national policy, the priority for development should be previously developed land. The definition of previously developed land in national policy states that previously developed land excludes private residential gardens. The London Plan (2011) proposes greater recognition to the contribution of gardens. Gardens contribute to local character, provide safe and secure amenity and play space, support biodiversity, help to reduce flood risk and mitigate the effects of climate change. The Council will therefore seek to resist buildings that provide additional living accommodation as either a separate dwelling or as extensions to the primary living accommodation in back gardens. Primary living accommodation refers to bedrooms or other habitable rooms. In accordance with policy CS6 the Council will endeavour to protect and enhance green infrastructure and biodiversity. Protecting and enhancing biodiversity is critical in delivering sustainable communities. Gardens are of ecological value providing habitats for wildlife and are important amenity areas for residents. In assessing local ecological value the Council will take into account the length and overall size of the gardens and value of adjacent land as larger areas support a wider range and number of species. Gardens are also important in establishing the character of certain parts of the Borough, particularly in the north, and this is recognised in the Characterisation Study (2009) and in various Conservation Area studies. It is considered that the cumulative impact of the loss of gardens would cause the gradual degradation of the character and appearance of the Borough. Back land development can result in the excessive loss of residential amenity in terms of loss of privacy, outlook and overshadowing/sunlight. The Council has also experienced a significant problem of sheds being used as residential accommodation (commonly known as 'beds in sheds').

5.4 Extensions and Alterations provide opportunities to retrofit existing buildings and include micro energy generation.

Implementation

5.5 Further guidance and standards are set out in the Urban Design Guide SPD and Residential Extensions and Alterations SPD.

6 Policy DM5 - Housing Mix

Strategic Objective 2

Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

Introduction

6.1 In accordance with policy CS2, the Council aims to deliver a range of homes in terms of tenure and size to ensure the borough's housing stock provides for a wide range of housing needs and offers choice. The Council aims to prioritise the need for larger family homes particularly in the affordable sector. Family-sized homes are defined in line with the London Plan (2011), as having three bedrooms or more (at least one of which is a double bedroom) being at least 74 sq.m.

Policy DM 5

Housing Mix

The Council will seek all housing developments to provide a range of dwelling sizes and tenures particularly focusing on the provision of larger family sized homes (three bed plus) in line with the Council's preferred housing mix table 6.1. The Council will generally not support development proposals containing only smaller homes (one and two bed).

Justification

6.2 Waltham Forest has a growing and increasingly diverse population which has a range of housing needs and which requires a variety of sizes and tenures of homes. It is important that the Council seeks to provide housing which meets the current and future needs of the borough's local residents. The Waltham Forest Strategic Housing Market Assessment (SHMNA)(2012) and the London Plan (2011) identify the need for larger family-sized accommodation, particularly in the affordable rented sector. Additionally, the SHMNA (2012) estimates that 11% of dwellings are overcrowded, with this figure being 17.6% in the private rented sector⁽¹⁾. The dwelling stock of Waltham Forest appears to be being used very intensely, with rooms other than those designed as bedrooms being used for sleeping, particularly in the private rented sector.

1 Based upon dwelling size the dwelling was originally intended for

6.3 In order to provide for this need and develop mixed and balanced communities the Council seeks new development to provide a dwelling mix as set out in table 6.1 below. This housing mix has been developed based on the findings of the Waltham Forest Strategic Housing Market Assessment (2012), Housing Strategy (2008 - 2028) and with reference to the Council's housing waiting list. The Council will seek to apply this housing mix to all housing applications in the borough.

No. Bed Rooms	1 bed (2 person)	2 bed (4 person)	3 bed (5/6 person)	4 bed + (7/8 person)
Market	20%	30%	40%	10%
Intermediate Affordable Housing	20%	40%	30%	10%
Social/Affordable Rented Housing	20%	30%	40%	10%

Table 6.1 - Preferred Housing Mix

6.4 The Council aims to ensure each development should contribute to the creation of mixed and balanced communities by containing a mix of large and small homes overall. In order to prioritise larger family housing the Council aims to provide at least 50% of new private and social / affordable rented homes as three bed plus. It should be noted that the Council do not support 2 bed three person or 3 bed four person homes in the affordable sector.



Implementation

6.5 The Council's Housing Strategy (2008) sets out the strategic objectives and priorities for housing and housing-related services across all tenures. It sets out how the council and its key partners aim to respond to housing issues facing the borough.

6.6 Where housing applications are required to be supported by a planning statement, justification should be provided for the proposed dwelling mix.

6.7 The Council will seek to work with partners such as the GLA and a range of Registered Providers to help/assist achieve these standards.

6.8 Further guidance and standards relating to the design, quality, safety, internal and external amenity space for new development are set out in the Urban Design Guide SPD.

7 Policy DM6 - Dwelling Conversions, Housing in Multiple Occupation and Buildings in Multiple Residential Occupation

Strategic Objective 2

Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

Introduction

7.1 The Council aims to create a mixed and balanced community. In order to achieve this the Council seek to provide a range of homes in terms of size and tenure in new development and protect the existing housing stock. A key objective of Waltham Forest's Sustainable Community Strategy (2008), was a specific commitment to prevent the loss of larger family-sized homes into smaller-sized homes in order to maintain a distinct housing offer in the borough. The Council will seek to protect the existing housing stock in order to ensure there are opportunities for family living in the borough.

7.2 The Council will consider appropriate measures to protect the existing family housing stock including an Article 4 Direction which would remove 'permitted development rights' involving a change of use from a dwelling house (class C3) to a House in Multiple Occupation where between three and six unrelated people share a kitchen and/or a bathroom (class C4).

7.3 A building is defined as a House in Multiple Occupation (HMO) if the following apply:

Use Class C4: Houses in Multiple Occupation

7.4 HMOs comprise small shared dwelling houses or flats occupied as the main residence by between 3 and 6 unrelated individuals who share basic amenities.

7.5 Social housing is excluded from C4 as are care homes, children's homes and bail hostels. Properties occupied by students which are managed by the education establishment, those occupied for the purposes of a religious community whose main occupation is prayer, contemplation, education and the relief of the suffering are also excluded. Properties containing the owner and up to two lodgers do not constitute HMOs for these purposes.

Buildings in Multiple Residential Occupation

7.6 Buildings in Multiple Residential Occupation constitute HMOs with more than 6 unrelated people sharing dwelling houses or flats (which can also be non self-contained), sharing facilities such as a bathroom and/or kitchen and is occupied as their main residence. This can include large scale purpose built student accommodation. These are unclassified in the Use Classes Order. In planning terms they are described as being Sui Generis (of their own kind).

Policy DM 6

Dwelling Conversions, HMOs and Buildings in Multiple Residential Occupation

A) The Council will not permit the conversion of a larger home(s) to smaller self contained homes (C3), Houses in Multiple Occupation (C4) and Buildings in Multiple Residential Occupation (Sui Generis) where:

- i) It has a gross original internal floor space of less than 124sqm;
- ii) It is located within a 'Restricted Dwelling Conversion, HMO and Building in Multiple Residential Occupation Ward' as shown in figure 7.1;
- iii) It results in the over concentration of conversions in one street; or
- iv) Appropriate parking spaces cannot be provided off street;

B) Conversions of homes that have a gross original internal floorspace of more than 124 sqm (and which are outside 'Restricted Dwelling Conversions, HMOs and Buildings in Multiple Residential Occupation Wards') to smaller self contained homes (C3), Houses in Multiple Occupation (C4) and Buildings in Multiple Residential Occupation (Sui Generis) will only be permitted where:

- i) They meet the minimum space standards in tables 7.1 and 7.2 and tables 8.1, 8.2 and 8.3 in DM7 where applicable;
- ii) The conversions to smaller homes (C3) provides at least one larger family sized home of 74sqm (3 bed plus) on the ground floor with access to a dedicated rear garden of the converted home;
- iii) It is close to public transport, shops and services;
- iv) It respects and reflects the original architecture;
- v) It provides high quality doors and windows;
- vi) It is well insulated from noise;
- vii) It provides good refuse and storage facilities;

- viii) It provides appropriate levels of safe and secure cycle and car parking;
- ix) Meets the requirements in terms of energy and water efficiency; and
- x) Includes an element of outdoor or amenity space.

C) In new schemes, the Council will support Houses in Multiple Occupation (C4) and Buildings in Multiple Residential Occupation (Sui Generis) in town centres outside of 'Restricted Dwelling Conversion, HMO and Building in Multiple Occupation Wards', subject to the accommodation not having disproportionate impact on the Council's policies to provide a balanced housing stock, achieve mixed and balanced communities and amenity considerations. Proposals should meet the minimum space standards set out in tables 7.1 and 7.2. New Houses in Multiple Occupation (C4) and Buildings in Multiple Residential Occupation (Sui Generis) will be resisted in the borough's 'Restricted Dwelling Conversion, HMO and Building in Multiple Occupation Wards'.

Justification

7.7 Evidence from the Council's Annual Monitoring Report (2011) reveals that house conversions and changes of use to HMOs have taken place at an increasing rate since 2003. One of the most important findings of the Private Sector Housing Stock Condition Survey (2011) is the change in housing tenure which has occurred in the borough. The privately rented sector accounts for 32% of all residential dwellings. This has increased from just under 18% at the time of the 2001 Census, representing a growth of around 6.5% per annum since 2001. The growth in the private rented sector is consistent with evidence from the English Housing Survey which has found a very strong growth in the private rented sector in London as a whole each year since 2001. The massive increase in the private rented sector is also associated with an increase in flat conversions with these now representing 17% of the private sector stock, compared to just 4% in England. HMOs in the borough's housing stock make up just over 5%, far more than the 2.5% found nationally. Under new Local Housing Allowance rules this household group, however, will receive only the bedsit allowance – this will enable a single person under the age of 35, in receipt of Housing Benefit, to receive only a share of a dwelling, rather than allowance for a fully self-contained dwelling. Therefore, a major impact of this change is likely to be a fall in demand for self-contained dwellings but a rise in the demand for shared accommodation within HMOs rather than for self-contained dwellings.

7.8 Household analysis shows the number of households with 4+ people has declined slightly between 2001 (21.9%) and 2011 (20.3%). However, demand from this group for larger family housing remains relatively high and is less likely to be met from market housing given affordability issues. Over the same period, housing supply suitable for larger households has declined, driven by a high level of conversions into smaller units (to meet demand from smaller households in the private rented sector). Overall, there remains continued demand for larger family dwellings in Waltham Forest, especially for affordable housing.

7.9 The conversion of larger types of houses to flats, HMOs and Buildings in Multiple Residential Occupation can make a contribution to meeting certain housing needs and provides the opportunity to meet the need for small units. However, it must be recognised that only certain types of property are suitable for conversion and that there are some areas where conversions would be incompatible with the existing character of the area, or lead to unacceptable parking conditions.

7.10 The increase in dwelling conversions, HMOs and Buildings in Multiple Occupation have largely resulted in a loss of family-sized homes. This trend poses serious issues for maintaining a mixed housing offer in many neighbourhoods across the borough and ensuring the adequate provision of larger family homes which are in need in the borough. Evidence from the Waltham Forest Strategic Housing Market Assessment (2012) indicates that larger family-sized housing is becoming increasingly unaffordable. The continued depletion of larger family-sized housing through dwelling conversions to flats or HMOs is likely to exacerbate the affordability of family-sized housing further. The Council will therefore seek to resist the conversion of homes which are below 124 sq.m. The threshold of 124 sq.m was chosen as this is the smallest floorspace which could successfully incorporate two flats, of which one is 'family sized' (e.g. 3 bed plus, meeting part vi of the policy). This has been based on the internal space standards in the London Plan.

7.11 Additionally, a concentration of dwelling conversions, HMOs and Buildings in Multiple Residential Occupation can have a detrimental effect on the character and amenity of an area. Areas where there are a high number of dwelling conversions HMOs and Buildings in Multiple Residential Occupation cause a cumulative impact of added pressure on off street car parking and local services. Figure 7.1 identifies wards in the borough which suffer from an over concentration of dwelling conversions, HMOs and Buildings in Multiple Residential Occupation. These wards include: Leyton, Leytonstone, Cathall, Cann Hall, Forest, Grove Green, High Street, Lea Bridge, Markhouse, Wood Street, William Morris, Chapel End, Higham Hill and Hoe Street Wards. In assessing if there is an over-concentration of dwelling conversions, HMOs and Buildings in Multiple Residential Occupation in an area, regard will be given to the cumulative impact of parking, noise, overcrowding and rubbish affecting the general street scene.

7.12 Another consequence of growth in the private rented sector is a transient population. As the Private Sector Housing Stock Condition Survey (2011) demonstrates, the proportion of non-Council households who have been resident for a year or less is nearly 20%, with this being 35% for those in the private rented sector. Areas with an over concentration of conversions and or HMOs suffer from 'population churn' which creates severe pressures on already disadvantaged communities. It also means that it is difficult to calculate how many people are living in these areas each year and to assess the support or services they might need. Consequently, it is harder to secure the right level of resources we need to provide these services.

7.13 It is important that dwelling conversions, HMOs and Buildings in Multiple Residential Occupation provide satisfactory living conditions for both the benefit of occupiers and neighbours. The gross original internal floor area relates to the property

as originally built. It refers to the space enclosed by the internal faces of external and party walls including the area occupied by internal walls or partitions, chimney breasts and any other water closets that are not separate additions or detached structures, as well as hallways, stairways and landings. General storage areas such as lofts, cellars, fuel stores, garages or conservatory type structures, together with parts of rooms with ceiling heights less than 1.5 meters and lobbies open to the air, are excluded. Premises extended to an adequate minimum size before July 1st 1948 will be considered.

Number of Occupiers	Room for sleeping Kitchen facilities in a separate room	Room for sleeping Kitchen facilities within the room	Bedrooms in shared houses with communal living room
1	11 sq.m	16 sq.m	10 sq.m
2	18 sq.m	22 sq.m	16 sq.m

Table 7.1 - Minimum bedroom sizes in HMO and Buildings in Multiple Residential Occupation

Number of Sharers	Kitchen/Diner	Combined living room/Kitchen/Diner	Living Room - Dining facilities in another room
Up to 4	12 sq.m	18.5 sq.m	15 sq.m
5	13 sq.m	20.5 sq.m	16 sq.m
6	14 sq.m	22.5 sq.m	17 sq.m
7 plus	15 sq.m + 1 for every additional occupier	22.5 sq.m + 2 sq.m for every additional occupier	18 sq.m + 1 sq.m for every additional occupier
Calculations exclude floorspace for bathrooms/shower rooms.			

Table 7.2 - Minimum kitchen/diner and living room sizes in HMOs and Buildings in Multiple Residential Occupation

7.14 In order to ensure that there is no net loss of larger family housing, the Council will seek to ensure that a larger family home is included in the conversion.

7.15 Conversions, HMOs and Buildings in Multiple Residential Occupation in town centres (particularly above shops) would increase town centre populations (contributing to increased activity, local spend and security) and steer such housing into accessible locations.

7.16 Applicants should note that Listed Building Consent may be required for both internal and external alterations to listed buildings.

Implementation

7.17 Further guidance and standards relating to dwelling conversions will be provided in the Council's dwelling conversions SPD.

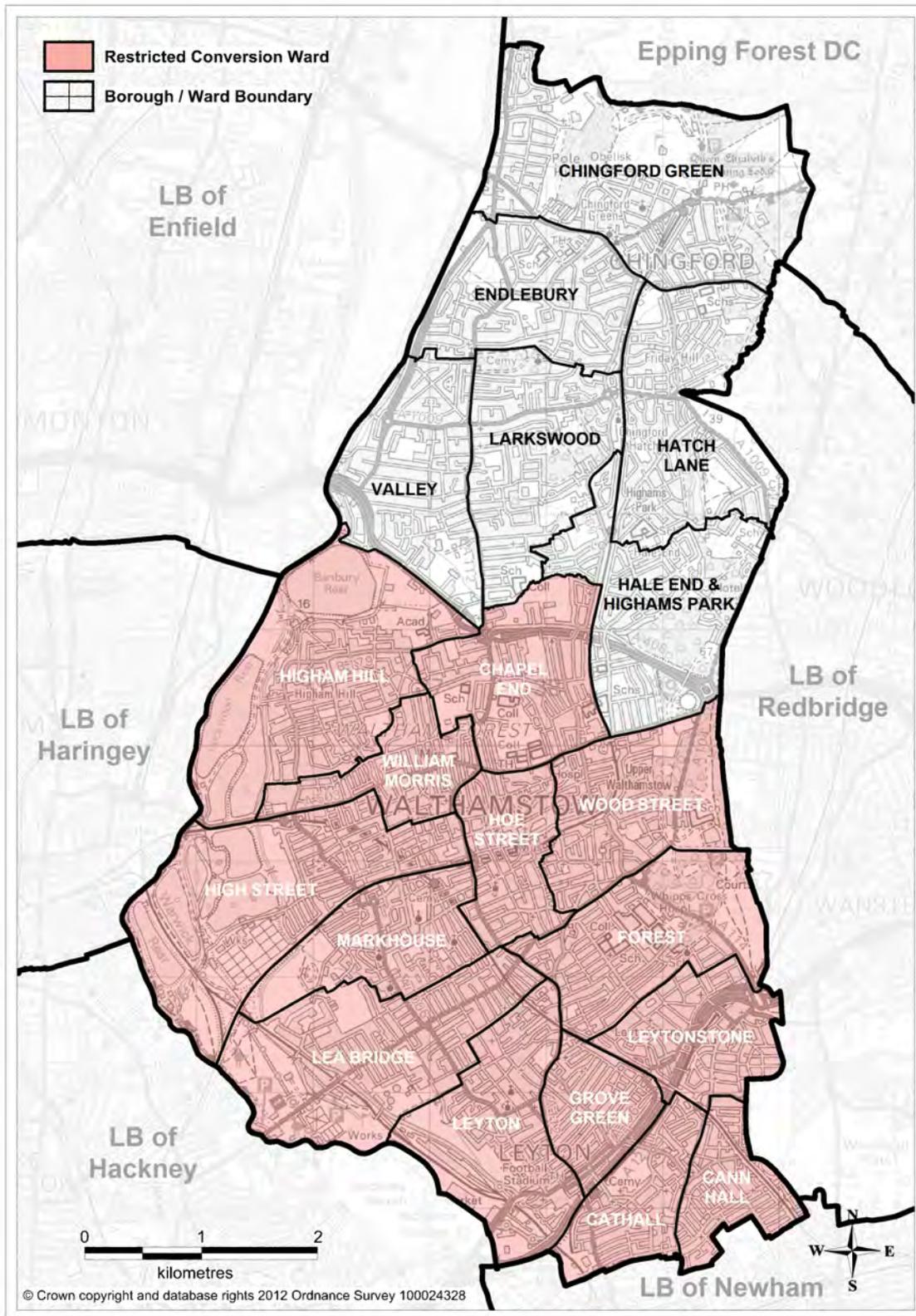


Figure 7.1 Restricted Dwelling Conversion, HMO and Building in Multiple Residential Occupation Wards.

8 Policy DM7 - External Amenity and Internal Space Standards

Strategic Objective 2

Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

Introduction

8.1 In accordance with policy CS2 and CS13, new residential development should be of the highest quality and make a positive contribution quality of life. In order to address the increasing concerns over inadequate dwelling size and insufficient amenity space provided in new housing in the Borough, the Council seeks to establish internal and external space standards to provide a benchmark for new housing development to meet.

Policy DM 7

External Amenity and Internal Space Standards

The Council will aim to ensure that all new residential development, including conversions and changes of use, is of the highest quality both internally and externally by:

Internal Spaces Standards

A) Seeking proposals to meet the minimum internal space standards as set out in tables 8.1 and 8.2. These omit studio flats and 1bed, 1person homes; the Council does not support their provision in the borough;

External Amenity Space Standards

B) Seeking proposals to meet minimum external space standards as set out in table 8.3 and ensure that:

- i) All homes, including flatted development, should have access to an element of private space. Balconies will count towards private amenity space;
- ii) The role and function of each space is clear and that the boundaries between these different types of space are clearly defined;

iii) The external amenity space should be well-designed, appropriately located and usable. External amenity space should not be steeply sloping, awkwardly shaped or very narrow;

iv) The communal external amenity space is easily accessible by all residents of that development. Communal external amenity space can be provided in the form of green roofs and roof gardens;

v) Where external amenity space standards cannot be provided on-site the Council may require financial contributions towards enhance or upgrade the provision of local open space(s) in the vicinity of the development; and

vi) The calculation of external amenity space should exclude footpaths, driveways, areas for vehicle circulation and parking.

C) Seeking proposals to meet the minimum play space standards as set out in table 8.3.

Justification

8.2 There has been growing concern over the decline of space in new homes and the potential problems this creates for households. To ensure that good quality homes are built, to create a suitable and sustainable living environment for present and future generations and to mitigate against the adverse effects of overcrowding, the Council considers that internal space standards are necessary.

8.3 Homes which provide appropriate levels of internal floor space offer occupants a number of benefits. For example, 'spacious' homes have better circulation spaces and more storage space. Additionally, appropriate levels of internal floor space mean that homes have greater flexibility meaning they are easier to adapt to the changing needs and lifestyles of residents now and in the future. Larger floor areas are inherently more adaptable and offer greater potential for rearrangement. Internal spaces also need to be sufficiently flexible to cater for changing needs. Providing appropriate levels of internal space also contribute to a number of wider objectives such as reducing overcrowding, reducing anti-social behaviour and improving residents health and wellbeing.

8.4 The standards set out in table 8.1, have been taken from the London Plan (2011) and London Housing Design Guide (2010). These are minimum space standards and should not be taken as maximum areas.

	Home type (bedroom/persons)	Essential GIA (sq.m)
Single Storey Home	1b2p	50
	2b3p	61

	Home type (bedroom/persons)	Essential GIA (sq.m)
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
Two Storey Home	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
Three Storey Home	3b5p	102
	4b5p	106
	4b6p	113

Table 8.1 - Minimum internal space standards

Designated Occupancy	Minimum combined floor area of living, dining and kitchen spaces (sqm)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31
Note: Minimum area of a single bedroom should be 8 sq.m and a double or twin bedroom should be 12 sq.m	

Table 8.2 - Minimum combined floor area of living, dining and kitchen spaces

8.5 Another element to housing quality is the amount of outdoor space or external amenity space provided. The provision of sufficient and usable space within the curtilage of development is important to meet the requirements of residents for functional and relaxation space. Outdoor space or external amenity space is important to health, well-being and social interaction of occupants. Such spaces also provide for biodiversity opportunities and contribute to reducing the effects of climate change.

<p>Houses (terraced, semi detached and detached) - a minimum of 50 sq.m of private amenity space for one and two bed houses. For houses containing three or more bedrooms, an additional 10 sq.m per bedroom should be provided (e.g: 3 bed house - 60 sq.m and 4 bed house - 70 sq.m).</p>
<p>Flatted Development - a minimum of 10 sq.m amenity space to be provided per bedroom. (e.g: 2 bed flat - 20 sq.m and 3 bed flat - 30 sq.m). Each flat should provide an element of private amenity space, however the overall provision can be provided in the form of both private amenity space and communal amenity space. Balconies should be a minimum size of 5 sq.m.</p>
<p>Children's Play Space - Children's play areas should be provided in all developments containing 10 or more child bed spaces. A minimum of 10 sq.m of playspace should be provided as per child bedspace (as per Mayors Providing for Children and Young People's Play and Informal Recreation SPD).</p>

Table 8.3 - Minimum external space standards

8.6 The Council is committed to ensuring that external amenity space is an integral part of the design. It is important to ensure that all new residential development provides an appropriate minimum amount of outdoor amenity space, 1) to meet the needs of residents, and 2) to ensure that the space is of a suitable qualitative standard that allows for a variety of amenity space functions. The provision of external amenity space has a significant impact on people's physical and mental health, for example, through ensuring that new residential development provides sufficient outdoor amenity space to meet the needs of its residents and offer a high quality living environment and ensuring houses provide sufficient outdoor garden space for children to play. Outdoor amenity spaces, particularly gardens also help reduce the urban heat island effect. Balconies will count towards private amenity space and are often of greater value in terms of privacy and usability than communal areas. Communal external amenity space can be provided in the form of green roofs and roof gardens.

Implementation

8.7 External space standards will be considered on a site by site basis. The Council will take a flexible approach when applying the external space standards. Where appropriate, the Council will consider:

- a. Access to shops, public transport, public services, community facilities, parks and green spaces;
- b. The character and context of the site and surrounding area;
- c. The size of the site and constraints; and
- d. Financial viability.

8.8 The Council will seek to work with partners such as the GLA and a range of Registered Providers to assist in achieving these standards.

8.9 Further guidance and standards relating to the design, quality, safety, internal and external amenity space for new development are set out in the Urban Design Guide SPD, Residential Extensions and Alterations SPD and Codes for Sustainable Homes.

9 Policy DM8 - Gypsy and Traveller Provision

Strategic Objective 2

Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

Introduction

9.1 In accordance with Core Strategy policy CS2, the Council will continue to consider the future needs and requirements of Gypsies and Travellers. The Council will support different communities to be free to lead their lives in different ways. The London Plan (2011) considers that boroughs are best placed to assess the needs of and make provision for gypsies and travellers.

Policy DM 8

Gypsy and Traveller Provision

A) The Council will meet the needs of Gypsies and Travellers in the borough by protecting the existing sites at Folly Lane and Hale Banks North; and

B) Where further sites are proposed the Council will ensure that they:

- i) Are required to meet additional borough need;
- ii) Do not have any relevant policy designations that restrict the use of the site such as Site of Special Scientific Interest, Metropolitan Open Land, Green Belt, Park, Playing field, Principle Site of Nature Conservation Importance, Site of Local Nature Conservation Importance, Local Nature Reserve and Allotment;
- iii) Are suitable for housing;
- iv) Are able to provide basic amenities, water, sewerage;
- v) Have suitable access for the type of vehicles that can reasonably be expected to use the site;
- vi) Are accessible from the public highway and adequate provision for parking, turning and servicing on site to ensure road safety for occupants and visitors;

vii) Are laid out, designed and do not harm visual amenity and that adequate planting and landscaping is incorporated;

viii) Are well integrated with surrounding communities, particularly in relation to education and health care;

ix) Are appropriate to its local context and in relation to the local infrastructure and population size and density; and

x) Are not in an area at high risk of flooding.

9.2 There are currently two Gypsies and Traveller sites in the borough. The largest is located at Folly Lane, South Chingford and provides thirteen residential pitches with a capacity for twenty six caravans of which twenty two are social rented. The other site is located at Hale Brinks North, Highams Park and provides space for four residential pitches and two touring caravans.

9.3 In accordance with Government guidance, the Council should set out criteria by which additional Gypsies and Travellers sites should be assessed. In accordance with Government guidance, the Council will seek to ensure that additional traveller sites are sustainable economically, socially and environmentally. The Council considers that the criteria set out in the policy provides clear design principles for site context and layout, ensures an appropriate standard of living for occupants and ensures that the amenity of existing residents is preserved for those within or near to any future sites.

Implementation

9.4 Government guidance places emphasis on collaborative working between local authorities to assess the need of travellers and identifying a supply of deliverable sites. The Council will work in close partnership with neighbouring local authorities in order to meet identified additional need. Any proposals for additional provision will involve extensive consultation.

10 Policy DM9 - Specialised Housing

Strategic Objective 2

Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality in the right places.

Introduction

10.1 In accordance with policy CS2 of the Core Strategy (2012) the Council will continue to enable a variety of housing types to meet the identified local needs of older and vulnerable people. The Council will also support the development of higher education in the borough by supporting it with the required level of student housing. A strong and sustainable community is one that responds to the needs of all residents and including those who are most vulnerable. The Council recognise that vulnerability can be a temporary or a permanent state and as such the needs of older and vulnerable people can be met in a variety of ways. This policy applies to the following uses:

- Sheltered housing - commonly self-contained homes with limited on-site care and support (usually within Use Class C3);
- Residential care homes - non - self contained bedsit rooms with shared lounges and eating arrangements (within Use Class C2);
- Nursing homes - accommodating ill or frail elderly people in non - self contained bedsit rooms with on site care and support (Use Class C2);
- Dual registered care homes - non - self contained bedsit rooms where on site care and support is provided for the residents who require it (Use Class C2);
- Extra-care homes - non - self contained bedsit rooms providing independent living alongside on site care and support (usually within Use Class C2);
- Non - self contained shared homes occupied by no more than 6 people with an element of on site care and support (usually in Use Class C3);
- Residential colleges and training centres (e.g. student housing) (usually in Use Class C2); and
- Hostels for a number of households or individuals. The occupiers are usually linked in terms of circumstances or age group. There is usually a common management regime and some shared facilities and an element of care and support on site.

Policy DM 9

Specialised Housing

A) The Council will support development of specialised housing provided that the development:

- i) Does not result in the 'unjustified' loss of a larger family home;
- ii) Does not lead to an over concentration of related uses in an area, judged by effects on parking, transport, amenity space and retail, education and health and welfare services;
- iii) Meets an identified borough need;
- iv) Meets the minimum spaces standards set out in table 11.1;
- v) Is suitable for the intended occupiers in terms of the standard of facilities, the level of independence and the provision of support and/or care;
- vi) Contributes to creating mixed and inclusive communities; and
- vii) Where specialised housing is proposed for older people to buy, lease or rent, the Council will seek an affordable housing contribution in accordance with policy CS2.

B) The Council will resist development that involves the net loss of specialised housing unless:

- i) It can be demonstrated that there is a surplus of that form of accommodation in the area and is no longer required;
- ii) The existing accommodation will be adequately re-provided to an equivalent or greater standard elsewhere; and
- iii) It can be demonstrated that the existing accommodation is incapable of meeting contemporary standards of care.

Justification

10.2 According to Waltham Forest Strategic Housing Market and Needs Assessment (2012), "the older person population of Waltham Forest has fallen in recent years, but is projected to rise in to the future. A high proportion of this population growth is expected to occur among people living on their own who have health problems and difficulties with self-care."

10.3 The Waltham Forest household survey indicates that almost 60% of 'All older' households (only containing members aged over 50 years) own their home outright and over a quarter are renting in the social sector. Older peoples housing aspirations can be complex – studies show that most older people wish to remain in their current home, yet a significant minority can be expected to have a propensity to move should the right alternative housing product be available. According to Waltham Forest Strategic Housing Market and Needs Assessment (2012), "19,300 households in Waltham Forest contained at least one person with health problems. This represents around 20% of all households. It should be noted that some of the households contained more than one individual with health issues." Additionally, "around 5,600 households include members who need some form of care or support. Around 6,000 households reported that the health problem affected the housing requirements of their household. Of these households, over half (54%) rent from a social landlord while around 42% own their own home and therefore responsible for their own adaptations." Given that many of these household will have relatively low incomes the affordability of adaptations can be a problem. Therefore, "there are currently around 1,400 households in Waltham Forest who require adaptation in their current homes and 1,200 who need to move to another home, split approximately equally between the private and social sector."

10.4 Overall, the provision of supported housing reflects a movement away from institutional care and studio accommodation into the provision of larger, self-contained accommodation respecting individual choice and independence and offering integration into the community. This new way of providing support has resulted in demand for sheltered housing declining over the last decade. The Council would promote the replacement of poor quality and institutionalised care arrangements with high quality housing in more integrated settings and offering flexible support, based on individuals' needs. In line with this, the Council promotes extra care provision to offer opportunities for people to maintain their independence.

10.5 In some parts of the borough there have been problems in the past where accommodation for older and vulnerable people has been too large or has been clustered together, becoming a focus of anti-social behaviour. A concentration of people who have a high support needs can unbalance the social mix in an area, create noise and disturbance and damage the amenity and quality of life for other local residents. An over-concentration of such housing can also lead to increased pressure on local services such as health care.

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10.7 Local need can be identified on the basis of up to date evidential need and particularly related to the Council's Housing and Supporting People strategies, and any specific reviews concerning supported housing for specific client groups. If there

is no evidential need arising within the borough, other priorities should be addressed and the capacity for conventional housing should not be compromised. Limited land means that needs arising from outside the borough will not generally be supported.

10.8 To ensure that older and vulnerable people maintain their independence, the Council seek new residential care homes to be located near to the services they need and have access to social networks.

10.9 The table below sets out the Council's minimum internal spaces standards for a range of non self contained specialised housing. Note that self-contained specialised housing should meet the minimum internal and external space standards in DM7 tables 8.1, 8.2 and 8.3.

Floor Areas for Non Self Contained Units	Area Sq.m
Single bedrooms	8
Double bedrooms	12
Bathrooms/wc	3
Kitchen for between 2 - 5 people	7
Kitchen up to 5 people and over	10
Living room with separate dining up to 4 people	15
Living room with separate dining up to 6 people	17
Living room with separate dining up to 8 people	19
Living room with separate dining up to 9 people & over	20 + 1 sq.m for every additional occupier
Combined living/dining room up to 4 people	18.5
Combined living/dining room up to 6 people	22.5
Combined living/dining room of 7 plus people	22.5 + 2 sq.m for every additional occupier
Note: Specialised housing should provide a outdoor or external amenity space of a minimum of 50 sq.m plus an additional 5 sq.m per resident.	

Table 10.1 - Minimum Space Standards for Non Self Contained Specialised Housing

10.10 Proposals must not lead to an over-concentration of specialised housing which would be detrimental to the residential character or amenity of the area. This will depend on individual circumstances and take into account the ability of an area to accommodate further specialised housing without harm to the community in terms of overstretched local facilities – parking, transport, amenity space, retail, education, and health or welfare services.

10.11 In order to demonstrate borough need, proposals for student housing need to show that they are supporting a higher education institution located within the borough. Additionally, it should be located where it is easily accessible to the institutions serves. Student housing can also detract from the creation of mixed and balanced communities. Such housing is often associated with a concentration of relatively short-term residents which can be unwelcome in an established community.

10.12 Surplus accommodation can be demonstrated by vacancy rates, low levels of interest (e.g. units have been actively advertised for a period of at least 6 months with no interest).

Implementation

10.13 Applications for specialised housing should have regards to the Council's Homelessness strategy and Extra Care Strategy.

10.14 In relation to sites outside the Council's strategic growth areas, sites for specialised housing will be identified in the Site Specific Allocations DPD and will allocated and safeguarded sites for specialised housing.

11 Policy DM10 - Resource Efficiency and High Environmental Standards

Strategic Objective 4

Ensure high environmental standards of development and sustainable resource management and efficiency to support the long term sustainability of our environment and respond to climate change in a practical and effective way.

Introduction

11.1 Today, climate change is widely recognised as one of the greatest long-term challenges facing the government and the community and its potential implications for the natural and built environments are widely acknowledged. The Core Strategy Policy CS4 reflects the important contribution that new developments can make to reducing climate change and carbon emissions through promoting resource efficiency and high environmental standards.

11.2 The Council is committed to reduce carbon emissions by 60% by 2025 and 80% by 2050 in line with national and London Plan targets. In order to achieve this target, the Council will apply the energy hierarchy as set out in the London Plan and the Council's Core Strategy policy CS4.

11.3 While the latter two aspects are set out in Policy DM11 – Decentralised and Renewable Energy, this section sets out the overall carbon reduction requirements and deals with reducing energy demand through high environmental design and construction standards. Other sustainability topics, such as water use reduction or sustainable drainage systems are covered in more detail in Policy DM34.

11.4 The Council's emerging Sustainability and Climate Change SPD will contain further detailed guidance on elements of energy efficiency, energy efficient supply, and renewable energy.

Policy DM10

Resource Efficiency and High Environmental Standards

The Council will ensure sustainable resource management and high environmental standards by

A) Requiring development of one or more units or greater than 100sqm to be designed with regards to sustainable development principles and to achieve the Council's stepped targets towards zero carbon by 2016 for residential development and by 2019 for non-residential developments, as set out in the table below in accordance with the London Plan; carbon reduction targets can

be met through a combination of on-site and appropriate off-site measures through contributions into carbon fund and the emerging Community Infrastructure Levy (CIL). To assist the Council in the application of this policy, planning applications for relevant developments should be accompanied by the developer's self-assessment quantitatively demonstrating the methods, measures and appliances by which the compliance will be achieved.

B) Requiring residential development of one or more units to achieve Code for Sustainable Homes Level 4 or equivalent standards; encouraging developments to achieve higher standards where feasible;

C) Requiring non-residential development greater than 100 sqm to achieve BREEAM 'very good' or equivalent standards and encouraging major non-residential developments to achieve BREEAM 'excellent' or equivalent;

D) Encouraging high environmental standards in existing development wherever possible through retrofitting; and requiring, where appropriate, simple and cost effective energy efficiency measures to be carried out on the existing buildings when applying for extensions or conversions of more than 100sqm.

Justification

11.5 Responding to climate change in a practical and effective way is a key element of the Council's Core Strategy and a high priority for the Council. Sustainability of buildings is an important factor in mitigating climate change and requires new development to be designed to high feasible environmental standards, which go beyond considerations of carbon reduction and energy efficiency.

11.6 The Code for Sustainable Homes (CSH) levels, which applies to residential dwellings, and BREEAM (Building Research Establishment Environmental Assessment Method), which applies to non-residential developments, are national tools that will help the Council to assess the sustainability standards of new development.

11.7 The evidence base (climate change viability study) has demonstrated that CsH level 4 for all major and minor new build residential schemes and BREEAM 'very good' for major and minor non-residential schemes is currently viable and achievable in the borough. Furthermore some major non-residential applications in Waltham Forest have demonstrated the viability of highest standards of sustainable development (BREEAM Outstanding) over the past years. Given that the cost implications of a higher sustainability standard are proportionally less for larger developments, the Council considers it appropriate to encourage BREEAM standard 'excellent' for major developments.

11.8 By requiring applications to be supported by a pre-assessment estimator showing how the relevant Code for Sustainable Homes and BREEAM standard will be met or exceeded, the Council will ensure that sustainability of a development is considered holistically. Where appropriate, other equivalent standards by nationally recognised certification bodies may be accepted.

11.9 While the climate change viability study has demonstrated that the required CfSH and BREEAM levels have only a modest impact on the viability of development in Waltham Forest, the Council acknowledges that there may be exceptional circumstances where a development cannot achieve these targets. In such exceptional circumstances, it should be demonstrated to the Council’s satisfaction why the required targets cannot be achieved and how the sustainability aspirations for new development can best be achieved.

11.10 Reduction of carbon emissions associated with development is a key consideration of the overall sustainability of development. The Council has adopted a stepped approach towards zero carbon, as set out in table 11.1 below. These targets are in accordance with the requirements of the emerging London Plan and will complement national Building Regulations.

Timescale	Carbon Reduction Targets
Residential Developments	
2010	25% reduction
2013	40% reduction
2016	Zero carbon
Non-Residential Developments	
2010	25% reduction
2013	40% reduction
2016	40% reduction
2019	Zero carbon

Table 11.1 - Waltham Forest Carbon Reduction Targets

11.11 The Council’s climate change viability report has demonstrated that these targets are achievable and viable for all new developments regardless of size. As cost implications are, however, proportionally higher for smaller developments, a threshold of one residential unit and 100 sqm has been set in part A of the policy. This is to exclude those householder developments where access to technical consultants would be more limited and the burden of evidence to support planning applications would be perceived as unreasonable and onerous. The threshold of 100sqm is in accordance with the threshold set out in the CIL regulations 2010 (as amended).

11.12 A developer's self-assessment will assist the Council in assessing whether a proposed development will meet the above set carbon reduction targets within the framework of the energy hierarchy. The self-assessment should include the following details:

- calculation of the energy demand and carbon dioxide emissions for both regulated and unregulated energy separately, at each stage of the energy hierarchy;
- proposals to reduce carbon dioxide emissions firstly through the energy efficient design of the site, buildings and services; secondly through the use of decentralised energy where feasible; and thirdly through the use of on-site renewable energy technologies.

11.13 The level of detail required as part of the assessment should be commensurate with the type and scale of development and should be agreed with the Council as part of the pre-application discussions.

11.14 With resources being finite, energy efficiency is an increasingly important design consideration, and Waltham Forest's anticipated growth will further increase the borough's energy consumption and carbon emissions. Reducing the energy demand, using finite resources responsibly and maximising the use of natural resources will be the first priority for the Council. It is important to consider the use of natural resources from the outset and to integrate these considerations into the design and layout of a new development. These considerations can contribute towards avoiding overheating of buildings in summer and keeping rooms warm in winter without the need for additional heating.

11.15 Documentation by the Energy Saving Trust highlights that up to 10 % energy savings can be achieved if a development is designed to maximise the use of energy from the sun. ⁽²⁾ Half the energy savings would come from the layout of a development with the remainder coming from designing the house itself. This can be achieved at no additional cost, and a good layout results in temperate houses and sunny gardens, which is attractive to house buyers, whilst offering savings in running costs during the life of the building.

11.16 A growing number of schemes in the UK have demonstrated the viability of highest standards of sustainable development. The Council has investigated the viability of requiring developments to achieve high environmental standards and carbon reduction targets within the borough in the 'Climate Change Policy Viability Assessment' (2011).

11.17 The assessment has concluded, that achieving targets of 40% and more carbon reduction over 2010 Building Regulations on-site will be challenging in Waltham Forest. The Council will therefore adopt a two tier approach of on-site and off-site measures to help developments achieve the required carbon reduction without jeopardizing development viability and allowing developments flexibility in achieving the targets. Development can meet the required carbon reduction targets by

2 Energy Saving Trust (1997): Passive solar estate layout

contributing to off-site measures in addition to on-site measures, through the forthcoming CIL charging schedule or the carbon fund, or through a combination of both.

11.18 The Council will set appropriate levels of contributions for low carbon infrastructure (as for instance district heating systems) as part of the forthcoming CIL charging schedule. This will allow development to achieve part of their carbon reduction targets off-site and therefore reduce the requirement for on-site carbon reduction. The evidence base report has demonstrated that this will improve the overall viability of development in Waltham Forest.

11.19 The Council will require a certain amount of the carbon reduction target to be met on-site (carbon compliance). In the context of an 80% reduction in carbon emissions by 2050, the Council will need to make sure that development make best use of all available low and zero carbon energy opportunities. On-site carbon reduction can be achieved through a combination of energy efficient design of development, decentralised energy and renewable energy generation. On-site carbon reduction will also benefit householders directly due to lower running costs and reduced exposure to energy price rises.

11.20 Appropriate on-site targets will be set in conjunction with the emerging CIL schedule, to ensure that the overall carbon reduction targets set out in the table above will be met. This approach is in line with recent national research ⁽³⁾ and the emerging GLA SPG on carbon funds.

11.21 The Council acknowledges that meeting the on-site carbon reduction targets will depend on issues of site constraints, and technical and economic viability. Given the site specific nature of these issues, the Council will expect developers to make a case on a site by site basis. Where a development can demonstrate that achieving the on-site targets will not be feasible, the Council will require the development to make contributions to a carbon fund. Further, until a CIL charging schedule is adopted, contributing to the carbon fund (section 106 agreements or alternative arrangements) will provide developers with the necessary flexibility where they can demonstrate that achieving the carbon reduction target on-site is not viable.

11.22 Carbon fund payments will be used for the purpose of achieving reductions in carbon emissions in the borough equivalent or greater than the excess emissions from the development to achieve the Council's overall carbon reduction targets.

11.23 The carbon fund is expected to support

- Building energy efficiency retrofit measures;
- Building integrated renewable energy installations; and
- Awareness raising or behaviour modification programmes.

3 Zero Carbon Hub (2011): Carbon compliance. Setting an appropriate limit for zero carbon Homes

11.24 Further guidance on on-site and off-site targets, measures and contributions and the carbon fund and CIL charging mechanism will be provided in the forthcoming Climate Change SPD.

11.25 When considering carbon reduction strategies, it is important to consider both new development and the existing building stock. Existing homes and non-residential buildings represent the most significant energy demand in the borough and are a key consideration in achieving the carbon reduction targets as set out in the Council's Core Strategy policy CS4 and paragraph 7.13 and 7.14.

11.26 While the scope to secure improvement to existing buildings through the use of the planning system is limited, the Council considers that applications for extensions or alterations of existing properties provides an opportunity to consider the original building's energy and carbon performance at the same time as determining the extension proposal. Giving due consideration of the overall practicability and impact on viability of the development, simple cost effective retrofitting measures are likely to be viable for extension and conversion of 100sqm or more (as suggested in the Council's climate change viability study). The scale of such a development would exclude most householder extensions, where enforcing retrofitting requirements would be considered as unreasonable and onerous. The scale further represents an intensification of the use that is expected to have an increase in energy demand which justifies the requirement for retrofitting. In accordance with the requirements set out in part A of the policy, energy efficiency measures should be detailed in a self-assessment and the Council will take into account the overall scheme viability. These measures could include cavity and solid wall insulation, draught proofing, loft insulation, hot water tank insulation, boiler replacement and energy efficient lighting and appliances. The Council may, where reasonable include cost-effective measures as conditions of a planning permission (if it is granted) for an extension or conversion.

11.27 The emerging Climate Change and Sustainability SPD will provide further guidance as to how the existing building stock in Waltham Forest can be improved.

Implementation

11.28 Planning applications should be supported by Code for Sustainable Homes and/or BREEAM pre-assessment estimator, or equivalent and by a developer's self-assessment showing how carbon compliance will be achieved. These documents will allow the Council to assess the implication of a development on the environment.

11.29 The forthcoming CIL charging schedule will incorporate contributions for low carbon infrastructure. Through CIL, developments can meet part of the carbon reduction target off-site. In addition, where a development demonstrates that the required on-site targets cannot be achieved, contributions will be required from developments and will be secured through the carbon fund (planning obligations or alternative arrangements).

11.30 The Council will provide further guidance in the emerging Sustainability and Climate Change SPD. Requirements specific to the location and development types planned will be set out in the forthcoming Area Action Plans.

11.31 The Council will actively pursue proactive measures to engage with the community on issues of climate change and how the community can contribute to achieving our targets and sustainable outcomes in the Borough. This will include coordinating and supplying information on Government funding available to residents for retrofitting of energy efficient measures.

12 Policy DM11 - Decentralised and Renewable Energy

Strategic Objective 4

Ensure high environmental standards of development and sustainable resource management and efficiency to support the long term sustainability of our environment and respond to climate change in a practical and effective way.

Introduction

12.1 Buildings are responsible for the consumption of a significant level of resources and increases in carbon emissions. While Policy DM10 aims to ensure that a development has been designed to minimise energy demand, Policy DM11 aims for its remaining energy needs in a low or zero-carbon way, for instance through decentralised or renewable energy.

12.2 Renewable energy can play an important role in reducing carbon emissions of new buildings. Unlike fossil fuels, which are rapidly being depleted, renewable energy is energy that is derived from infinite natural sources such as sun, water or wind or replaceable sources such as waste products and crops.

12.3 Policy DM11 contributes to implementing Core Strategy Policy CS4 and should be read in junction with policy DM10. The Council's emerging Sustainability and Climate Change SPD will contain further detailed guidance on elements of energy efficiency, efficient energy supply and renewable energy.

Policy DM11

Decentralised and Renewable Energy

The Council will seek to reduce carbon emissions by:

A) Requiring development of one or more units or greater than 100sqm located in the proximity of an existing or committed future Decentralised Energy Network to assess opportunities for, and to implement links into, existing or future committed decentralised energy networks, unless it can be demonstrated that an efficient connection is not feasible in accordance with the following thresholds;

- development of one or more units or greater than 100sqm located within 200m of an existing or committed future Decentralised Energy Network,
- major development located within 500m of an existing or committed future Decentralised Energy Network, and
- development of more than 50 units located within 1000m of an existing or committed future Decentralised Energy Network;

B) Requiring major developments that have demonstrated that the connection to an existing or committed decentralised energy network is not feasible,

- to be connection ready for future networks; and
- to implement a Combined Heat and Power Plant (CHP); and/or
- where possible, connect into an existing or implement a new small network linking neighbouring developments or buildings unless it can be demonstrated that an efficient connection is not feasible;

Connection ready developments will be expected to meet the full carbon reduction targets as set out in DM10;

C) Giving due consideration to air quality impacts in accordance with policy DM24 where CHP or biomass is proposed; and

D) Requiring development of one or more units or greater than 100sqm which seek to reduce the site's carbon emissions through on-site renewable energy to ensure that the proposed renewable system is appropriate to the location and does not significantly adversely affect the development, or local amenity of neighbourhoods, and the environment, including air quality.

12.4 Buildings account for around 80% of the energy use and with predicted growth in Waltham Forest this will put additional pressure on energy consumption and carbon emissions. The Council has recognised that the current approach of using energy from the national grid generated in conventional power plants is highly inefficient, due to large amounts of energy being lost in both the power generation process and the transmission to the end consumer.

Decentralised Energy and Combined Heat and Power

12.5 Given the earth's decreasing energy resources, this loss of energy is highly unsustainable and a more efficient approach, using the waste heat from local energy generation to heat buildings, would be preferential. This principle forms the basis of the Combined Heat and Power (CHP) concept, which combines electricity generation with heat production processes and therefore results in systems that achieve overall efficiency levels in the region of 80%.

12.6 A Decentralised Energy (DE) system produces heat as well as electricity at or near the point of consumption. Highly efficient CHP systems are normally the main source of low carbon heat for decentralised energy schemes. Because DE systems require expensive pipe-work, the distance over which energy can be distributed is normally limited.

12.7 The cost of connection is most closely related to the size of the heat load and the distance from the network to the site. A connection to a DE system is more viable, the larger and the closer a development is located to a DE network. The thresholds set out in part A of the policy provide a guide for requiring feasibility assessments,

taking into account that viability of connecting to a decentralised energy network will depend on a number of site related considerations, such as the energy demand of development, terrain, type of dig needed and physical barriers.

12.8 A committed network means that firm plans exist to deliver a network within the next three years.

12.9 Where a development will connect to an existing or committed decentralised energy network, the developer will benefit from avoidance of cost normally associated with provision of a centralised boiler system. Avoided costs typically include: reduced boiler house space, boilers; pumps; gas supply; operation and maintenance of the internal system.

12.10 Opportunity areas for implementing decentralised energy networks have been identified in the Council's Core Strategy paragraphs 7.18 – 7.19.

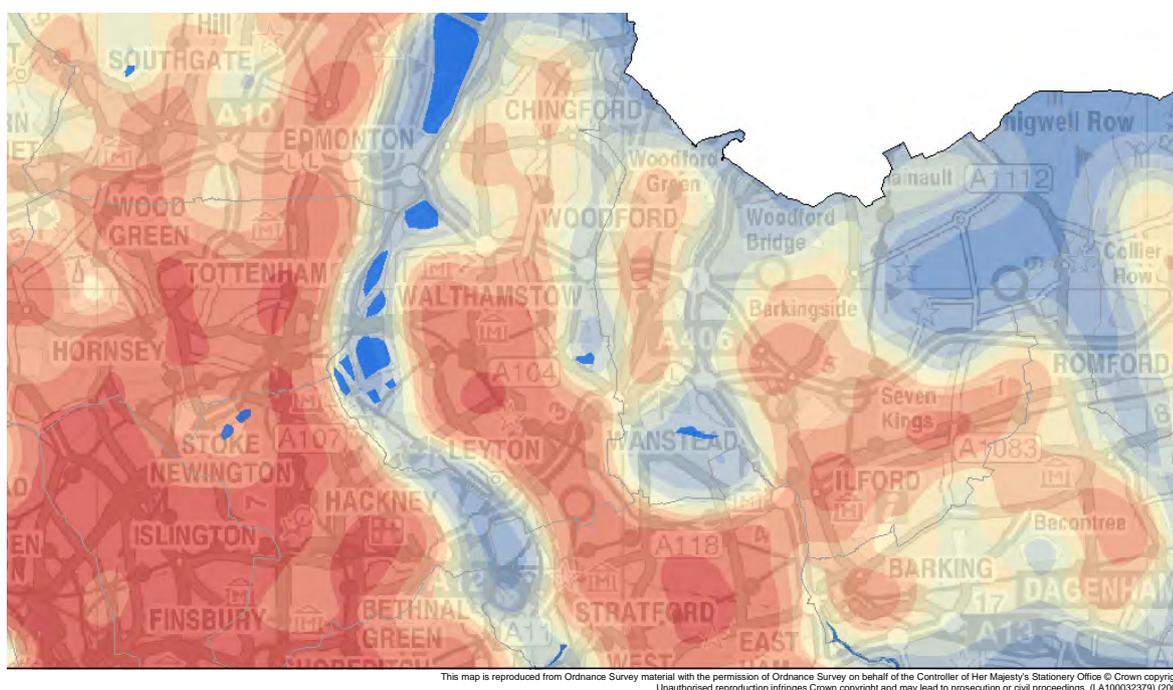


Figure 12.1 London Heat Map

NB Colours indicate heat demand with dark red indicating high heat demand and blue colours indicating low heat demand

12.11 To maximise the potential for future connections to be feasible and viable, the development must be compatible with district heating to allow a future connection with a minimum retrofit. Future proofing developments to be connection ready includes:

- Incorporation of communal heating systems instead of in-unit boilers for developments where a future DH network connection would be viable.
- Implementing 'wet' heating systems instead of electrical heating systems;

- Safeguarding an identified route within the development site for DE network connection apparatus (pipes, heat exchangers etc) or installation of pipe connections up to the property boundary; and
- Building-in penetrations through building walls, allowing a pipe to be pushed through the wall without structural alterations.

12.12 Where a development connects to an existing or future committed district heating system or implements a small local energy network or a CHP system, carbon reductions achieved by the development will contribute to the achievement of the development's minimum carbon reduction target as set out in policy DM10. Future proofing developments for potential future connection to planned networks, however, does not exempt developments from meeting carbon reduction targets as set out in DM10 at the time of the planning application. Unless a connection to a decentralised energy network is committed and deliverable within the next 3 years and secured through a legal agreement, potential carbon savings as a result of a possible connection to a DE network in the future will not be accepted in the calculation of carbon reduction as part of the developer's self assessment as required in DM10.

12.13 The whole of Waltham Forest is an Air Quality Management Area (AQMA) and the Council will seek to minimise impacts on local air quality in accordance with the requirements set out in DM24. Impacts on air quality are a particular concern of the Council where development incorporates biomass or CHP due to their emission of both nitrogen dioxide and particulate matter. Pre-application discussions together with an air quality assessment (as required in DM24) in support of a planning application can assist the Council in protecting air quality. Incorporating considerations of air quality into the design of development from a very early stage helps to achieve the best possible and viable solution of mitigating air quality impacts, as this can impact on fundamental aspects of development such as the internal layout of a development, space requirement for plants etc. The Council would therefore welcome pre-application discussions with the applicants on air quality at an early stage in the process.

Renewable Energy

12.14 While only limited opportunities have been identified within Waltham Forest for large scale renewable energy generation in the Waltham Forest Climate Change Evidence Base, 2009, the Council expects that new developments will seek to reduce carbon dioxide emissions through the use of on-site renewable energy generation, where appropriate, in accordance with the energy hierarchy to meet the carbon targets set out in policy DM10.

12.15 Micro generation renewable systems can have detrimental impacts on local amenity and the environment for instance noise and vibration from mechanical components or impacts from reflected light and shadow flicker on adjoining uses, and any adverse impact on open spaces, conservation areas, character of the area and historic buildings as a result of renewable systems and seeks developments to assess and address potential impacts.

Implementation

12.16 Planning applications should be supported by a developer's self assessment (as set out in DM10), which must include information on carbon emission savings from efficient energy supply and renewable energy measures.

12.17 Where connection to a district heating network is feasible to an existing or committed DE network, developers are required to commit to connection via a legal agreement; this will include provision for a financial payment to the council to enable connection.

12.18 For energy-consuming developments, on-going obligations will be secured through S106 agreements to connect to a future DE network (subject to agreeing reasonable commercial terms). For energy-generating developments, a commitment to supply heat to future DE networks will be secured.

12.19 The Council will provide further guidance and standards on responding to climate change effectively in the emerging Sustainability and Climate Change SPD. Requirements specific to the location and development types planned will be further investigated and set out in the Area Action Plans in particular with regards to decentralised energy network infrastructure.

13 Policy DM12 - Open Space, Sports and Recreation

Strategic Objective 5

Protect, enhance and further develop a network of multifunctional green infrastructure capable of delivering a comprehensive range of benefits for both people and wildlife. Achieve a reduction in areas of deficiency in access to nature and seek to protect and enhance biodiversity across the Borough.

Introduction

13.1 The open environment generates a multitude of benefits which include improving health, supporting biodiversity, adapting to climate change, as well as reinforcing local culture and heritage. There are more than 223 open spaces across the Borough⁽⁴⁾ and these collectively create a network of linked green infrastructure. Green infrastructure refers to the network of open space uses which are designed and managed to provide a variety of functions.

13.2 This policy builds upon CS5 and sets out more detailed guidance on the provision of open space, sports and recreational facilities. For housing developments, specific amenity space standards and design principles including landscaping requirements are set out in DM7 and DM29. Amenity space refers to private external space used by the occupiers of residential development. This policy covers all other open space and landscaping requirements.

Policy DM12

Open Space, Sport and Recreation

A) Proposals for inappropriate uses within the Green Belt or Metropolitan Open Land (MOL) would be contrary to planning policy; and, any exceptional case would be regarded as a departure from the plan and would be referred to the Secretary of State. Where development proposals are considered appropriate in accordance with national policy and the London Plan they must additionally:

- implement a high standard of design in accordance with the principles set out in Policy DM29 (iv).
- complement and improve the quality of the open space uses.

B) Development proposals should enhance the value of existing open spaces by:

- responding to the inherent character and historic significance of the space;

4 Open Spaces Strategy, 2010

- optimising physical and visual access between the built environment and open space;
- Increasing biodiversity value;
- optimising microclimatic benefit.

C) New high quality and usable open spaces and/or landscape infrastructure must be provided in major new developments. Where new development cannot contribute to usable open space provision or landscaping on-site, or provision is deemed insufficient to the scale or nature of the development, financial contributions will be sought.

D) Proposals for new areas of open space and landscape provision must be accompanied by a maintenance plan for adopted and non adopted areas as a requirement of the planning permission to ensure their long-term successful establishment.

Allotments

E) There should be no net loss of allotment sites (See the Policies Map) and the intensification of land currently used to grow food will be acceptable where management arrangements allow. The Council will expect development proposals to contribute to the supply, quality and accessibility of private and communal spaces on which to grow food and flowers. This may be in the form of financial or on-site contributions. On-site contributions must be supported by a maintenance plan.

Burial Space

F) Proposals for new burial space should demonstrate that the scheme can be successfully integrated into the landscape. In principle burial spaces may be an acceptable use in the Green Belt or MOL, but they must not compromise the openness or visual amenity of these areas.

Parks and Gardens including those of Local Historic Interest

G) All parks within the Borough (See the Policies Map) will be retained and development proposals will only be acceptable where it is ancillary to the open space use and inherent character. Development proposals should demonstrate that there will be no adverse impacts to the setting or visual appearance of historic parks and gardens.

The Lee Valley Regional Park and Epping Forest

H) Development proposals affecting the Lee Valley Regional Park or Epping Forest must not contribute to adverse impacts on amenity, ecological integrity or visitor enjoyment; and will be expected to deliver enhancements where possible. The Council supports Epping Forest's long term management objectives and Lee Valley Regional Park Authority's Park Development Framework. The

Contents of the Lee Valley Park Development Framework will be a material consideration in the determination of planning applications. In summary, its current proposals address:

- i) Low Hall and St James's Park - enhancing the quality and safety of existing pedestrian and cycle routes into the Park;
- ii) Walthamstow Marsh and Coppermills Fields - strengthening landscape quality in the north at Coppermill Fields and along the eastern edge of the area;
- iii) Lea Bridge Road Area - improving visitor facilities at the Waterworks Centre, to include visitor accommodation and enhancing the Waterworks Nature Reserve as a regionally significant access to nature destination;
- iv) Coppermill Lane - improving accessibility at Coppermill Railway and High Bridge Road.
- v) Lea Bridge Road - co-ordinating public transport provision for visitors directly into the Park.
- vi) Lee Valley Pathway - maintaining and enhancing the route of the pathway for walkers and cyclists.
- vii) Black Path - improving the existing path networks around the facilities on Lea Bridge Road.

Once Lee Valley Regional Park Authority adopts other proposals within the Park affecting areas which form part of the Borough will be treated as a material consideration when applications for planning permission are considered.

Encouraging Active Lifestyles and Providing Recreational Facilities

I) Residential and mixed use proposals will be expected to contribute to the provision of high quality and accessible exercise, play and recreational facilities either on or off site, based on child yields in accordance with the Mayor's SPG Shaping Neighbourhoods: Play and Informal Recreation.

J) The provision of play space must be in accordance with the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG and the Council's Urban Design SPD.

K) New recreational development improvements will be expected to provide or enhance the quality of outdoor sports facilities, playing pitches and/or their associated ancillary facilities and access, taking account of priorities set out in the Council's playing pitch strategy. The provision of floodlighting should be assessed on a site-by-site basis taking into account the viability of the facility and impact on the surrounding area.

L) Maintenance and management plans must be submitted as a requirement of the planning permission for all new sports and recreation facilities provided.

Justification

Protecting and Enhancing Open Spaces:

13.3 It is crucial to recognise that the Borough's designated Green Belt and MOL provides some of London's most valued natural resources, including sites recognised at the national and European levels for nature conservation importance. These designations are also valuable for their contribution to the Borough and London-wide green infrastructure network and improvements to its quality and accessibility are encouraged. The NPPF sets out guidance on what uses may be acceptable in the Green Belt, and in a London context, these apply equally to MOL. This could include ancillary facilities to wider Green Belt compatible uses; e.g. changing rooms or storage for ground maintenance ancillary to wider outdoor sports and recreation uses. Where acceptable uses do come forward in the Green Belt or MOL, it is important that they need to preserve the openness of the Green Belt. In interpreting the policy, high standard refers to the response to the natural environment and local context as well as the execution of quality design and construction. Landscaping can be one mechanism by which appropriate developments can be complementary and respond to local context. This will minimise the impact on the open character of the land.

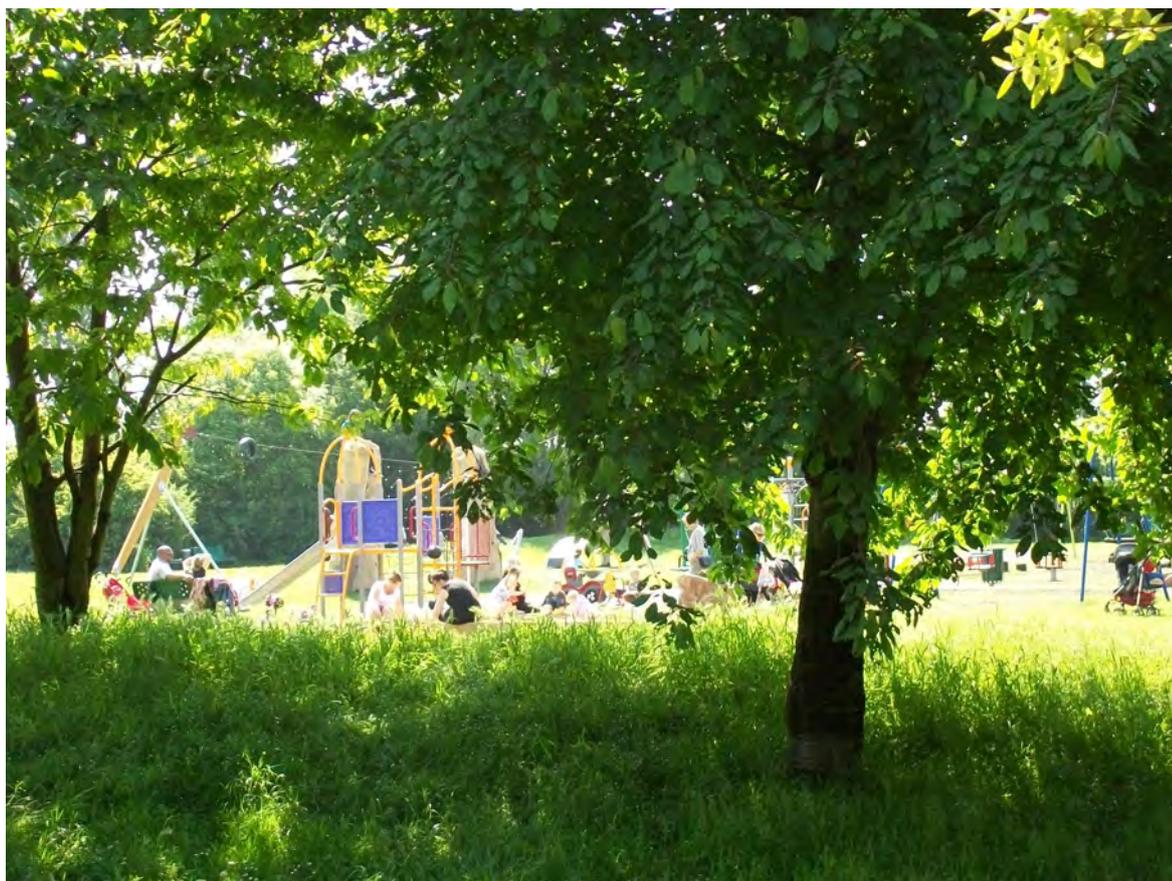
13.4 It is important that open space provision is of high quality and usable in order to provide space for relaxation and to generate a sense of community. This is especially critical in areas where there are identified deficiencies in access to open spaces as shown in the Core Strategy policy CS5. Research has shown that people with access to quality open space are healthier and that parks are valuable for social interaction. Such spaces are also important in addressing climate change in heavily urbanised areas.

13.5 Just over 7% of the Borough has been identified in the Open Spaces Strategy as being deficient in access to local open space. As there are limitations in the amount of land available for new open spaces, the creation of smaller parks and open spaces are preferable to rectify this shortage. Deficiency in access to publicly accessible open space correlates with areas of deprivation; and, areas such as Grove Green and Cathall present these characteristics ⁽⁵⁾. Due to this, it is particularly important to improve and increase the provision of effective open spaces, especially in areas that are shown to be deficient and/or experiencing deprivation. Where open space or landscape infrastructure cannot be provided on-site, developers will need to justify this in their Design and Access Statement. In these circumstances, the Council may require financial contributions in order to enhance or upgrade the provision of local open space(s) in the vicinity of the development in accordance with the Council's Planning Obligations SPD.

5 Open Spaces Strategy, 2010 and PCT Annual Public Health Report, 2009/2010



13.6 Effective maintenance is essential where open spaces and landscape infrastructure is provided to ensure the long term benefits of such provision. Where new open space is provided on-site as part of new developments, their design and integration should be carefully considered at an early stage to ensure maximum benefits and unnecessary delays to provision are avoided.



13.7 Allotments and other spaces to grow food and flowers support the wider healthy living agenda and to provide opportunities for recreation and exercise. Despite the highest levels of allotment space provision of any London Borough, Waltham Forest has a high level of demand for allotments and as a result, intensification may be a solution where management arrangements allow, through either formal or informal means. Intensification refers to the subdivision or reconfiguration of existing plots to provide a greater number of plots. The level of demand for allotments has been assessed to be 0.27ha/1000 population⁽⁶⁾ which supports the policy requirement for no net loss. The use and quality of existing plots has been assessed to be good. Nonetheless, enhancement measures may be necessary in some areas in order to boost their visual appearance and access for those with disabilities; for instance, through the creation of raised beds and wider pathways. New developments offer the opportunity to create innovative spaces for growing food and flowers which are accessible for all sections of the community regardless of physical ability. This may involve the provision of living roofs,⁽⁷⁾ Community Gardens and other spaces to grow food as part of landscaping schemes. Where such spaces are created, maintenance plans play a valuable role in ensuring long term success.

6 Waltham Forest Allotment Briefing Note, 2010

7 'Living roofs' is a broad term defined by the GLA to include green roofs, roof terraces and roof gardens. The term includes roofs and structures that may be accessible by workers or residents, and that may be intensively or extensively vegetated.

13.8 The Social Infrastructure Plan (2009) identifies the need to plan for burial space towards the latter part of the plan period which is reinforced in CS5 Green Infrastructure and Biodiversity. Opportunity sites for such space in the borough are likely to be limited to areas of open space. Given designations in such areas, which may include Green Belt or MOL, proposals will need to demonstrate the openness and visual amenity of such areas is protected. This will help ensure proposals are compatible with the purposes of such designations.

13.9 Increased urbanisation means that existing parks and gardens should continue to be protected, given the numerous benefits access to open space can provide to local communities. In Waltham Forest there are several parks and gardens of Local Historic Interest, including several on the Borough's Local List. Proposals within such spaces will therefore need to be ancillary to its open space use, and respect its setting and visual appearance through sensitive design.

13.10 The Lee Valley Regional Park and Epping Forest are major assets as set out in the Core Strategy. Both can provide major benefits to local communities in terms of access to nature and recreation. However, environmental designations covering these areas mean that any development proposals in such areas must be treated sensitively. The Council supports the aims outlined in the Lee Valley Regional Park Authority's Park Development Framework, which will be taken into account when assessing planning applications.

13.11 The Lee Valley Regional Park Authority is a statutory authority created by the Lee Valley Regional Park Act 1966 (The Park Act). It has a statutory responsibility to either provide directly or work with partners to provide facilities for sport, recreation, leisure, entertainment and nature conservation throughout the Park. Section 14 (1) of the Park Act requires the Authority to prepare a plan setting out proposals for the future management and development of the Regional Park and riparian authorities such as Waltham Forest are required to include those parts of the plan affecting their area within their own relevant planning strategies and policies (Section 14(2) (a)) although inclusion does not infer that the planning authority necessarily agrees with them (Section 14(2) (b)). Both the Park Plan 2000 and the Park Development Framework are relevant in terms of Section 14 (2) of the Park Act and are formal statements of the Authority's position in respect of development within the Regional Park.

13.12 Further, sections 14 (subsections 4-7) of the Park Act requires local planning authorities to consult with the Authority on applications for planning permission which they consider could affect the Park. Section 14 (subsections 8-9) allows the Authority to refer the decisions of the riparian authorities to the Secretary of State if it is considered by the Authority that the decision taken materially conflicts with the proposals of the Authority for the development of the Park. Full details of the Park Development Framework and Area Proposals can be found at www.leevalleypark.org.uk/parkframework/home/

Encouraging Active Lifestyles and Providing Recreational Facilities

13.13 Physical activity has a positive impact on health and wellbeing and it is therefore essential for the Borough to have adequate provision of exciting and varied opportunities for exercise and recreation. This includes ensuring that the quality, quantity and accessibility of play space, outdoor sports facilities and parks meets the needs of the local community. Developments that incorporate new housing will place an increased demand on existing open spaces, so new provision, or funding towards investment in existing spaces to enhance their capacity, will be necessary.

13.14 The local standards for play and recreation space for children are in line with those set out by the Greater London Authority. This means that a minimum of 10 square metres of well designed playspace per child bedspace should be provided in all new flatted developments containing the potential for 10 or more child bed spaces⁽⁸⁾. There should also be appropriate and accessible facilities within 400m for 5-11 year olds and within 800m for 12 year olds or over. The Mayor's SPG on Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation and the Council's Urban Design SPD should be used when planning and designing play space. Play space which incorporates natural features, such as sand, logs or water is desirable in the Borough, especially where they provide a progression into and complement the Borough's open spaces. This can be achieved with low impact and provide a stimulating environment for children.

8 See the Council's Urban Design SPD, which also requires that play areas should be equipped where appropriate, and should be overlooked by nearby housing to increase passive surveillance and provide amenity space which is safe and secure for children and families to use.

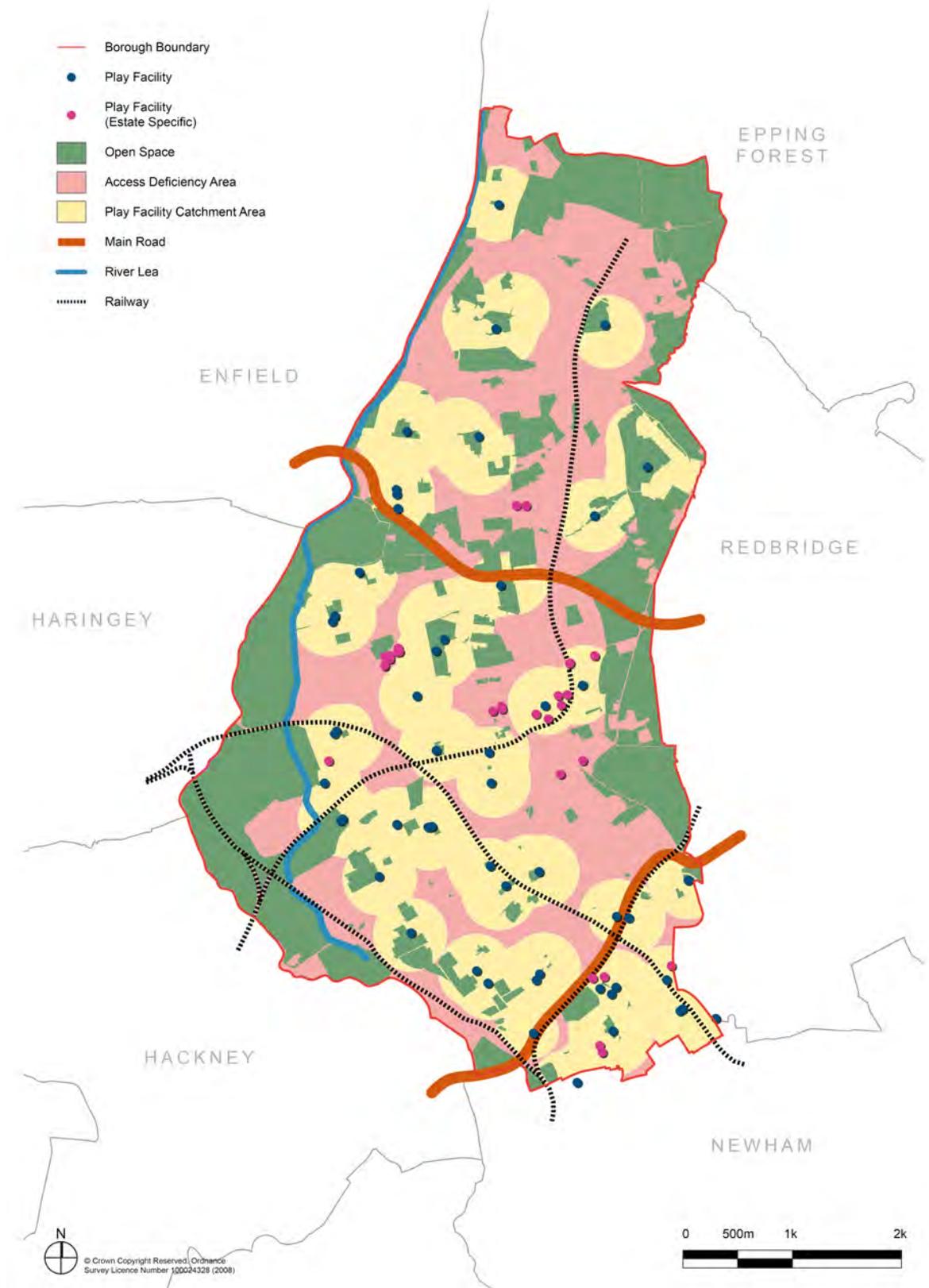


Figure 13.1 Access to Play Facilities

13.15 The Playing Pitch Strategy (2011) provides guidance on additional facilities and establishes a Borough-wide quantity standard of 0.5 hectares/1000 population for pitches. This standard includes a 10% allowance for rest and recovery as well as land for ancillary facilities. Accessibility standards for different sports is outlined in the Planning Policy Considerations of the Playing Pitch Strategy. See Schedules 20 and the Policies Map for the existing playing fields. New provision will be provided by maximising the use of existing playing field land (realignment/relocation of pitches), the re-designation of pitches from senior to junior where appropriate, increasing the capacity of existing playing field sites (e.g. through the provision of changing facilities) and bringing underused playing field areas into use through provision and remarking of pitches. The Playing Pitch Strategy outlines priorities for improvements to pitch quality and ancillary facilities. The creation of, or adaptation/conversion of existing provision to become, multi sports hubs are favourable but will be considered against factors such as residential amenity, accessibility and the natural environment. To meet the demand, the Council will look to increasing the capacity and intensifying the use of existing playing fields to accommodate a wider range of pitches (both grass and artificial) and associated facilities (including changing facilities, floodlighting and community space). This will be subject to impact on residential amenity, accessibility and the natural environment. Where major residential or mixed use schemes offer a shortfall of on site open space, funds collected in mitigation through the Councils Planning Obligations or CIL may be used to contribute towards investment in playing pitches within the vicinity of the development site.

13.16 The Council has the aspiration to increase participation in sport but the Borough has a shortage of Artificial Grass Pitches (AGPs). The Council recognises that new AGPs are needed and are likely to require floodlighting in order to maximise the use and viability of the facilities. The impact on biodiversity and residential amenity can be mitigated through the use of sensitive lighting and design. Hours of use of AGPs should not be overly restrictive and should be discussed on a site-by-site basis at the planning application stage. Financial contributions should be used towards the provision of new or improvements to existing pitches as well as improving accessibility and ancillary facilities, especially in areas of residential growth. Maintenance and management plans are necessary to secure the long term quality and to clarify responsibilities from the outset.

13.17 The maintenance and management of new sports and recreation facilities will be vital in ensuring their successful long term use. Clear plans to such effect will therefore be a requirement of planning applications for such use.

Implementation

13.18 These policies should be read in conjunction with CS5 as well as supporting documents, such as the Open Spaces Strategy and Strategic Infrastructure Plan. Applications adjacent to or within the Lee Valley Regional Park should additionally have regard for the Park Plan and Development Framework. The Site Specific Allocations and Area Action Plan DPDs will be used to promote areas and development sites where the Council will expect elements of green infrastructure to be established or maintained. These documents will also provide more comprehensive guidance.

13.19 The Council will work through the Walthamstow Wetlands Partnership to deliver the Walthamstow Wetlands project, which will result in the opening up of Walthamstow Reservoirs to public access. The partnership includes Thames Water, Lee Valley Regional Park Authority, Environment Agency, Natural England, British Waterways, English Heritage and the adjoining London Boroughs of Hackney and Haringey, with the Council acting as the lead partner for the project.

13.20 Further to this, the Council will support the work of community and amenity groups in improving and managing open spaces in the Borough. The Council will seek to maximise management opportunities with a range of partners such as the voluntary, community and commercial sectors to improve and invest in facilities.

13.21 Development proposals offer a means of improving access to open spaces; and, financial contributions will be critical. Financial contributions, either based on an adopted tariff and/or planning obligations, will be sought in conformity with DM36 Working with Partners and Infrastructure. The Council will also seek and promote funding from other sources, for example, the Heritage Lottery Fund or Sport England, for open spaces and parks within the Borough.

14 Policy DM13 - Co-ordinating Land use and Transport

Strategic Objective 7

Ensure Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access jobs, opportunities and facilities within the borough and beyond.

Introduction

14.1 Waltham Forest's Core Strategy sets out the Council's aspiration to plan for the borough's future transport needs in a sustainable way. Policies DM13 - DM16 set out the Council's approach to creating a sustainable transport system for the future of Waltham Forest that will contribute to the aspiration for the borough to be a safe, vibrant and healthy place to live in, work and visit. These policies will contribute towards improving connectivity and travel options across the borough whilst minimising the negative impacts of traffic on residents, the economy and the environment.

14.2 The close coordination of land use and transport planning supports the above aspirations and is consistent with the approaches taken by the Government in its recently published National Planning Policy Framework and by the Mayor in the revised London Plan 2011 and his Transport Strategy. The Council endorses this approach in the following policy.

Policy DM13

Co-ordinating Land Use and Transport

The Council will ensure that development is properly integrated with the transport network and is supported by appropriate walking, cycling and public transport links by;

A) where development is not within easy reach of public transport stops, requiring applications to propose and implement measures that promote sustainable travel and contribute to reducing car use.

B) requiring major developments to be permeable and ensure that linkages and publicly accessible through routes are created to successfully integrate development into the wider street network, to integrate developments with the existing transport networks, and to create good connections to existing neighbourhoods and town centres; the Council will resist proposals for gated developments;

C) seeking financial contributions to address a shortfall, where a development cannot demonstrate in the supporting Transport Assessment and Travel Plan required by CS7 to the Council's satisfaction that the expected traffic impacts will be fully mitigated within the borough's transport network;

D) requiring developments with significant transport impacts to submit a Travel Plan, in accordance with Department for Transport and Transport for London guidance and emerging local standards; including defined targets, implementation and funding, and monitoring regime;

E) requiring development proposals to submit Construction Logistics Plans, Delivery and Servicing Plans and the uptake of the Freight Operators Recognition Scheme where appropriate in accordance with the London Freight Plan and coordinated with travel plans;

F) requiring all Heavy Goods Vehicles (HGV) and Passenger Carrying Vehicles (PCV) drivers and contractors involved in the construction and servicing of new development within Waltham Forest to undertake on-road Safe Urban Driving cyclist awareness training and have appropriate safety devices fitted to their vehicles in accordance with the Council's adopted Waltham Forest Cycling Action Plan 2012;

G) where a Transport Assessment/Statement indicates an appreciable increase in car traffic within 200m of Epping Forest SAC (as indicated in Figure 14 in the Core Strategy and on the emerging proposals map), the Council will require the development to demonstrate that the expected impacts of a development on the air quality will not exceed 0.1 kg nitrogen per ha per year (this being equivalent to 1% of the critical load for the habitats on site); where this threshold is exceeded, the proposal will need to demonstrate to the Council's satisfaction that the effect will not be significant or appropriate mitigation measures will be put in place to minimise the adverse impact on the integrity of Epping Forest which may include the use of financial contributions;

H) where significant improvements to the transport networks and associated infrastructure are required as a consequence of development impacts, the Council may require these to be phased so that improvements are in place prior to completion of development (in line with CS1); where necessary, the Council may require developer contributions for this in accordance with DM36.

Land Use Patterns and Layout of Development

14.3 The Core Strategy promotes development that supports compact growth and is conducive to sustainable travel by guiding development to locations that are highly accessible. Developments in less accessible locations are likely to result in higher levels of car traffic and subsequently in a higher degree of environmental impacts and congestion. Therefore, Part A of this policy aims to improve accessibility of those developments that are not within easy reach of public transport and to promote

sustainable transport choices in order to limit the impact of developments on the environment, to respond to congestion affecting roads and public transport, and to promote healthier lifestyles.

14.4 Creating permeable developments with publicly accessible routes will contribute towards encouraging sustainable travel by facilitating convenient movement that is direct and along the shortest route. This will help to reduce carbon emissions, create street activity, and to contribute to a safe walking and cycling environment.

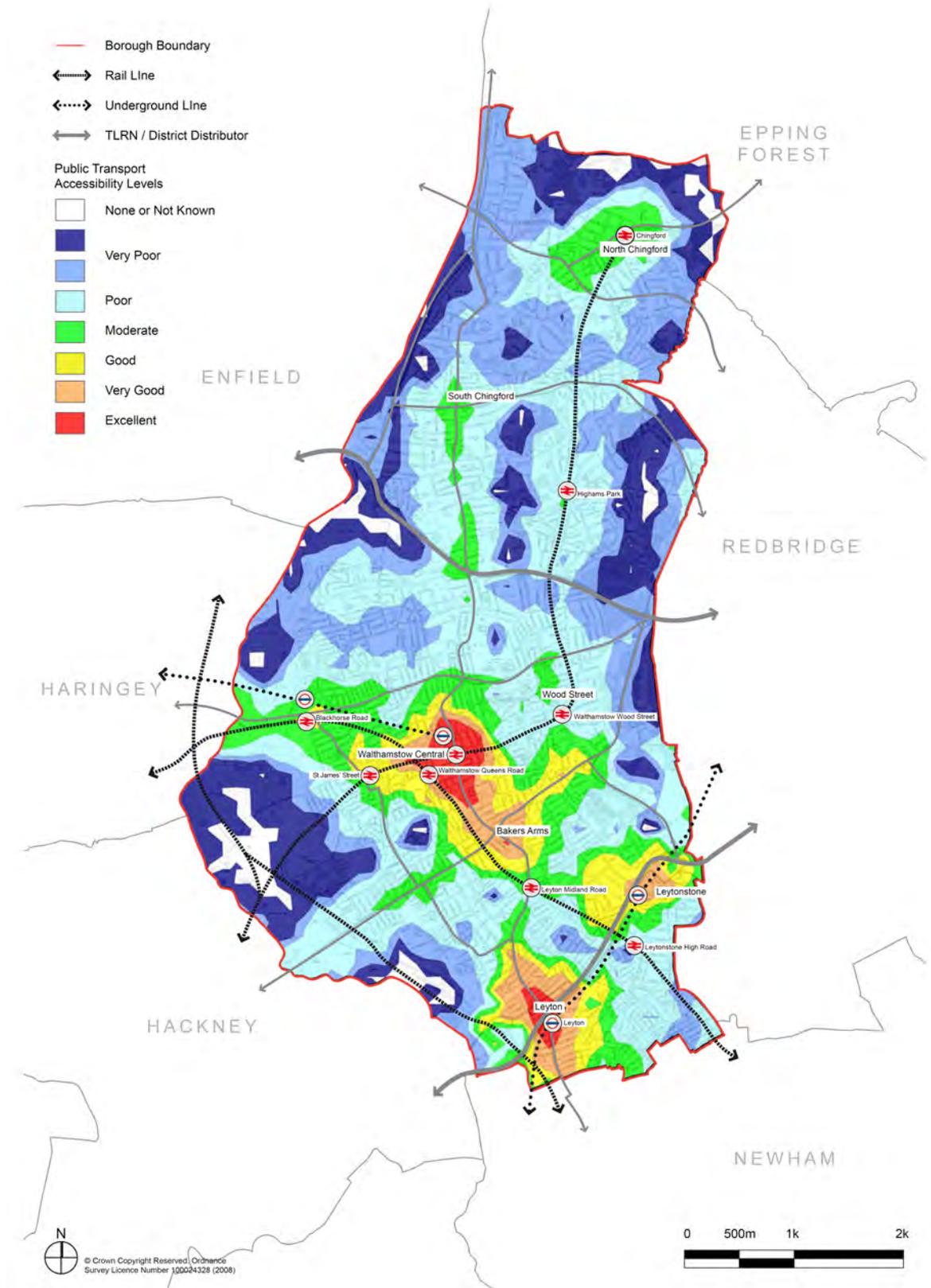


Figure 14.1 Public Transport Accessibility Levels

Transport Capacity

14.5 Development, either on an individual or cumulative basis, tends to lead to increased pressure on Waltham Forest's existing transport network and infrastructure with consequential higher risk of negative impacts associated with increased volumes of traffic, including road danger, air pollution and noise.

14.6 Developer contributions can help the Council to mitigate the impacts associated with car traffic as a result of additional development and to mitigate additional pressure that new development will put on existing transport infrastructure, including public transport. Where several developments are expected within a certain area, e.g. within an Area Action Plan area, contributions can assist in mitigating cumulative impacts of several developments.

Travel Plans and School Travel Plans

14.7 Travel plans can help to reduce the impacts of transport on the environment. According to the DfT, a well designed travel plan can typically cut 15% of commuter car use and can therefore significantly reduce traffic related carbon emissions a development. A travel plan can help to combat over-dependency on cars by boosting all the possible alternatives to single occupancy car use.

14.8 In order for a plan to be effective and produce tangible outputs (such as for example cycle storage or introductory membership offers), it needs to include defined targets and a regular monitoring regime. Travel plans require a budget to cover items such as travel surveys, publicity materials and activities, installation of cycling facilities, or subsidised travel passes.

14.9 The Council will provide further guidance on travel plans in its forthcoming Sustainable Transport SPD.

Other Management Plans

14.10 Where construction traffic related to a development is likely to result in impacts on local amenity and local residents, a Construction Logistics Plan will be required. Construction Logistic Plans can help to limit negative transport and environmental impacts associated with the construction stage and on-going delivery by setting out the hours of site activity; pick-up and delivery times for materials and equipment; limits on construction vehicle size; trip numbers and routes; the safety of road users during construction; and any temporary use of the highway for siting of construction plant. They can also help addressing any temporary disruption or severance of highway links needed during the development process.

14.11 Delivery and Servicing Plans (DSP) can help to minimise the impacts of on-going servicing requirements of a development on the network and the environment, where delivery and servicing traffic associated with operational requirements is expected to result in negative impacts on residents or the environment. DSPs can help to reduce operational costs, carbon emissions, congestion and collisions by coordinating and managing servicing and delivery movements.

14.12 Ensuring pedestrian and cyclist safety during the construction stages and ongoing servicing and delivery requirements of new development is of particular concern. Waltham Forest Council is committed towards reducing collisions involving Heavy Goods Vehicles (HGV) and cyclists which account for more than half of cyclist fatalities in London (TfL, Cycling Revolution London, 2010). The Council has recently adopted the Waltham Forest Cycling Action Plan 2012 which outlines ten key action points to boost cycling levels and reduce road danger in the borough. A key commitment of the Plan is to ensure that all council-operated and council-contracted commercial vehicle drivers receive appropriate on-road cycle safety training to Freight Operator Recognition Scheme (FORS) and Safe Urban Driving (SUD) standards. The course is accredited and meets the requirements of driver CPC obligations under EU directive 2003/59 which requires HGV drivers to complete 35 hours of professional development every 5 years.

14.13 The Council is also leading the way in ensuring that all its internal HGV and Passenger Carrying Vehicles (PCV) commercial fleet and contractors are required to install appropriate safety devices to reduce blind spots and alert drivers to the presence of cyclists. At a minimum, HGV/PCV contracted vehicles will be required to have fresnel lenses, rear warning stickers for cyclists and side under run guards in accordance with the adopted Waltham Forest Cycling Action Plan 2012. The Council will similarly require that all private contractors install safety devices for construction and delivery vehicles that service new sites and major extensions to existing developments in the borough and will seek to secure this through s106 agreements. Further guidance will be provided in future iterations of the Cycling Action Plan and the Council's forthcoming Sustainable Transport SPD.

Epping Forest and Transport Impacts

14.14 Poor air quality has a negative impact on human health, quality of life and the environment. The whole of Waltham Forest is a Air Quality Management Area and deterioration of air quality as a result of increasing traffic levels is a major issue for the Council. In accordance with policy DM24 Environmental Protection and DM35 Biodiversity, the Council seeks to protect the environment by minimising impacts of traffic associated with new development on nature and environment.

14.15 Epping Forest is a designated Special Area of Conservation (SAC) or a Natura 2000 site under the European Union's Habitats Directive. Its habitats have been found to be particularly sensitive to poor air quality with NOx gases from traffic emissions contributing significantly to this problem. The Council will therefore in accordance with the Conservation of Habitats & Species Regulations 2010, seek to minimise further deterioration of air quality of Epping Forest as a result of new development in areas close to the woodland.

14.16 According to the Habitat Regulation Assessment, research indicates that an increase of deposition above 1% of the critical load for the most sensitive habitat within Epping Forest can result in damage. 1% of the critical load is the standard threshold the Environment Agency and Natural England use in scoping out air quality as an impact on European sites. The critical load is the rate of deposition above

which research has indicated that damage can occur to the habitats on a site. For Epping Forest, 0.1 kg nitrogen per ha per year equates to an increase of 1% of the critical load.

Implementation

14.17 Planning applications and proposals will be supported by a Transport Assessment/Transport Statement, a Travel Plan and a Design and Access Statement where appropriate. These will allow the Council to assess the implications of a development on the transport network and to identify potential mitigation measures at the earliest possible stage.

14.18 In addition to mitigation issues, measures that promote sustainable travel over private motor vehicle use will be required to be identified. Adequate mitigation measures and improvements to the transport network will be required from developments and will be secured through planning conditions and planning obligations as set out in policy DM36. Phasing of development might be required where appropriate. Travel Plans and requirements for cyclist awareness safety equipment will be secured in legal agreements.

15 Policy DM14 - Sustainable Transport Network

Strategic Objective 7

Ensure Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access jobs, opportunities and facilities within the borough and beyond.

Introduction

15.1 The Core Strategy promotes sustainable transport choices in order to facilitate growth whilst limiting the impacts of development on the environment, to address congestion and emissions and to promote healthier lifestyles. The Council will actively promote development where walking and cycling is prioritised for residents, followed by public transport in order to provide more equitable transport choices in the borough. The following section outlines how the Council will promote sustainable and active travel as an alternative to the private car.

Policy DM14

Sustainable Transport Network

The Council will actively encourage sustainable travel by:

A) prioritising the needs of sustainable transport modes in accordance with the following street user hierarchy:

- pedestrians;
- cyclists;
- public transport users;
- special vehicle services (including taxis, delivery, and servicing needs); and
- other motorised transport.

Inclusive design for all users, including the elderly and people with disabilities will be a key principle throughout this movement hierarchy.

B) requiring major development to develop and contribute to, a well-connected network of streets that optimises permeability and legibility;

C) ensuring that development does not have a harmful impact on the walking and cycling environment;

D) requiring proposals for transport infrastructure to take full account of the requirements for walking and cycling, ensuring that pedestrian and cycle facilities are high quality, safe and comfortable and consider provision of complementary infrastructure including lighting, wayfinding and signage;

E) requiring development to contribute towards creating activity and natural surveillance and thereby contributing to an attractive and safe environment for pedestrians, cyclists, and the wider community;

F) requiring development to provide features associated with pedestrian and cycle access such as seating, safe road crossings where appropriate, secure and convenient cycle parking, and workplace showers and lockers; and

G) seeking development contributions towards enhancing public transport provision and infrastructure; ensuring direct, secure, accessible and pleasant walking routes to stops; contributing to signage, timetable, real time information and waiting facilities; and implementing new stops in accordance with TfL's '*Accessible Bus Stop Design Guidance*' in convenient and safe locations.

15.2 The provision of sustainable travel options and infrastructure in Waltham Forest is a key element in facilitating the achievement of a range of spatial planning objectives including; reducing our environmental impact, tackling congestion and pollution on our roads, enhancing the vitality of our town centres and improving our residents health and fitness by increasing opportunities for incidental exercise. Furthermore, the promotion of sustainable transport options has important social cohesion benefits in terms of addressing transport inequalities in the borough. According to Transport for London's 'North London Sub-regional Plan' (2010), 45% of households in Waltham Forest do not have access to a car emphasising the importance of walking, cycling and public transport use in the borough. Approximately, half of all current trips that start in Waltham Forest also finish within the borough, indicating a substantial number of potentially walkable (less than 2km) and cycleable (less than 5km) journeys (ibid).

15.3 The road user hierarchy as set out in part A of the policy will assist the Council in promoting sustainable transport modes and ensuring that the needs of the more vulnerable users are given comparative priority over other users. The hierarchy will assist the Council in the reallocation of road space and implementing public realm and streetscape improvements schemes as set out in Core Strategy Policy CS7(G).

15.4 The quality of the public realm and street scene is a critical element in creating successful town centres, neighbourhoods and places that are attractive for people to live in, work and visit. ⁽⁹⁾ Improving the attractiveness, legibility and safety of routes and facilities for pedestrians and cyclists will ensure that more journeys are undertaken on foot or by bike thus easing the pressure on the borough's public transportation and road network.

9 DfT Manual for Streets, 2007

15.5 Providing a network of permeable and legible streets with direct routes, in particular for pedestrians and cyclists as part of a new development, can help to encourage walking and cycling by minimising distances and aiding wayfinding. In this way, higher footfall and levels of active travel movements are encouraged to promote natural surveillance and minimise opportunities for anti-social behaviour.

15.6 Streets should be rich and fulfilling places that contribute to local distinctiveness and prosperity. To achieve this, this policy seeks that new development will achieve an appropriate balance between the needs for pedestrians and cyclists and other requirements in accordance with the road user hierarchy. Further advice in this regard can be found in the Council's Urban Design SPD, the Inclusive Design and Accessibility SPD, and the forthcoming Sustainable Transport SPD. Way-finding measures such as Transport for London's 'Legible London' signage can aid legibility, which will contribute to achieving local distinctiveness and a safe pedestrian and cycle environment.

15.7 As set out in Core Strategy Policy CS7, the Council is committed to working with partners, in particular Transport for London, to improve the overall attractiveness, reliability and accessibility of public transport. This includes the provision of new and improvement of existing infrastructure and facilities associated with public transport, including bus standing, garaging, and drivers facilities. The quality of access routes to public transport stations and stops and of the bus stop facilities in itself is fundamental to the perceived attractiveness and safety of public transport.

Implementation

15.8 In accordance with DM13, planning applications should be supported by a Transport Assessment or Transport Statement and a Travel Plan. These supporting documents, along with accompanying planning statements, provide developers with an opportunity to demonstrate adherence to the policies set out in this chapter that will encourage travel by sustainable modes. Developers should comply with design guidance contained in the Council's Urban Design SPD and forthcoming Sustainable Transport SPD.

15.9 Measures that encourage sustainable travel should be identified in the transport assessment and travel plan. Where appropriate, developers will be required to contribute to improving walking, cycling and public transport infrastructure and contributions will be secured through planning conditions and planning obligations (Section 106 agreements or alternative arrangements).

16 Policy DM15 - Managing Private Motorised Transport

Strategic Objective 7

Ensure Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access jobs, opportunities and facilities within the borough and beyond.

Introduction

16.1 In recent decades, increases in local population, car ownership and use coupled with a rise in through traffic from outside the borough have put severe pressure on the local transport system in Waltham Forest. Road traffic and associated issues with congestion on our main roads has contributed to adverse impacts on air quality, local amenity and quality of life for our residents while delays associated with congestion can impact on the economic viability of the borough.

16.2 Managing traffic in order to reduce congestion whilst seeking the most efficient use of the road network to cater for essential traffic movements is crucial for the quality of life in the borough. As the local highway authority, the Council is required to provide for the safe and efficient movement of pedestrians, cyclists and vehicles on our road network and public realm. The Council proposes to do this by promoting walking, cycling and public transport use which will help limit the pressure on our highway capacity and maximise the best use of our existing road space. The Council will expect new developments to contribute towards achieving this objective as set out in CS7 'Developing Sustainable Transport'.

Policy DM15

Managing Private Motorised Transport

Connecting to the Highway Network

The Council will ensure the most efficient use of the borough's available highway network through the following;

A) applying the road hierarchy as a tool for prioritising

- the use of the different routes in a network for different purposes; and
- the use of scarce street space between competing activities, including through movement and other urban activities;

B) requiring development to connect to the highway network in a way that encourages road users to use the most appropriate road in accordance with Waltham Forest's road hierarchy as set out in Figure 16.1, discouraging through-traffic from using local roads and avoiding individual access direct to the TLRN, SRN and district distributor roads;

Public Realm works and highway safety

The Council will ensure that works affecting the public highway are carried out safely by;

C) requiring development proposals to demonstrate that they will not cause any harm or hindrance to highway safety, in particular to vulnerable road users, and requiring development to contribute towards improving safety where appropriate;

D) requiring development to contribute towards a high quality public realm taking a holistic approach to public realm design, tackling congestion and promoting the bus network in accordance with the London Plan;

E) ensuring that any construction damage to the public realm and transport network links following development is repaired and sympathetically reinstated to the satisfaction of the Council.

Connecting to the Highway Network

Road Hierarchy

16.3 A functioning highway network is essential for all modes of transport. Waltham Forest's highway network has a hierarchy of roads, with different character and functions. As set out in the Core Strategy policy CS7, the Council anticipates to consider the highway network holistically and to take account of both the movement and place specific requirements of streets. The road hierarchy is an important element of any highway network in terms of addressing the movement function.

16.4 The road hierarchy serves a variety of purposes in the management of a network, including the functional efficiency of traffic flow, road safety, amenity and the environmental quality of urban areas. It allows the Council to make consistent decision about the design and management of a street. When considering development proposals, the Council will use the road hierarchy to discourage traffic from using unsuitable streets in order to minimise the negative impacts of traffic on local residents and local amenity and to foster road safety.

16.5 The classification of the streets within the hierarchy is based on the importance of the street within the network and geographical scale of the destination. The Council associates higher order streets with strategic routes, heavier traffic flows, higher design speeds, with limited access; minor roads tend to be associated with more lightly trafficked, local routes, with lower design speeds and more frequent access points and with access to building frontages.

16.6 In applying this road hierarchy, the Council will manage traffic to encourage longer distance and through traffic to use the higher order hierarchy designation, i.e. considering firstly the Transport for London Road Network (TLRN), then Strategic Road Network (SRN), and followed by district and local distributor and local roads. Conversely, there will be a presumption in favour of local amenity on minor roads, particularly for residents, pedestrians and cyclists.

16.7 Traffic management measures including the use of Home Zones and 'DIY Streets' techniques for local streets can help lower the speed of vehicle traffic, discourage 'rat-running' by vehicles, declutter residential streets and improve safety and amenity for people of all ages and abilities. The Council will seek to apply these techniques in site-specific locations in residential areas and expect financial contributions where it considers this appropriate.

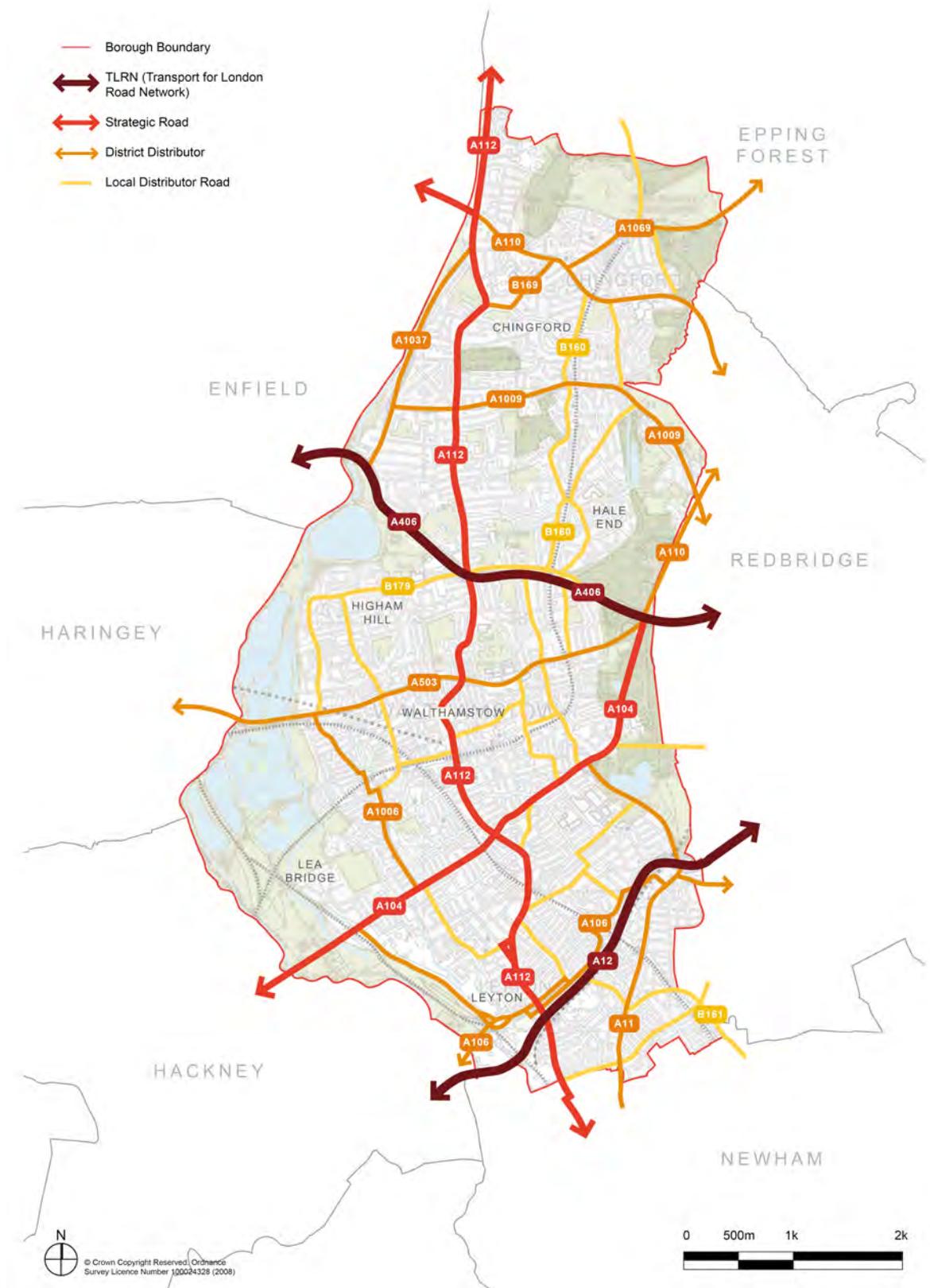


Figure 16.1 Road Hierarchy

Public Realm works and Highway Safety

16.8 The Council considers road safety a priority for the borough and will take a proactive approach in reducing the number and severity of accidents within the borough through;

- managing traffic speeds through traffic management measures, including the reallocation of road space and traffic calming measures; and
- protecting vulnerable road users including pedestrians and cyclists through the provision and maintenance of safe and attractive routes and facilities.
- taking opportunities to improve accident hotspots and in particular, seeking to improve known dangerous junctions for cyclists

16.9 The Council will ensure that highway safety is a prime consideration for any proposed traffic management scheme or highway works. Formal safety audits will be used at the planning, design and implementation stages of highway works in order to review implications of proposed works and to ensure that access to the site is designed and constructed to a suitable standard and that traffic generated by the development does not impede road safety.

16.10 Road safety considerations include:

- the local highway characteristics, traffic speeds and pedestrian activity, including aspects such as junction spacing and queueing, pedestrian and cycle facilities, and bus stops and general street layout;
- appropriate sight lines and visibility splays in accordance with current standards to ensure the safety of pedestrians, cyclists and motor vehicles;
- the proposal will not result in an unacceptable loss of on-street parking spaces particularly in areas of parking stress; and
- consideration of the volume of traffic on the adjacent road network, including that generated by development itself.

16.11 New developments may be required to contribute towards addressing known accident hazard sites, where due to additional development traffic deterioration of road safety is expected or improvement of road safety has been identified as a mitigation measure to encourage sustainable travel.

16.12 Waltham Forest has an established network of streets, footpaths, and public spaces that need to cater for many diverse and competing requirements, such as movement by vehicles and people and providing outdoor space to socialise. Acknowledging that the public realm is a major asset, the Council is committed to improving its quality by ensuring that it is designed and maintained to a very high standard, minimises physical conflicts between pedestrians, cyclists and other motor vehicles, and appropriately balances the requirements of the different users.

Implementation

16.13 Planning applications will be required to be supported by a Transport Assessment/Statement and a Travel Plan. These supporting documents, along with accompanying Design and Access statements, provide developers with an opportunity to demonstrate adherence to the principles set out in this policy. Developers should comply with detailed design guidance contained in the Council's Urban Design SPD.

16.14 Measures that encourage sustainable travel and protect vulnerable road users should be identified in the Transport Assessment/Statement and travel plan. Where appropriate, contributions to improving road safety will be required from developments and will be secured through planning conditions and planning obligations (section 106 agreements or alternative arrangements).

17 Policy DM16 - Parking

Strategic Objective 7

Ensure that Waltham Forest is a safe, vibrant and healthy place to live and work by enhancing connectivity across the borough, facilitating regeneration and growth in a sustainable manner, minimising congestion and pollution, and providing a range of attractive travel options to access jobs, opportunities and facilities within the borough and beyond.

Introduction

17.1 The effective management of parking spaces is a key determinant of mode choice and tackling congestion and pollution in the borough. The London Plan (2011) identifies the need for boroughs to work with the Mayor to avoid the over-provision of parking as a key measure to promote sustainable means of transport and minimise additional car travel. This policy aims to address the local parking requirements of Waltham Forest and to manage parking carefully and effectively throughout the borough.

Policy DM16

Parking

The Council will seek to effectively manage parking and to ensure the provision of safe and attractive parking facilities by;

A) encouraging car-free and car-capped development in locations that are highly accessible by public transport; are accessible to opportunities and services, and/or have high levels of parking stress;

B) where a car-free and car-capped development is implemented, limiting on-site car parking for these developments to spaces designed for disabled people and operational and service needs and introducing controlled parking zones in the vicinity of the development; occupants of car free developments will not be issued with on-street parking permits;

C) resisting proposals that are likely to;

- hinder pedestrian movement or prove injurious to highway safety;
- provide inadequate sight lines for vehicles leaving the site; and/or
- reduce on-street parking provision in areas where on-street parking spaces cannot meet existing demand;

D) requiring development proposals to provide for well designed, high quality parking facilities in accordance with the Council's maximum car parking and minimum cycle parking standards as set out in Appendix 4; as a general guide, the Council will encourage lower car parking provision than the stated maximum standards;

E) requiring development proposals to consider the provision of parking spaces in accordance with the following parking needs hierarchy:

- disabled parking needs
- car clubs
- resident parking (low emission vehicles)
- operational and servicing requirements
- local business parking
- short-term visitor parking
- long-term visitor parking

While these priorities are granted for the borough as a whole, they may vary locally depending on development type, location and function of the specific street type.

F) requiring development to provide sufficient on-site facilities for operational or servicing needs and sufficient pick-up, drop-off and waiting areas for taxis, cars and coaches, where these activities are likely to be associated with the development;

G) requiring parking to be designed to be safe and secure, to achieve place-making objectives, to minimise land take and to minimise the urban heat island effect by providing adequate soft landscaping, permeable surfaces and other treatments to offset adverse impacts of surface water run-off;

H) requiring parking proposals in accordance with Policy DM29 (ix);

I) ensuring that one in five parking spaces (for both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles in accordance with the London Plan; and

J) seeking contributions towards sustainable transport measures including the introduction of car clubs, Controlled Parking Zones, Home Zones and 'DIY Streets', pool cars, cycle hire schemes and public electric vehicle charging points;

Management of Parking

17.2 The London Plan requires boroughs to produce parking policies that encourage access by sustainable means of transport, assist in limiting the use of the car and contribute to minimising road traffic. Similarly, the recently-published National Planning Policy Framework advises that Local Authorities should consider an area's

accessibility, type, mix and use of development, availability of public transport, local car ownership levels and the need to reduce the use of high-emission vehicles when setting local parking standards.

17.3 Managing parking levels in Waltham Forest will therefore reflect local characteristics and be appropriate to variations across the borough. Waltham Forest has generally low household car ownership levels in comparison to other boroughs across north and east London with 45% of households not having access to a private car (North London Sub- regional Transport Plan, 2010). In addition, the levels of public transport accessibility and connectivity vary across the borough with relatively higher levels of public transport accessibility and connectivity in the middle and south of the borough where there are more Underground and Overground rail options and high frequency bus services generally available than in the north of the borough.

17.4 Proposals for parking provision will be expected to relate to the general accessibility of an area and the levels of on-street parking stress. Maximum parking standards are provided in Appendix 4. The Council acknowledges that parking demand is a highly complex issue that largely depend on site specific characteristics. The Council may consider parking provision that varies from the standards set in Appendix 4 in accordance with the parking analysis as part of the Transport Assessment and Travel Plan, which needs to take into account considerations such as accessibility of the site, parking provision and parking stress in the area, dual usage of parking spaces, and the potential for linked trips.

17.5 On-street parking spaces in particular, are a limited resource and demand exceeds supply in much of the borough. Development proposals therefore in areas of on-street parking stress should be 'car capped' (or car-free) to avoid exacerbating this problem. Reduced parking provision proposals should be supported by high public transport accessibility and planning obligation measures to promote sustainable travel including implementation of travel plans, provision of car clubs and car sharing services etc.

Car-free and Car-capped developments

17.6 The availability of parking spaces is a key determinant of mode choice and car usage. In order to minimize travel by car and encourage the use of sustainable transport modes instead, the Council aims to limit the parking provision and encourages car-free and car-capped developments in locations that are easily accessible by public transport and to essential services including our town centre locations and regeneration areas such as Walthamstow, Blackhorse Lane, Wood Street, Bakers Arms, Leyton, Leytonstone and Chingford and key redevelopment sites throughout the borough. Car free and car capped development will help to reduce car dependency in Waltham Forest; reduce traffic congestion and pollution; improve the quality of the environment and help to tackle climate change; and encourage sustainable travel.

17.7 Where car-free and car-capped development proposals are considered to be acceptable, the Council may consult on the introduction of a controlled parking zones (CPZ) in the vicinity of the site (if a CPZ does not already apply), to ensure that

parking bays are available to those with the greatest needs (as identified in the parking hierarchy above) and to avoid problems associated with uncontrolled parking and overspill parking in adjacent neighbourhoods.

On-street Parking

17.8 On-street parking is a limited resource and demand exceeds supply in many parts of the borough. On-street parking spaces tends to cater for a wide range of users including residents, short stay (visitor) parking and to facilitate loading and servicing requirements at various times of the day. Balancing these needs therefore requires careful management.

17.9 In a regime that seeks to limit the amount of parking spaces provided and deals with different competing parking requirements within a limited amount of space (for instance in a car capped development, in a dense residential area, or on a busy high street with various residential/visitor/retail requirements), one of the core challenges is the management of parking spaces and the allocation of parking spaces. The parking need hierarchy as set out in policy part E is intended to ensure that those with the greatest need for car ownership and subsequently a parking space will be allocated a parking space or will be eligible to apply for a parking permit.

Off-Street Parking

17.10 Off-street parking can take a number of forms including front courts, rear courts, undercroft and underground parking. However, creating private off-street parking frequently involves the loss of on-street spaces and offers potential for increased pedestrian safety concerns, for example where kerbside parking is removed to enable vehicles to cross over the pavement to a garden or forecourt.

17.11 Off-street parking can have negative impacts on biodiversity, urban quality and character and aesthetic amenity and the Council seeks to address potential detrimental impacts of off-street parking within this policy in line with requirements of policies CS5, DM10 and DM35. If poorly designed, garages and ground floor structures can interfere with place-making principles including the promotion of active frontages and natural surveillance and minimising land take. The Council is particularly concerned about the cumulative effect of removal of front gardens, trees, boundary walls and hedgerows which have traditionally formed property boundaries for the purpose of off-street parking. The removal of front garden, walls and railings for parking cumulatively damages the character and appearance of suburban streets, results in loss of biodiversity, increases surface water run-off and can contribute to the urban heat island effect.

Underground Parking

17.12 Underground or basement parking, if well designed and managed, can provide an unobtrusive solution allowing street frontages to be maintained, can minimise land-take and avoid over-dominance of parked cars on the streetscape. Principles set out in the Council's adopted Urban Design SPD and outlined in national

guidance such as 'Secured by Design',⁽¹⁰⁾ 'Design out Crime'⁽¹¹⁾, and 'Parkmark guidelines'⁽¹²⁾ concepts can assist in ensuring that underground car park are safe and attractive (as required by part D and G of the policy). Development proposals will need to demonstrate a long-term commitment to managing underground parking facilities including access and usage of the parking spaces is a successful method of providing secure parking and the Council would therefore seek to secure this for proposals incorporating underground parking. The Council may refuse proposals for underground parking where a development cannot satisfactorily demonstrate that security concerns are addressed.

Electric Vehicles

17.13 Electric vehicles can play an important role in helping to tackle climate change.

Cycle Parking

17.14 To encourage cycling to and from a new development, it is important to provide for adequate cycle parking facilities - both in terms of quantity and quality. The availability of secure and accessible cycle parking is as important as cycle routes for encouraging more people to travel by bike. Appendix 4 sets out the Council's standards and requirements for well designed, high quality cycle parking facilities. Well designed, high quality cycle parking for residential development means that cycle parking facilities are dedicated, secure, easy to access and therefore convenient to use, such as cycle sheds on driveways or stands integrated into the carports. Visibility of cycle parking facilities, good passive surveillance, and easy access from the street can further contribute to achieving high quality facilities which are more likely to be used.

Implementation

17.15 Planning applications should be supported by a Transport Assessment, Transport Statement and a Travel Plan. These supporting documents, along with accompanying planning statements, provide developers with an opportunity to demonstrate adherence of the parking principles set out in this policy. The Council will secure the provision of adequate facilities through the use of planning conditions. Developers should comply with detailed design guidance contained in the Council's Urban Design SPD.

10 <http://www.securedbydesign.com>

11 Design Out Crime: Creating Safe and Sustainable Communities, 2003

12 Parkmark, Safer Parking, Assessment Guidelines, 2010

18 Policy DM17 - Social and Physical Infrastructure

Strategic Objective 3

Ensure the timely delivery of appropriate social infrastructure, to strengthen the community, and reduce existing deprivation in the Borough.

18.1 This chapter deals with land use planning policies arising from the future provision and geographical distribution of social and community facilities (statutory or voluntary), education services, cultural facilities and other public services considered by the Council to be essential to, or desirable in order to sustain viable, flourishing local communities in Waltham Forest.

18.2 Core Strategy Policy CS3 " Providing Infrastructure" refers to all aspects of infrastructure in the Borough including the green, social and physical infrastructure. Details of transport infrastructure is covered in Policies DM13, DM14, DM15 and DM16. The provision of green infrastructure is covered in Policy DM12. Policy DM17 refers to social and physical infrastructure. In accordance with the Core Strategy, the Council defines social infrastructure as a wide variety of services that are essential to the sustainability and wellbeing of a community. This includes the following:

- Educational facilities including early years education, primary education, secondary education, further education and 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;
- Courts;
- Meeting rooms halls; and
- Public houses
- Cultural facilities

18.3 Physical infrastructure refers to below:

- General utilities (water, energy and telecommunication);
- Foul and surface water drainage (sewerage and flood risk); and
- Waste management facilities

18.4 The Infrastructure Delivery Plan in the Core Strategy shows how the Council will co-ordinate with its partners to provide the appropriate infrastructure including social, green and physical to meet the needs of the existing and future populations.

Policy DM17

Social and Physical Infrastructure

Resisting the Loss of Social Infrastructure

A) The Council will resist the loss of an existing community, leisure or educational facility unless;

- i) No shortfall in provision will be created by the loss;
- ii) Adequate alternative facilities are already within walking distance in the area;
- iii) A replacement facility secures enhanced re-provision on the site, or on another site which improves accessibility, closer to town centres, with good transport links via a planning obligation according to Policy DM36.
- iv) The specific facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific infrastructure type and demonstrate that there is no demand for any other suitable community use on the site. (For proposals involving the loss of a public house, evidence of suitable marketing activity will be required or evidence that the public house is no longer financially viable, through the submission of financial evidence, whilst the public house was operating as a full time business);
- v) The redevelopment of the site would secure an over-riding public benefit;
- vi) The activities carried on are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents; and;
- vii) Where population change reduces demand, managing its loss by reference to the quality of community facilities provided, its ability to meet modern requirements (such as sound proofing, disabled access and external smoking areas) according to details of Policy DM29 and Policy CS3 (A).

Meeting Increased Demand for Social Infrastructure

B) To help to meet increased demand for social infrastructure, the Council will seek:

- i) Development schemes that result in any unmet additional need for social infrastructure to contribute towards supporting upgrading or enhancing existing facilities or providing for new facilities;
- ii) Suitable developments to make rooms available for local community groups to use or hire, particularly where a development displaces or replaces a facility;

iii) Improvements to social infrastructure or making contribution to the provision either on-site, close to the development, or within the appropriate catchment for the infrastructure type via planning obligations according to Policy DM36;

iv) The assessment of the impact of new community, leisure and educational facilities by considering the following:

a) the new facilities are located within the community that they are intended to serve;

b) the likely number of future occupants;

c) the needs of community service providers operating in the area (public and community) and their accommodation requirements;

d) the new facilities are safe and located in an area of good public transport accessibility or in town centres; and

e) there should be no adverse impact on residential amenity, according to Policy DM32 ; or highway safety according to Policy DM15C;

v) New education and indoor sport development that makes provision for community access to the facilities provided;

vi) Proposals for uses that would support outdoor sports facilities, to be ancillary in terms of size, frequency, use and capacity and do not displace or prejudice facilities needed for the proper functioning of the principal outdoor sports uses; and

vii) Proposals for floodlighting to enhance sports or community facilities and would not be detrimental to the character of the open land, the amenity of neighbouring occupiers or harmful to biodiversity.

Educational facilities

C) New developments must be:

i) Fit for purpose, which could include being acceptable in terms of appropriate space standards;

ii) Located in proximity to playing fields that can be used; and

iii) In buildings which are flexible and sited to maximise the shared community use of premises and associated facilities.

D) Planning consent will be given for temporary classrooms on school sites:

i) When it can be shown that there is a significant short term need for extra school capacity that cannot be provided in the existing school;

- ii) Where careful consideration is given to the location of mobile classrooms within the school site away from neighbouring residential properties;
- iii) Temporary planning consents will be granted in order that the need for mobile classrooms can be re-assessed within a reasonable period; and
- iv) Mobile classrooms will be expected to conform with the Council's "Access for All" Guidelines.

Health Facilities and Services

E) Provision of health services will be improved by:

- i) Improving the quality, usability and accessibility of existing health facilities, particularly through new and innovative modes of health provision;
- ii) Encouraging co-location and integration of health services in order to improve access to a wide range of health services for local communities;
- iii) Working with the NHS Waltham Forest and others to secure investment and funding, achieve good design and deliver excellence for health facilities and services in the Borough; and
- iv) Expecting new developments that result in any additional need for health infrastructure to contribute towards supporting existing facilities or providing for new facilities.

Physical and Utility Infrastructure

F) The Council will seek appropriate physical and utility infrastructure:

- i) New development or schemes creating individual demand for infrastructure to make an appropriate contribution towards that provision;
- ii) The Council will work closely with utilities providers to ensure that they are aware of upcoming development and development targets, so that consideration can be made for future requirements; and
- iii) The Council will liaise with energy service providers to facilitate new energy infrastructure in appropriate locations.

Resisting the Loss of Social Infrastructure

18.5 Social Infrastructure provides opportunities for residents to meet, share their interests and access essential services such as education, health care and family support.

18.6 Wide range of community activities are carried out in inadequate premises and in sites not well served by public transport. The need to redress social exclusion demands adequate facilities in appropriate locations to meet local needs. Whilst there is a shortage of proper facilities, opportunities to provide new facilities are limited because in most cases these activities cannot compete successfully with other uses and need public funding.

18.7 A range of community facilities should be retained within the borough to support and enable community activity. Waltham Forest's existing sports, community and leisure facilities contribute to sustainable communities by providing venues for a wide range of activities and services, all of which add to the Borough's interest and diversity. Therefore, they make a significant contribution to people's mental and physical wellbeing, sense of place and community, learning and education. The Council therefore places great emphasis on the retention of existing facilities, particularly where they provide an important and accessible service to local residents and do not cause unacceptable disturbance.

18.8 Nationally, over the last few years, public houses have been closing at a record rate. Public houses are an integral part of the fabric of Waltham Forest and form an important part of many streetscapes and shopping parades. Waltham Forest has a steady decline in their provision, particularly through conversion to residential use in areas outside town centres. Consistent with the NPPF, the Council considers that public houses are community facilities and the Plan should guard against their unnecessary loss in accordance with Core Strategy CS3 unless alternative facilities are provided or it can be demonstrated that there is a general lack of demand for the Public House or that it is no longer financially viable. Continuing changes in society such as reduced tolerance of drinking and driving, increased home entertainment and adherence to religions promoting abstinence must also be recognised. Recent changes in legislation such as the requirement for outdoor smoking areas and recent changes in technology such as powerful sound systems have made the continued use of some premises incompatible with residential amenity.

Meeting Increased Demand for Social Infrastructure

18.9 New developments can lead to increased pressure on Waltham Forest's existing community facilities and infrastructure, either cumulatively or individually. Sites should be well located for pedestrian routes and public transport. Town, district and neighbourhood centres will often be the most appropriate locations for facilities such as libraries, work place nurseries/shoppers' crèches, doctors and dentist surgeries, health centres, meeting/ entertainment halls, advice centres, etc. Provision of such facilities within centres will enhance their focal role and capitalise upon the availability of public transport and car parking. It will also allow multi-purpose trips and generally enhance the vitality and viability of the borough's centres.

18.10 Facilities that are located in close proximity to the community they serve and have good public transport accessibility, achieve a number of benefits. They reduce the need to travel longer distances, encourage more sustainable modes of transport, and help to engender a sense of ownership of the facility by the community. This can contribute to community cohesion, public health and well being and climate

change mitigation. School facilities, sports halls and public halls that are unused for substantial periods of time represent an inefficient use of land and buildings and, in the long term, risk becoming unviable. Appropriate community access to educational development and new community halls will ensure efficient use of land and assets. Community and educational uses may generate parking and access requirements that are different in character to those of residential occupiers, and may therefore need to demonstrate how the requirements in Policy DM16 'Parking Standards' are to be satisfied.

18.11 For more information on our approach to planning obligations please see the Council's Planning Obligations Supplementary Planning Document (SPD).

18.12 Some uses, in particular educational premises, can be suitable for occasional use by a range of local community groups. Although not all schools and other educational establishments make their facilities available for public use, many do and together with the existing network of community centres and halls they provide a wide range of places for residents to participate in leisure and community based activities. The re-use of community or educational premises or refurbishment can help to meet modern expectations or the quality of provision and residents' needs of such facilities. The access to rooms or facilities for community groups can assist in making better use of such facilities.

Religious Meeting Places

18.13 Waltham Forest is a multi-ethnic Borough, and there are demands from groups which do not yet have adequate facilities for religious worship, and there is a shortage of religious meeting places for black and other ethnic minority communities. Places of worship often result in increased levels of traffic, parking and noise unsuitable for residential areas. As such new sites for places of worship are likely to be in local or town centres with good public transport links.

18.14 There is continued need for land for cemeteries and crematoriums, in particular there is a need to ensure provision of burial sites for all the borough's religious/cultural groups.

Temporary Educational Facilities

18.15 There is often a need to plan for temporary increases in school rolls especially in the primary sector. As it is not financially viable to permanently expand for temporary rolls, mobile classrooms are used as means of providing for temporary peaks in pupil numbers. However, they obviously do not offer the same standard of accommodation as permanent buildings and are not as visually attractive.

Sports and Leisure Facilities

18.16 Indoor leisure centres include swimming pools and indoor sports centres. Many of these activities are currently being undertaken outside the borough's designated centres. Much of this is also carried out in inadequate premises and on sites not well served by public transport.

18.17 The need to redress social exclusion means the provision of adequate facilities in appropriate locations to meet local needs. Whilst there is a shortage of proper facilities, opportunities to provide some types of facilities are limited because in most cases these activities cannot compete successfully with other uses and need sources of funding.

18.18 The Council supports organisations such as the Lee Valley Regional Park Authority (LVRPA) and the Council's in-house providers in improving the range and quality of leisure provision in the borough.

18.19 Opportunities to participate in a wide variety of leisure pursuits including arts, culture and entertainment, are important to people's mental and physical well being. In a densely built-up urban area like Waltham Forest, finding new sites for indoor or outdoor uses is often difficult because of the pressure from other priority uses such as housing and employment. Therefore it is important to retain existing sites, which are used for both formal and informal leisure activities. Many recreational open spaces also have an environmental value as areas of open land within the built-up area. Some of the Borough's recreational assets such as the green chains of Epping Forest and the Lee Valley have a strategic value to visitors from other parts of London and beyond.

18.20 Given the current demand to use leisure facilities of all types, it is important to make maximum use of facilities which do exist, and to ensure that the needs of disadvantaged groups such as women, black and ethnic minorities and people with disabilities are accorded priority.

18.21 Some of Waltham Forest's open spaces are enveloped by residential property. Open space provides an attractive outlook for neighbouring occupiers, whilst surrounding residential property helps to provide natural surveillance of open space and associated premises. However the intensification of use and the introduction of buildings and facilities can be detrimental to the amenity of neighbouring residents and may impact upon the highway. It is necessary for new or expanded venues to be appropriately located and managed. See details of Policy DM32 'Managing Impact of Development on Occupiers and Neighbours'.

18.22 Ancillary uses of facilities and pavilions are often an important income stream for sports clubs and a help to integrate them with the wider community. However uses that displace changing accommodation, equipment stores and other necessary built space or that introduces incompatible activities can pose a risk to the proper functioning of the outdoor sport space and create pressure for additional built facilities on open space.

18.23 Floodlighting can play an important role in helping to increase the usability of outdoor sporting venues, and so increases their viability. Associated increases in the carrying capacity of sports facilities can also help to reduce identified deficiencies in access to sports facilities. With sensitive location and careful design, the impact that floodlights can have upon amenity and biodiversity may be mitigated.

Health Facilities and Services

18.24 The Plan contains policies for a wide range of social and community facilities provided by public authorities (mainly the Council and the Health Authority), the voluntary sector and private bodies. It is important that the land use needs of these agencies can be met and that facilities are available where they are easily accessible to the communities they serve. It is important that adequate provision is made for community care, to enable people to live as independently as possible in the community. To ensure successful implementation of this policy a close working relationship will be maintained between the Council and the Health Authority.

Physical and Utility Infrastructure

18.25 The Council will promote regular liaison with the various authorities, and enter into early discussion when land disposals are being considered. Issues related to land contamination and its remediation will be assessed.

18.26 From time to time major developments may be proposed which, whilst acceptable in principle under the policies of this Plan, give rise to the need for the provision of new services by statutory undertakers. In such cases the Council will liaise with the statutory undertakers to ensure an appropriate level of services required will be provided.

18.27 The Council is concerned that works carried out by the statutory undertakers as permitted development should have regard to those policies in this Plan which seek to maintain and enhance the quality of the environment, and it will liaise closely with them on the siting and design of buildings and equipment in their modernisation/renewal programmes.

18.28 Details of energy efficient systems such as decentralised energy systems are at covered in Policy DM10.

18.29 Details of telecommunications are at Policy DM37.

Implementation

18.30 This policy will be implemented through the normal planning process and through the allocation of sites for development in the relevant Local Plan documents including Blackhorse Lane, Northern Olympic Fringe, Walthamstow Central and Wood Street Area Actions Plans and Site Specific Allocations.

18.31 The provision of social and physical infrastructure will be considered through the planning process with a collaborative approach between the Council and its partners to deliver the Infrastructure Delivery Plan and ensure the needs and requirements of the local community are met with appropriate provision.

19 Policy DM18 - Strategic Industrial Locations

Strategic Objective 8

Facilitate sustainable economic growth by safeguarding and enhancing an appropriate range of sites and premises to meet the demands of local businesses and growth sectors in order to attract and retain high quality services, industries and well paid jobs in the Borough while ensuring residents are able to access them.

Introduction

19.1 The Waltham Forest Local Economic Assessment, ⁽¹³⁾ found that two thirds of the borough's residents either work in central London or other parts of outer London. The Greater London Authority (GLA) anticipates that in the future the London economy will become less focused towards its centre. It is important that a sufficient supply of land for a range of employment uses is provided and protected in Waltham Forest to provide employment opportunities for a growing population. Policies DM18-20, along with Core Strategy Policy CS8, sets out the Council's approach to protecting employment land. This approach will help contribute towards good employment opportunities and apprenticeships for local residents, whilst also supporting the retention and growth of small businesses.

19.2 Policy DM18 below sets out criteria for judging planning applications on Strategic Industrial Land.

Policy DM18

Strategic Industrial Land

To ensure land designated as Strategic Industrial Land (SIL) is promoted, protected, and managed in accordance with the London Plan and Core Strategy Policy CS8 - Making Efficient Use of Employment Land:

A) The following uses will in principle be supported:

- general industry (Use Class B2);
- storage and distribution (Use Class B8);
- small scale ancillary offices (Use Class B1);
- small scale ancillary catering facilities for the needs of workers.

Applications for green industries and the management of waste generated in the borough will be particularly welcome.

13 Navigant Consulting, Dec 2010

B) Loss of land designated as SIL to any alternative uses other than those set out in point (a) above, will be resisted.

C) The Council will support development proposals that meet the operational requirements of existing businesses, provided:

- they do not adversely affect highway safety or result in parking and servicing problems in the area;
- satisfactory environmental conditions are achieved;
- they are of a scale and appearance compatible with their surroundings.

Justification

19.3 SIL designations in the borough have been established through our Core Strategy and the London Plan. Sites designated as such provide a logical destination for heavier industrial developments falling within Use Class B2.

19.4 The Council has a vital role to play in addressing the climate change agenda, as set out in more detail elsewhere in the local plan. Green industries, such as energy from waste plants, or manufacturing of renewable technologies, should therefore be looked upon favourably. Appropriate sites for such locations will be difficult to find due to their industrial nature. Existing SIL designations are seen as the most appropriate location within the borough for them.

19.5 It is important that a bank of land exists within the London area for general industrial purposes (hence SIL designations in the London Plan). Waltham Forest's manufacturing sector is proving more resilient than other parts of London ⁽¹⁴⁾, and the 'green industries' sector is anticipated to grow. Nevertheless, as set out in the Council's Core Strategy, the broad approach of using land more efficiently is founded on the overall projected further decline in manufacturing. In this context, compatible employment uses in SILs such as logistics or ancillary catering facilities, should be supported.

19.6 The Council's Employment Land Study ⁽¹⁵⁾ noted that storage and warehousing (Use Class B8) are employment generating uses that require similar site characteristics to B2 uses; i.e. large sites in close proximity to the primary road network. Indeed specific parts of SIL designations (Rigg Approach at Lea Bridge Gateway and North Circular Road at Central Leaside Business Area) were noted as particularly lending themselves towards such use. Whilst B8 use can therefore be seen to be an appropriate use within SIL designations, it is important that development pressure for such use does not undermine the primary reason for their designation. Indeed due to their greater compatibility with sensitive uses such as residential, B8 uses may in many cases be better directed towards Borough Employment Areas

14 Local Economic Assessment, Navigant Consulting, Dec 2010

15 URS, 2009

(see DM19). The Council also recognises that industrial uses will often require an element of B1 use to meet the functional requirements of businesses, so the policy makes provision for this.

19.7 Small scale catering facilities can play an important role in serving the needs of workers in industrial areas by providing for food and drinks within walking distance of an employee's place of work. The scale of any such proposals will be important, to ensure they only cater for this local demand. They should not encourage non employees into industrial estates for retail purposes, as a wider range of provision for local neighbourhoods should instead be directed to existing centres/ parades. Regarding the SIL areas around Lea Bridge Road, releases of SIL designation to the southern corner of Lea Bridge Road at Elm Park Road and at the northern corner of Lea Bridge Road at Wellington Road were approved during the Core Strategy examination. Location plans showing the SILs and BEAs are at Schedule 2 (Borough Employment Areas). Further details of development types considered appropriate will be set out in the forthcoming Northern Olympic Fringe Area Action Plan. The site at 97 Lea Bridge Road is considered acceptable for mixed use development.

19.8 Over the lifetime of the plan, it is expected that there will be applications for alterations and extensions to existing business premises and alterations to parking and servicing arrangements. In the interests of supporting business growth, the Council will support such proposals, providing schemes achieve satisfactory design and environmental conditions, and do not compromise neighbouring uses operational requirements; for example by leading to parking and servicing problems in the wider area.

Implementation

19.9 Due to the proximity of some SILs to national and international environmental designations (including RAMSAR), it is important that the highest possible environmental standards are secured in new developments in these areas. In applying policy DM18, regard should therefore be had to policy CS1, part E(ii), of the Core Strategy. This could mean that an Appropriate Assessment will be a requirement of some planning applications in these areas.

20 Policy DM19 - Borough Employment Areas

Strategic Objective 8

Facilitate sustainable economic growth by safeguarding and enhancing an appropriate range of sites and premises to meet the demands of local businesses and growth sectors in order to attract and retain high quality services, industries and well paid jobs in the Borough while ensuring residents are able to access them.

Introduction

20.1 As set out in Policy DM18, Strategic Industrial Locations are envisaged to be the main focal point for heavier industrial uses. Away from these, there are a number of sites within the borough that merit protection for a larger range of employment uses. These are designated as Borough Employment Areas and policy DM19 below sets out the Council's approach to these.

Policy DM19

Borough Employment Areas

A) In principle the following uses will be supported within the Borough Employment Areas identified on the policies map:

- research and development and light industry [Use Classes B1(b) and B1(c)];
- storage and distribution (Use Class B8);
- general industry (Use Class B2) that by virtue of its scale, would not be better located within a SIL;
- offices [Use Class B1(a)] that are ancillary to a wider B1, B2 or B8 use;
- ancillary uses such as workplace nurseries, trade counters, and small scale catering facilities, that serve the needs of employees, and would not be better located in a local centre.

B) The provision of more employment in Borough Employment Areas through the intensification of the uses set out in point (a), will be supported where this would not have an adverse impact on the functioning of existing businesses in the area.

C) New light industrial business space should offer flexibility for a range of users. Where provided, it should include flexible floor plates, minimal supporting columns, and generous floor to ceiling heights and floor loading capacities.

D) Other uses such as housing and social infrastructure will only be permitted in the borough's key growth areas⁽¹⁶⁾, where they act as a facilitator to an improved and intensified employment offer on site, secure other regeneration benefits, and are considered acceptable in all other respects.

E) New small scale office developments that would not undermine the role of Walthamstow town centre (i.e. schemes employing less than 50 full time staff), may be permitted in those Borough Employment Areas marked with an * in Table 20.1, or other centres or areas well served by public transport.

F) The Council will support the creation of suitable workspace for business start-up and expanding local businesses, especially studio space and craft workshops. The subdivision of large premises for such uses will be supported in principle.

G) The Council will in principle support measures to upgrade existing employment areas and meet the needs of modern businesses. Extensions and reformatting of existing premises, and alterations to their parking and servicing arrangements, will be supported where the proposal would not harm the amenity of surrounding uses by virtue of increased noise, pollution and traffic, or poor quality design.

H) Proposals that result in a loss of employment floorspace will only be accepted where they provide overriding benefits in terms of meeting the operational requirements of existing businesses.

Justification

20.2 Away from Strategic Industrial Locations, there is a need to provide sites for a range of new and growing businesses in the borough. Data from the Local Economic Assessment found notable growth in the borough in the food, medical, security, construction, logistics, textiles, and education sectors since 2006; which out-performed London and national comparisons.

20.3 The Core Strategy designated the sites listed in the table below as Borough Employment Areas. As many of these are more closely integrated with sensitive neighbouring uses such as residential, they are expected to largely cater for lighter industrial uses than those to be directed towards SILs. They are expected to be the primary locations in the borough for future growth in B1 and B8 uses.

20.4 However, to completely rule out all B2 use in Borough Employment Areas would fail to recognise how existing sites function, and the importance of small businesses within this use class to the local economy (27% of jobs in the borough are provided by micro business, i.e. those employing 10 or less).⁽¹⁷⁾ Provision is therefore made for uses such as car repair centres or craft workshops within Borough Employment Areas.

16 see paragraph 21.9

17 Local Economic Assessment, Navigant Consulting, Dec 2010

Site	Site
1) Howard Road	13) Highams Road
2) Sherrin Road	14) Montague Road and Courtenay Road Arches
3) Auckland Road	15) Temple Mills Lane
4) Dunton Road	16) Cabinet Way
5) Eltoe Road	17) Joseph Ray Road*
6) Church Road	18) Hainault Road*
7) Heybridge Way	19) Hatherley Mews*
8) Argall Avenue Extension	20) Lancaster Road Arches*
9) Sutherland Road	21) East London Office Centre*
10) Clifford Road	22) Barrett Road*
11) Waltham Park Way	23) E10 Business Centre*
12) Justin Road	

Table 20.1 - Borough Employment Areas

*(NB Borough Employment Areas marked with a * are those with suitable site characteristics for potential or continued small scale office use)*

20.5 As with SILs, provision of essential facilities for workers is seen as compatible in Borough Employment Areas, in terms of enhancing their sustainability. As employment is anticipated to be of a lighter industrial nature, workplace nurseries are considered more compatible than in SILs, and can help overcome a significant barrier to employment for many. The same approach to ancillary catering set out in paragraph 20.7 will also apply. It is recognised that some businesses may require a direct sales element. Where provided, this should not result in a shift in character of the area away from employment and towards retail; and B class uses should therefore remain the predominant use.

20.6 To make efficient use of employment land, it is important that where provided, new employment space is flexible enough to make it fit for purpose for a range of occupiers. This will help ensure that where built, space can be easily let, and is not vulnerable to long term vacancy and dilapidation if tenants leave. It can also help support economic growth if flexible space is provided that can allow new businesses to expand as they become more successful.

20.7 Whilst it will be for developers to demonstrate that appropriate standards have been applied, clear ceiling heights of 3.35m and loading capacities of 4.25kN per m2 are commonly accepted elsewhere in London as meeting the operational

requirements of most light industrial users. Proposals that do not reach such standards should therefore provide clear justification of why this is not possible, and satisfy the Council that the space provided will be suitable for a range of occupiers.

20.8 The Council's Core Strategy provides a clear steer to development towards the key growth areas of Blackhorse Lane, the Northern Olympic Fringe, Walthamstow town centre, and Wood Street. To transform these areas of deprivation, it is envisaged that much regeneration will be residential led in order to attract new communities to live and work in such areas.

20.9 Despite these aims, it is important to still protect valuable employment land in regeneration areas as job creation and training opportunities are key objectives for the Council. To this end, proposals for non employment uses will only be considered favourably where they do not undermine the primary employment function of the area, and secure benefits in terms of environmental improvements, a greater quantum of jobs on site, or the provision of needed social infrastructure. Mixed use schemes that are residential dominated, with only a small proportion of employment space provided, will therefore not be permitted. So such proposals do not come forward in an ad-hoc manner, the Council is preparing Area Action Plans for each of the key growth areas.

20.10 As set out in the Core Strategy, alongside Walthamstow town centre, the Borough Employment Areas marked with an * in the table above are considered suitable for office use. In addition, small scale office development in other accessible locations including our town centres can be beneficial in terms of enhancing the local economy. Outside such areas, office development should only be provided where it is ancillary to wider industrial uses. Such an approach recognises the high density nature of employment within offices, and will help contribute towards a modal shift towards public transport.

20.11 The Council recognises the contribution small businesses and creative industries make to the local economy. Their existing presence (over 10,000 micro-businesses and 860 creative industries – Local Economic Assessment) indicates a strong demand exists. Comparatively low land values means that if suitably sized workspaces are provided, small start up businesses can continue to be attracted to the borough.

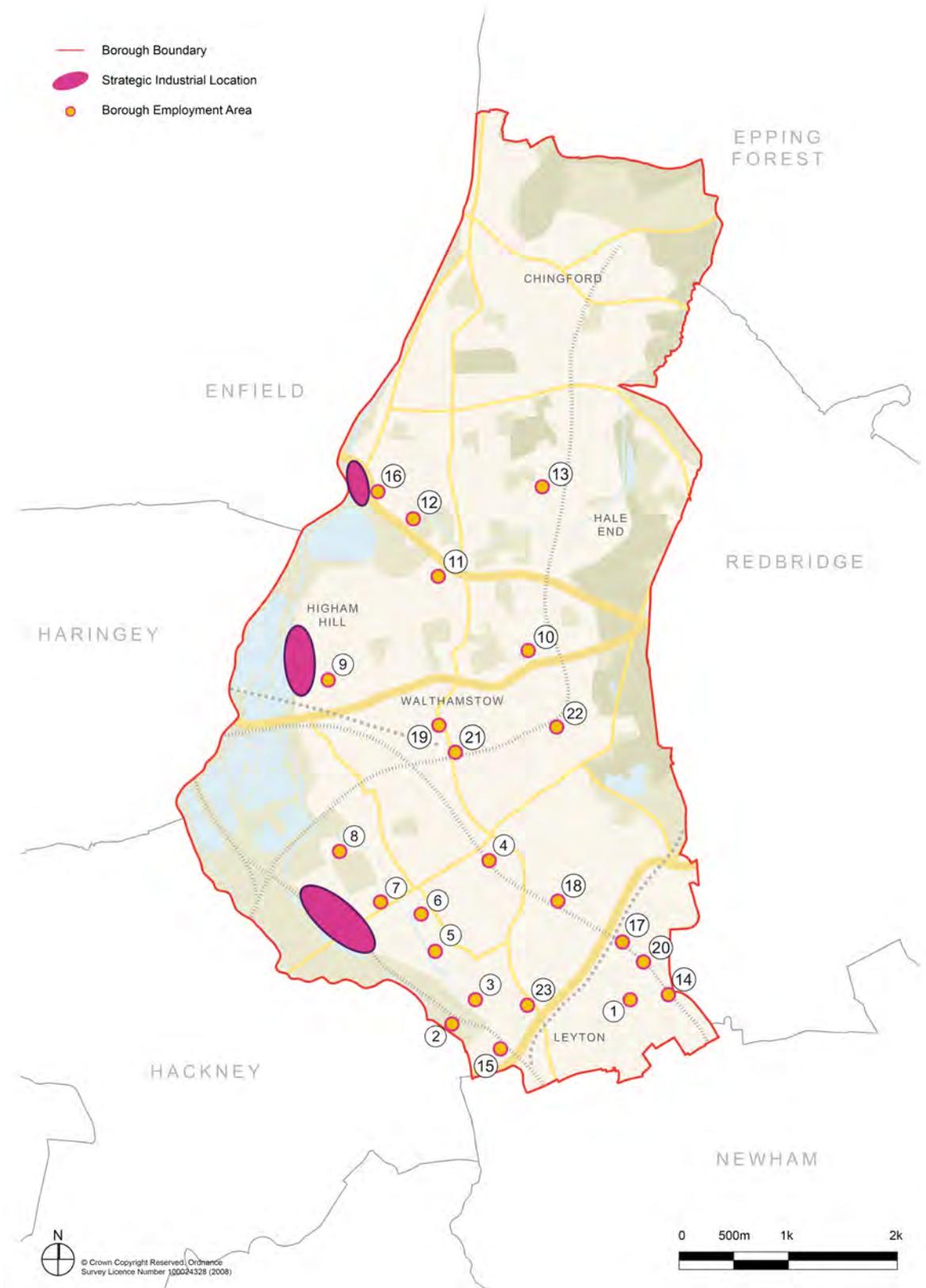


Figure 20.1 Employment sites

20.12 In the interests of supporting business growth, applications for the upgrading of existing employment areas, through matters such as extensions, and alterations to parking and servicing areas, will in principle be welcomed. However, consideration will need to be had to matters such as design quality and potential impact on neighbours.

Implementation

20.13 In Blackhorse Lane, Walthamstow town centre, Wood Street, and the Northern Olympic Fringe, Area Action Plans will be produced to co-ordinate detailed proposals that secure maximum regeneration benefits. This will include setting out where some release of employment land may be permitted as a facilitator to wider development, and where social infrastructure can be provided. The role of mixed use developments in providing employment through efficient use of land will be monitored through the Council's Annual Monitoring Report; since it is important that such proposals do not undermine the employment function of designated areas.

20.14 In terms of estimating the level of employment provided or to be provided on site, in the absence of any information to the contrary from the applicant, the following assumptions will be applied:

- For B1 developments, 1 full time employee per 12m² of floorspace
- For B2 developments, 1 full time employee per 32m² of floorspace
- For B8 developments, 1 full time employee per 65m² of floorspace

20.15 These assumptions have been based on the findings of London Office Policy Review, Nov 2009 (GLA), and Employment Densities: A Full Guide, 2001 (English Partnerships).

21 Policy DM20 - Non-Designated Employment Areas

Strategic Objective 8

Facilitate sustainable economic growth by safeguarding and enhancing an appropriate range of sites and premises to meet the demands of local businesses and growth sectors in order to attract and retain high quality services, industries and well paid jobs in the Borough while ensuring residents are able to access them.

Introduction

21.1 There are a number of sites in the borough that may offer some scope for continued or future employment use yet do not merit the strong levels of protection for employment use set out in policies DM18 and DM19. In such circumstances policy DM20 below applies.

Policy DM20

Non-Designated Employment Areas

A) In accordance with Core Strategy Policy CS8 (Making Efficient Use of Employment Land), the Council will support applications for more productive uses in non designated employment land (i.e. land currently or last used for such purposes but not identified on the policies map), where:

- there are clear barriers to the sites future employment use, such as inadequate ceiling heights, floor loading capacities, access and parking provision, and poor building repair;
- there is no reasonable prospect of being re-let or sold for employment purposes having been marketed at a reasonable price with reasonable terms and conditions;
- the Council is satisfied that the proposed use would not be better located in a town or district centre, in accordance with policy DM26 (New Retail, Office and Leisure Developments);
- mitigation for the loss of employment land is provided in either by the provision of arrangements to train local residents to obtain the knowledge, skills and confidence necessary to acquire jobs elsewhere, or by the use of local labour agreements for the construction phase of new development and/or the end user jobs of new non-residential development;
- in all other respects the proposed use is well designed and suitable to its surroundings.

Where Area Action Plans establish the principle of redevelopment of sites last used for employment purposes, proposals that are in accordance with the Area Action Plan will not be required to meet the first two bullet points above.

B) Where land last used for employment is released to other uses, preference will be given to schemes that incorporate social infrastructure including compatible D1 uses such as education and training facilities, day centres, clinics and health centres. Any new social infrastructure will need to accord with the criteria set out in policy DM17. Schemes that incorporate fit for purpose new B1 business space as part of a mixed use development will also be supported in principle.

C) New live/ work premises will be supported where:

- a clear need for a residential presence on a worksite has been demonstrated;
- the proposal includes adequate provision of useable B1 workspace;
- the proposal would not compromise the character and function of the surrounding area;
- the residential element meets the standards set out in policy DM7 (Amenity and Internal Space).

D) Proposals for studio space and craft workshops will be encouraged within the borough's railway arches, provided these do not undermine the vitality and viability of town and district centres.

Justification

21.2 As set out in the Core Strategy, outside of land designated as Strategic Industrial Locations or Borough Employment Areas, the Council will take a pragmatic approach to the release of surplus land that was past used for employment purposes. However the onus will be on developers to demonstrate the benefits of appropriate alternative uses that respond to individual site characteristics.

21.3 In terms of demonstrating that land is no longer viable for employment, evidence to justify its loss could include a clear explanation of barriers to future employment use, evidence of existing and recent levels of occupancy, and evidence of a lack of developer interest having been prominently marketed using a range of media at a price in line with local market values, with reasonable terms and conditions. When sites are being marketed it should also be made clear that social infrastructure uses may be acceptable in principle, and interest in such uses duly explored. Where redevelopment cannot reasonably facilitate new social infrastructure, an element of fit for purpose B1 business space can help address worklessness and sit comfortably alongside residential.

21.4 Offices above shops in our centres can provide a valuable employment role in sustainable locations. Where development proposals involve a loss of such space, marketing material to support an application will therefore be required.

21.5 Although the Council accepts that the obsolescence of a former employment premises may necessitate redevelopment for some more productive purpose, that only resolves physical issues. It does not resolve the human problems resulting from the loss of former employment, which also need to be addressed. To achieve the full benefit of more productive uses of land, local residents need to be trained or retrained for the purposes of the new employment opportunities. If a developer is unable to provide that training as part of the redevelopment proposal, then a contribution to the Council's Worknet programme, secured through a planning obligation, is available as an alternative.

21.6 In areas where a clear need for a residential presence on a worksite has been identified, live/work units can play a vital role in supporting the local economy; by providing suitable accommodation for start up businesses. The dual usage of such units also means that they can help minimise unnecessary travel. Care will be needed in the design and siting of these to ensure they are compatible with neighbouring uses, and fit for their intended dual purpose. It is expected that at least 60% of the total floor area in such proposals will normally be dedicated to employment uses; to help retain the employment function of the area. Where provided, employment space should be B1 to ensure it is compatible with the residential element; since satisfactory residential amenity is unlikely to be achieved with B2 or B8 business space. Evidence of need could include matters such as identification of potential end occupiers. Such matters will be important in ensuring live/ work units are genuine development proposals, that are not intended for later conversion to straight C3 use or to avoid having to meet affordable housing requirements.

21.7 The importance of small businesses to the local economy is discussed in Policy DM19: Borough Employment Areas. The findings of the Employment Land Study, ⁽¹⁸⁾ were that in addition to Borough Employment Areas, railway arches offer some scope for such businesses. Where these fall within district or town centres, proposals that will not sit comfortably alongside retail and residential uses, will be resisted in the interests of protecting the vitality and viability of such centres.

Implementation

21.8 In non designated employment areas, it will be particularly important for any material accompanying the planning application (e.g. design and access statement, or planning statement), to justify not only the benefits of the proposed use, but also why the site cannot continue to function for employment purposes. Where loss of employment land is accepted, planning obligations will be sought as part of the planning applications process in order to mitigate for this loss in accordance with Policy DM36.

21.9 It is important that the release of non-designated employment land is countered by a growth in land efficient employment. As such, the Annual Monitoring Report will be used to monitor changes in B1, B2 and B8 land in the borough. This information will be an important consideration in terms of how flexible the Council can be in terms of accepting continued loss of sites previously used for employment, and if a more

18 URS, 2009

protective stance is required. As set out in the previous chapter, in the absence of any evidence to the contrary from the applicant, assumptions will be made over average numbers of employee per floorspace for different use classes.

21.10 Planning obligations are likely to be necessary to ensure that where proposed, new live/ work units are genuinely used as both living and working quarters, and are appropriately managed.

22 Policy DM21 - Improving Job Access and Training

Strategic Objective 10

Reduce inequalities, unemployment and worklessness in the borough by improving skills, training and employment opportunities and access to jobs.

Introduction

22.1 Approximately 28% of the working age population in the borough are not in employment or actively seeking work, and over the course of 2009, the number of job seekers allowance claimants increased by 35%. ⁽¹⁹⁾

22.2 To meet the Sustainable Community Strategy commitments of achieving full employment, a range of measures are required. As set out in Core Strategy chapter 13, this involves more than simply providing land for new employment uses. Route causes of worklessness, such as poor education and skills, and physical barriers such as reliance on public transport, need to be addressed. Policy DM21 below sets out how the Council will seek to overcome these barriers through the planning process, and should be read alongside Core Strategy policy CS10.

Policy DM21

Improving Job Access and Training

Training Facilities

A) Employment skills and training facilities will be supported within employment land other than that designated as Strategic Industrial Locations, where:

- it can be demonstrated that no suitable site exists within a town or district centre;
- provision is made for the site to be accessed by a range of means of transport, not just the private car;
- the proposal satisfies design criteria set out elsewhere in policies DM29-32.

Planning Obligations

B) Opportunities to secure the training and recruitment of local residents as part of new developments (including in the construction phase), will be assessed and a target of 10-15% of apprenticeships and 30% of jobs resulting from the development will be secured through:

- local labour agreements and jobs brokerage initiatives on major applications;
- securing financial contributions towards wider employment and training initiatives on schemes that result in a change of employment floorspace in the borough, in accordance with the Council's Planning Obligations SPD.

Access to Jobs

C) New employment developments should meet the requirements of policies DM13 (Co-ordinating Land Use and Transport), and DM30 (Inclusive Design and Built Environment); in order to ensure they are physically accessible by all sectors of the community.

Justification

Training Facilities

22.3 As set out in Core Strategy Policy CS10 (Creating More Jobs and Reducing Worklessness), poor educational attainment is a barrier to economic growth. Providing new education and training facilities alongside employment uses can offer synergies in terms of enhancing opportunities for on the job training, and strengthening relations between education providers and employers. Facilities such as employment skills and training centres, that have a clear link to the worklessness agenda, can therefore be supported in principle within employment areas other than Strategic Industrial Locations; which is excluded on the basis that its primary purpose is to provide for heavier industrial activities. However, since those most in need of education and training are likely to be reliant on public transport, town centres will be the Council's preferred location for such uses.

Planning Obligations

22.4 Local labour agreements and wider employment and training initiatives may best be secured by planning obligations. In some cases it may be convenient for a developer to offer a financial payment to secure delivery from the Council rather than provide the training directly. In either case it is important that the obligation is proportionate to the development and consistent between developments. For those reasons an assessment of opportunities will be made (using Whole Life Consultants Ltd's Construction Skills Forecasting Tool or equally reputable substitute) and targets applied.

22.5 Under the CIL Regulations (2010), it is important that any developer contributions sought relate directly to the development proposed, and do not undermine the viability of a scheme. Since new employment development creates a demand for new jobs, it is considered reasonable that the opportunity to upskill the local workforce is sought. To do otherwise may result in an increase in car journeys from neighbouring districts and place additional strain on the local transport network. Meanwhile, developments resulting in a loss of employment floorspace will also require financial contributions to mitigate for this loss, in accordance with Policy

DM20: Non designated employment areas. Where financial contributions undermine viability developers will be expected to be transparent and demonstrate how; through the provision of an an open book assessment.

Access to jobs

22.6 In addition to skills and training, physical access can provide a major barrier to work. This is especially true of deprived communities, where poor health can be proportionately greater, and low car ownership can restrict how far residents can reasonably be expected to travel for work.

Implementation

22.7 Planning obligations will be used to secure funding for training and skills development and local labour agreements as part of the planning application process. This will be pursued in accordance with the Council's Planning Obligations SPD.

23 Policy DM22 - Tourism Development and Visitor Attractions

Strategic Objective 11

Increase the attraction of the area as a tourist destination, based on its unique assets, and the opportunities offered as one of the host boroughs of the 2012 Olympic Games.



Introduction

23.1 Tourism can potentially play an important role in strengthening and diversifying the local economy. A successful tourist industry can help enhance the image of the borough, thus attracting further investment, and create jobs for local residents.

23.2 Policy DM22 below sets out in detail how the Council will work to support a growing tourist trade. This supplements, and should read alongside, policy CS11 of the Core Strategy.

Policy DM 22

Tourist Development and Visitor Attractions

Tourist development

A) New hotels and guest houses should be directed to Walthamstow town centre and district centres including Leyton.

B) In exceptional circumstances such as for a visitor attraction directly linked to an area of nature conservation value, alternative locations may be considered suitable for hotels and guest houses. However, these should be:

- well served by public transport; having regard to PTAL ratings and any public transport improvements proposed as part of the scheme;
- accompanied by a statement justifying the proposal;
- propose mitigation measures for any harm to local amenity and the environment.

C) All proposals for tourist accommodation should contribute to pickup and set down points for taxis and coaches, and an appropriate level of secure cycle storage for staff, in accordance with Appendix 4.

Visitor attractions

D) Attractions likely to yield a large number of visitors should be located in Walthamstow town centre. Other locations will only be considered favourably where it can be demonstrated that they are accessible by a range of means of transport, and would not undermine the role and function of the town centre. Provision should be made for appropriate signage, cycle storage, and pickup and set down points for taxis and coaches.

E) Cultural activities such as festivals should take place in areas well served by public transport. Proposals should include management plans setting out how negative impacts on residential amenity and local businesses will be minimised.

F) Redevelopments within Walthamstow town centre should be used as an opportunity to enhance the use of Walthamstow Market by increasing pedestrian flows towards this area, and where appropriate contribute towards signage as part of the Legible London Wayfinding Scheme.

G) Proposals that enable better public access to the borough's natural assets and open spaces, where it can be demonstrated that this will not compromise their unique character and biodiversity value, will be supported.

H) The loss of tourist and leisure attractions to alternative uses will only be allowed where the need for such use no longer exists, or there are overriding regeneration benefits to their loss; which could include mitigation through re-provision elsewhere in the borough.

Justification

Tourist development

23.3 Walthamstow town centre is the major centre in the borough. In accordance with the Core Strategy, the London Plan, and national planning policy, it will continue to be the focal point in the borough of town centre uses including shops, cafes, restaurants and leisure facilities. This concentration of diverse uses, and its strong public transport links (both to central London and other parts of the borough) makes it the logical destination for large scale tourist accommodation. By focusing such uses in Walthamstow town centre, accommodation can realistically be offered to non-car users, and visitor spend can also help maintain and enhance the vitality and viability of the local economy. In accordance with the London Plan, at least 10% of new hotel bedrooms should be wheelchair accessible.

23.4 To a lesser degree the district and neighbourhood centres within the borough also provide a sustainable location for visitor accommodation. They too offer a concentration of facilities likely to be used by visitors such as shops and cafes, and generally benefit from Public Transport Accessibility Levels (PTALs) of 3 or above. In particular, Leyton district centre offers scope for an interest in tourist accommodation, in order to capitalise on increased visitors to the area as part of the legacy of the 2012 Olympic and Paralympic Games.

23.5 There may be exceptional circumstances where there are justifiable benefits in reducing journey distances by locating tourist accommodation closer to an attraction than a 'centres only' approach would permit. In such circumstances, the Council will need to be satisfied that the vitality and viability of existing centres is not compromised.

23.6 Tourist accommodation can potentially result in a large number of vehicular trips. By focusing such uses into centres with good public transport links, it is intended that car use by visitors will be minimised. To compensate for this, and maximise access to and from accommodation by all sectors of the community, suitable provision should be made for taxis and coaches. As hotels could employ large numbers, it will also be necessary to provide for secure cycle storage for staff.

Visitor attractions

23.7 The sequential approach to tourist accommodation also applies to visitor attractions, such as conference facilities, cinemas, museums etc, for the same reasons as set out above. A 'centres first' approach is the most sustainable in terms of minimising trips and car use, and can help breathe life into existing centres through offering greater diversity than traditional retail functions. It can be the focus of regeneration as set out in the DCLGs Good Practise Guide on Planning for Tourism.

This does however need to be balanced against aspirations for better use of open spaces, which is further discussed later. In addition, the hosting of the 2012 Olympic and Paralympic Games offers a major opportunity for the convergence of East London. As Leyton is a designated district centre on the fringe of the Olympic Park, and benefits from good accessibility (which has been enhanced through the Leyton Links project), it is recognised that there is particular scope for growth in visitor attractions in this area.

23.8 Walthamstow Market is one of the longest daily outdoor markets in Europe. It provides a strong retail function and an important source of local employment. Given these benefits, it is important that development opportunities within Walthamstow town centre make the most of the market as a local asset, rather than constraint to new development. Such integration of developments is consistent with guidance in the DCLG Good Practice Guide on Planning for Tourism.

23.9 As set out in the Core Strategy, its green nature is a major asset of the Borough. It is therefore important to simultaneously protect this from insensitive development, whilst also enhancing its use and function, by making suitable provision for facilities in conjunction with outdoor recreation. This could effectively mean some out of centre visitor attractions at locations such as Walthamstow Wetlands.

23.10 Walthamstow Wetlands is made up of Walthamstow Reservoirs, Walthamstow Marshes, and areas within the boroughs of Haringey and Hackney. It has been described in the Upper Lee Valley Landscape Strategy ⁽²⁰⁾ as having the potential to become a regionally significant and locally valuable leisure facility and nature reserve. The wetlands currently receive 17,000 visitors per annum, and it is understood that they could welcome in excess of 100,000. ⁽²¹⁾ Increased access to these areas is sought, through the development of a visitor centre, visitor activities, and managed entry points. To accord with the National Planning Policy Framework, any such proposals or similar will need to be developed sensitively, especially given the SSSI designation covering the area.

23.11 Since deliverable opportunities for new tourist and leisure attractions may be limited, existing such uses should be protected in recognition of the benefits they bring to the area. This includes in terms of local identity, image, and the local economy.

Implementation

23.12 Policy DM22 should be read and used in conjunction with relevant other Development Management Policies and the Core Strategy. Furthermore, detailed proposals in terms of site specific allocations, which may include for uses attracting large numbers of visitors, will be set out in future Area Action Plans.

20 Feb 2010

21 Walthamstow Reservoirs Feasibility Study, March 2010

23.13 Where proposals are made for tourist accommodation or attractions in out of centre locations, strong justification will be needed. A clear case of why the location chosen is ahead of sequentially preferable sites will be required from the applicant.

23.14 Where proposals relate to areas of nature conservation, it is important to ensure there is no material harm to biodiversity of the area. Further detail is provided in policy DM35. In suitable circumstances, the Council will require developers to undertake an Appropriate Assessment.⁽²²⁾

23.15 The Council will work with partners, including Thames Water, neighbouring Councils, the Environment Agency and Natural England, to ensure improved access and use of the Lee Valley Regional Park and Walthamstow Wetlands is achieved in a manner that respects biodiversity value. The Walthamstow Reservoirs Feasibility Study, produced in partnership in March 2010, provides a business model for developing the reservoir site as a visitor destination.

23.16 By their nature, tourist accommodation and attractions, if successful, result in a large number of visitors, generating significant vehicle movements. New developments should therefore include suitable provision for pick up and drop off points for taxis, minibuses and coaches. Failing this, suitable mitigation measures will need to be provided for via developer contributions. Provision should also be made to ensure they are accessible by cycle.

22 A technical report supporting plans or projects which would be likely to have a significant effect on a site of nature conservation importance, so that any unfavourable impact can be avoided

24 Policy DM23 - Health and Well Being

Strategic Objective 13

Improve the health and well-being of Waltham Forest residents by positively influencing the wider and spatial determinants of health, such as physical activity, pollution and food choices.

Introduction

24.1 The Council's Sustainable Community Strategy (2008) seeks to 'ensure residents are fit and healthy for work'. The borough's Health Inequalities Strategy (2010 - 2015) sets out the strategic objectives and priorities for health and reducing health inequalities in the borough. It sets out how Waltham Forest NHS and its key partners aim to respond to health issues facing the borough. Joint Strategic Needs Assessment (JSNA) identifies current and future health and wellbeing needs in light of existing services, and informs future service planning. A person's health and wellbeing is inextricably linked to socio-economic and environmental factors such as the quality, accessibility and sustainability of the physical environment. Therefore, the way an area is planned and managed can have a significant impact on an individual's quality of life, health and wellbeing.

24.2 Life expectancy is an indicator of overall health and wellbeing and varies between populations at country, borough and small area levels. It is a marker of health inequalities. The figure below illustrates this graphically in terms of the east-west divide across London. Travelling east from Notting Hill Gate, each tube stop represents nearly a half a year of life expectancy lost. Residents in Waltham Forest, on average live eight years less than residents in parts of north and west London.

24.3 The ambition of the Borough is set out in Our Place in London and is to make the most of London's opportunities and growing prosperity for all residents now and in the future. This will be seen in having made the most of the legacy of the Olympics; in people aspiring to live in the borough; all local children being happy and successful; no resident living in poverty; and vulnerable people getting what they need. An objective of the Core strategy (2012) is to "improve the health and well-being of Waltham Forest residents by positively influencing the wider and spatial determinants of health."

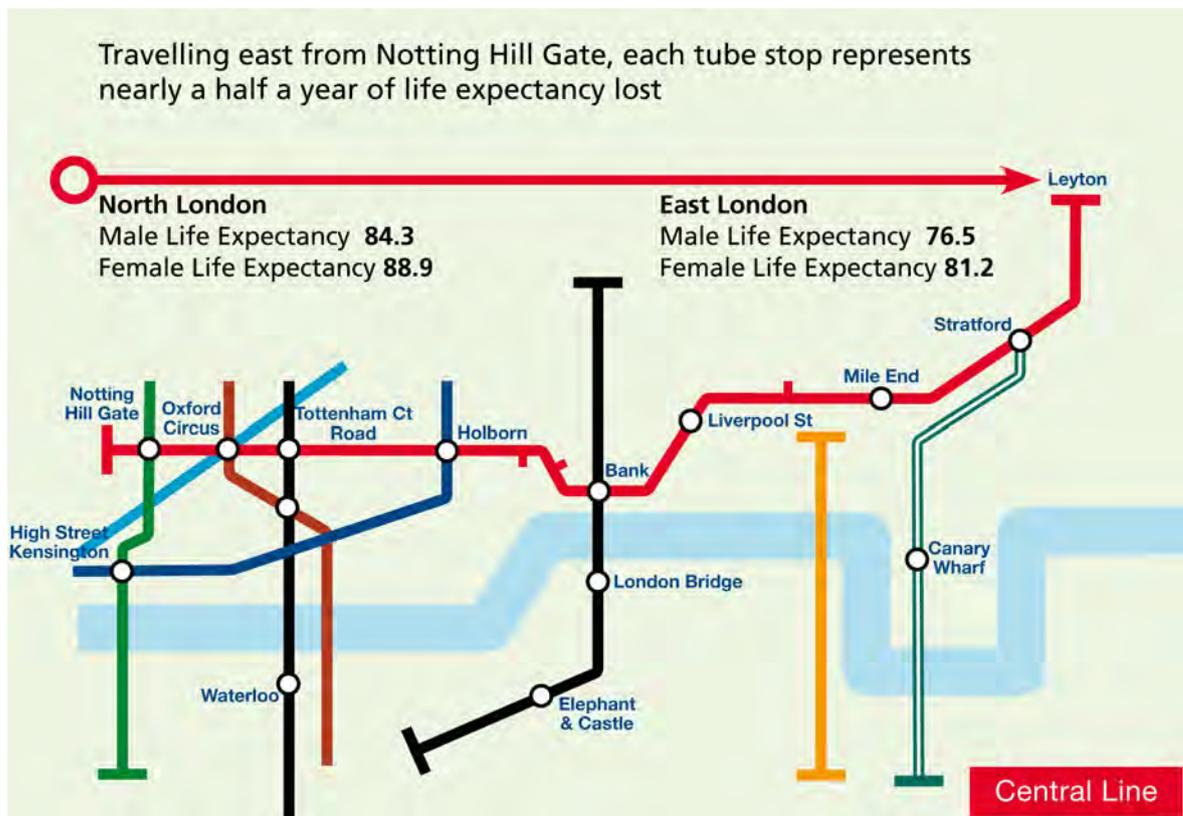


Figure 24.1 Life expectancy comparison west and east London

Policy DM23

Health and Well Being

Health Impact Assessments

A) The Council will support major applications with positive health impacts on the health and well-being of communities demonstrated through the use of Health Impact Assessments (HIA).

Promoting Everyday Exercise

B) The Council will seek to ensure new development promotes everyday exercise by:

- Linking it with the existing walking and cycling networks;
- Ensuring local facilities and services are easily accessible by foot, bicycle and other modes of transport involving physical activity.

Hot Food Takeaways (A5 Uses)

C) The Council will resist proposals for Hot Food Takeaways (A5) where:

i) It results in an over concentration of such uses which is detrimental to the vitality and viability of a town centre, neighbourhood centre or local parade. An appropriate concentration of A5 uses will be assessed based on the following:

Within Primary, Secondary and Retail Parades

- No more than 5% of the units shall consist of A5 uses⁽²³⁾

Within Tertiary Zones⁽²⁴⁾ and outside designated centres:

- No more than one A5 unit will be allowed within 400m⁽²⁵⁾ of an existing A5 unit.

ii) It forms a cluster of similar uses. In order to resist the clustering of A5 units:

- No more than two A5 units should be located opposite or adjacent to an existing A5 use; and
- There should be at least five non A5 units between an existing A5 use.

iii) The proposal falls within 400m⁽²⁶⁾ of the boundary of an existing school, youth centre or park⁽²⁷⁾;

iv) A proposal is considered to have an unacceptable impact on highway safety;

v) A proposal has a significant impact on residential amenity in terms of noise, vibrations, odours, traffic disturbance, litter or hours of operation;

vi) A proposal operates with inappropriate hours of operation;

vii) A proposal does not provide effective extraction of odours and cooking smells;

viii) A proposal does not provide adequate on site waste storage and disposal of waste products;

23 5% of the frontage within which the A5 use is proposed e.g. if the A5 use is proposed within the primary frontage the calculation should be related to all the primary frontage that exists within the relevant centre.

24 Areas outside of designated frontage (primary, secondary or neighbourhood retail parades) but still within the designated centre.

25 10 minute walking distance is equivalent to 800m as the crow flies. Taking into consideration the physical barriers encountered while walking (e.g. Buildings, traffic lights etc), the Council considers 400m a more practical equivalent to a 10 minute walk).

26 10 minute walking distance is equivalent to 800m as the crow flies. Taking into consideration the physical barriers encountered while walking (e.g. Buildings, traffic lights etc), the Council considers 400m a more practical equivalent to a 10 minute walk).

27 Parks listed in DM13.

- ix) A proposal poses an unacceptable risk in terms of safety crime and anti-social behaviour; and
- x) A proposal is not accessible for all groups of people.

Health Impact Assessments

24.4 A Health Impact Assessment (HIA) has been defined as, “a combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of these effects within the population”. An HIA is a tool to appraise both positive (e.g. improving open space) and negative (e.g. poor air quality) impacts of development on different groups in the community that might result from the development. An HIA aims to identify all these effects on health in order to enhance the benefits for health and minimise any risks to health. New development may generally bring about a number of positive impacts however, it may also result in consequences that are unintended. These unintended effects may be good or bad for a person's health. HIAs are aimed at assisting developers to help identify important health impacts and ensure that proposed developments carefully consider key determinants to protect and positively influence human health. The Council will measure a development's positive impact on health and wellbeing against the factors set out in the sections below. The Council recognises that different applications will have different impacts on health and wellbeing, so the exact content of an HIA should be agreed with the Council before its undertaking.

Influences on Health and Wellbeing

24.5 The influences on health and wellbeing – often called the social determinants of health – are the conditions in which people are born, grow, live, work and age. These conditions combine to influence health and wellbeing and are dependent on a range of factors, such as on the level of poverty, quality of housing, education, employment and the physical environment. These factors are measureable and set a benchmark by which the general health and well being of the local community can be gauged.

Life Expectancy

24.6 Life expectancy is an indicator of overall health and wellbeing. It is a marker of health inequalities. Life expectancy at birth is associated with levels of socio-economic prosperity. In 2007-09 the life expectancy at birth in Waltham Forest was 77.1 years (males) and 81.6 years (females). The London average was 78.6 years (males) and 83.1 (females) and, nationally, 78.3 years (males) and 82.3 (females) (Office for National Statistics (ONS) and London Health Observatory (LHO) through London Datastore).

Poverty and Level of Employment

24.7 The level of poverty is also a key influence on health and wellbeing. The negative influences associated with poverty are twofold. People living in poverty are more likely to be exposed to conditions that are adverse to their health (crowded living conditions, unsafe neighbourhoods), whilst people living in poor circumstances are more likely to be negatively affected by these adverse conditions. Poverty and deprivation is worsening in Waltham Forest, a trend that must be reversed if an equitable experience of health is to be achieved. Waltham Forest continues to be one of the most deprived boroughs in England. In terms of the overall measure of multiple deprivation (IMD 2010) Waltham Forest ranks 15th most deprived among the 326 local authorities in England. Its position has declined from 26th in 2007. Out of 33 London boroughs, Waltham Forest is 6th most deprived. The deprivation data shows 53,038 people in Waltham Forest are experiencing income deprivation and 16,580 people are experiencing employment-deprivation. In 2009, the proportion of children considered to live in poverty in Waltham Forest was 32.7% (DWP Work and Pensions, HM Revenue and Customs (HMRC) administrative data, 2009).

24.8 According to the Annual Population Survey (July 2011 to June 2012), in the year from July 2011 to June 2012, Waltham Forest had a total of 102,800 working-age (16-64) people in work. The corresponding employment rate is 66.4%. This is lower than the London (68.1%) and national average (70.4%). Compared to the year July 2011 to June 2011 employment has fallen by 5,800, equivalent to 2.9 percentage points. 22.2% of the resident population aged 16-64 was economically inactive. In total the number of people who were neither in employment nor unemployment was 34,800. For the same year the economic inactivity rate was 25% in the London region and 23.7% nationally. Only a minority of all economically inactive people (4.9%) have stated that they would want a job. This is lower than the corresponding figures for London (6.1%) and England (5.6%).

24.9 Development which, for example, provides jobs, job training or affordable workspace can contribute positively to reducing poverty and increasing job opportunities in the local community.

Housing Standards and Physical Environment

24.10 Access to decent and adequate housing is critically important in terms of health and well being. The physical and mental health of those living in small and overcrowded accommodation can be adversely affected. Likewise, the provision of an inclusive outdoor space which is at least partially private can improve the quality of life. Housing markers of poverty (homelessness, no central heating) are higher in Waltham Forest; this is especially noticeable among people aged 65 and over. as stated in the Waltham Forest JNSA (2009), people aged 65 and over in Waltham Forest are more likely to be in accommodation with no central heating (22.3%) than those in England (9.78%). 53.6% of Council dwellings fell below the decent home standard, compared with 32.3% for London and 26.2% for England. The borough had the 13th highest number of homeless households in temporary accommodation

in London. 16% of households are overcrowded. A total of 6,154 overcrowded households wanting to be rehoused, of which 51% were categorised as being severely overcrowded.

24.11 A positive impact on health is that, according to the Waltham Forest Open Space Strategy, 31% of the borough's land area consists of open space, making Waltham Forest is a very green borough. It is in a unique position of being surrounded by the open land and countryside of Epping Forest and the Lea Valley which run the length of the eastern and western boundaries respectively. There are a series of smaller local open spaces, including Outdoor Sports Facilities, Parks and Gardens, and Allotments which together occupy significant areas, further emphasising the open character of the borough and the availability of land for recreational uses. 258 hectares or just over 6.5% of the built-up parts of the borough is deficient in terms of access to open space within walking distance.

24.12 Development, for example, which provides good quality housing, improves the public realm, provides additional open space or improves access to it can contribute positively to improving housing standards and the physical environment in the local community.

Educational Attainment

24.13 Education offers opportunities for significant improvements in life expectancy and inequalities. Higher educational attainment is linked, independent of income, to better physical and mental health, longer lives, lower crime rates, and brighter prospects for the next generation. More education is good not only for the individual, but is also good for the community, paying big dividends in the form of increased civic engagement and greater neighbourhood safety, which can contribute to a more equal and cohesive borough. According to Annual Population survey through NOMIS, ONS (2012), 32% of the working age population (16-64 years old) in Waltham Forest are qualified to NVQ Level 4 or above (degree and higher degree level qualification). This compares poorly with London (42%) though is marginally higher than the England average of 31%. In 2010, 17% of the working age population (approximately 25,700 residents) held no recognised qualifications. This number was 10% for London and 11% for England. In addition, according to the Department for Education Performance Tables (2011), in 2011, 77.2% of all pupils at the end of Key Stage 4 (pupils aged 14 to 16) achieved 5 or more A* - C grades at GCSE or equivalent, which means Waltham Forest has the 2nd lowest results across the 32 London boroughs . The average in London is 82%.

24.14 Development, for example, which makes a contribution to education provision, provides a crèche facility or provides an apprenticeship programme can contribute positively to improving education standards in the local community.

Promoting Everyday Exercise

24.15 The Council seeks to promote and create an environment which encourages residents to be physically active. The Council will seek to ensure that new development contributes to this aim by linking them to existing pedestrian and cycle networks.

24.16 Policy DM17 - Social Infrastructure, sets out how the Council will provide social infrastructure such as sports, recreation and leisure facilities and health facilities. The Council will seek to ensure that such facilities are easily accessible, particularly by means of public transport, walking and cycling. Residents are more likely to use such facilities if they are easily accessible.

Hot Food Takeaways

24.17 As opposed to other unhealthy foods sold in retail uses which fall within the general retailing use class, hot food takeaways are in a use class of their own and so may be managed within a specific planning policy. In recent years there has been concern that the high number of hot food takeaways in the borough are causing a number of detrimental impacts. Feedback from consultation with over 2,500 local residents showed significant dissatisfaction with both the number of local Hot Food Takeaways and their impact on the vibrancy and quality of town centres. Compared to other retail uses, an overconcentration or clustering of HFTs are likely to have a detrimental impact on amenity and on the retail character and function of a shopping centre. Such harmful impacts relate to increased incidence of litter, smells, crime and anti-social behaviour, noise and general disturbance, parking and traffic problems. Where concentrations occur in our town centres, they can pose a serious threat to the local economic vitality and viability. The Council's Annual Monitoring Report 2011-2012 shows that the average percentage of HFTs within primary and secondary frontages is 5%. By limiting new HFTs (and improving existing ones), the viability and vitality of our town centres will be enhanced. Better town centres means a better local economy. A stable local economy enhances the opportunity to attract and retain wealth in the borough which is locally identified as a key priority.

24.18 It is also not uncommon for hot food takeaway shops to be located outside of town centres in local parades and neighbourhood centres. Particularly high concentrations exist along some of the boroughs key road corridors including High Road Leyton, High Road Leytonstone, Hoe Street and Forest Road again causing a detrimental impact on the vitality and viability of these areas.

24.19 In an effort to provide a holistic approach to tackling concerns over community health and in particular childhood obesity, government guidance aimed at promoting healthier communities encourages planning authorities to manage the proliferation of fast food outlets. In relation to childhood obesity, research suggests that food bought in the 'school fringe' contributes to a significant proportion of a school student's daily fat and calorie intake. As such the Council will seek to resist new HFT within 400m of a school, youth facility and open space. The Council seek to ensure that residents have choice in the range of food they can buy including encouraging healthy food options.

24.20 As compared with other uses, it is recognised that hot food takeaways often operate with later opening times. Increased incidence of noise generated from both the cooking process, customer activity, vehicular movements and other forms of disturbance can be difficult to control. The need to protect residential amenity will often dictate the extent to which limitations may need to be placed on hours of operation for such establishments. In order to minimise any adverse impacts such longer opening hours may have on residential amenity, it is important that such premises are firstly located in areas where minimum harm can occur.

24.21 Within designated centres and key shopping areas, where there is no residential accommodation in close proximity to the premises, it is not likely that any restrictions will be placed on the hours and days of operation.

24.22 In designated centres and key shopping areas, with residential use in close proximity, opening hours are likely to be restricted to 08:00 and midnight. In predominantly residential areas, where certain levels of amenity are expected and should be protected, it is not likely that permission will be granted for hot food takeaways.

Implementation

24.23 The Council will seek to work with partners such as GLA, HUDU, NHS, Waltham Forest PCT to provide advice on the health impacts of new development.

24.24 Council's Public Realm and Transport Strategy section and partners such as TFL will be vital in improving the existing cycle and pedestrian routes to ensure they are safe and attractive.

24.25 The Council will also work with partners such as the Lee Valley Regional Park and the Olympic Delivery Authority to improve access to the recreational areas such as Epping Forest, Lee Valley Regional Park and the Olympic Park.

24.26 The Council will also use Planning Obligations (CIL) to secure improvements to existing cycle and pedestrian routes.

24.27 Further guidance in relation to HFTs is provided in the Hot Food Takeaway SPD.

25 Policy DM 24 - Environmental Protection

Strategic Objective 13

Improve the health and well-being of Waltham Forest residents by positively influencing the wider and spatial determinants of health, such as physical activity, pollution and food choices.

Introduction

25.1 Pollution takes many forms including noise (and vibration), light, smell as well as land, water and air based. All forms of pollution pose a risk to the health and wellbeing of our residents, and should therefore be minimised through the planning process. Policy DM24 below sets out how.

Policy DM24

Environmental Protection

Development on Contaminated Land

A) When considering applications for development on sites which are potentially contaminated, the Council will need to be satisfied that the development can safely be constructed and used. Where historical use, proximity to landfill, or an Environmental Consultants report indicates a risk of contamination, any planning permission will be subject to planning conditions or obligations to ensure the final development is fit for its proposed end use; having regard to DEFRA / Environment Agency Soil Guideline Values and LQM / Chartered Institute for Environmental Health's General Assessment Criteria for Human Health Risk Assessment.

Development involving Hazardous Products or Processes

B) Developments involving either hazardous products or processes, or within hazardous installation consultation zones, will only be granted planning permission where the Health and Safety Executive are satisfied that the proposal would not pose a significant risk to human health.

Air Quality

C) New developments should neither contribute to, nor suffer from unacceptable levels of air pollution, measured having regard to DEFRA's Local Air Quality Management Technical Guidance LAQMTG (09) and London Council's Air Quality and Planning Guidance or successor documents. On major applications, this should be demonstrated through an air quality assessment and, if necessary, proposed mitigation measures.

Noise Pollution and Vibration

D) Noise sensitive uses such as residential should be located away from major sources of noise pollution and vibration, unless appropriate mitigation can be provided. In assessing if reasonable levels of noise can be achieved, regard should be had to the noise exposure categories listed in the table below.

Noisy new developments should normally be located away from noise sensitive uses, and should demonstrate that there is no cumulative increase in noise pollution to sensitive receptors.

All major developments should aim to minimise the adverse impacts of noise through sensitive design, management and operation.

Light Pollution

E) External lighting should only illuminate intended areas. The Council will resist developments where floodlighting or external lighting cause unacceptable levels of light pollution, by applying the standards and guidelines set out in the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light.

Water Quality

F) Developers should liaise with the Council and the Environment Agency to identify any risks to water quality posed by the development, and agree a strategy to overcome that risk. Where the Council is not satisfied that measures are in place to overcome any identified risk (including based on Environment Agency advice), planning permission will be refused. Measures to improve water quality will in principle be supported.

Justification

Development on Contaminated Land

25.2 Due to the largely urban nature of the borough, and to secure a sustainable pattern of growth, new development will largely be focused towards previously developed land. In Waltham Forest, due to former industrial uses, such land is often potentially contaminated.

25.3 Where risk of land contamination has not been identified by a developer's Environmental Consultants, it may be identified by the Council's Environmental Health team when a planning application is registered; based on historical records of past use and proximity to landfill sites. Where risk is identified, developers will need to submit a Preliminary Risk Assessment (desk study), and carry out a suitable site investigation. From the findings, a remediation strategy should be developed and agreed with the Council to mitigate any risk(s) to human health, in order to meet the requirements of Core Strategy Policy CS13, part (a). To ensure satisfactory ground conditions have been achieved, developers will be required to provide a verification

report prior to occupation of the development. In some cases, once a remediation strategy has been agreed, on-site works may identify additional, unforeseen risk to human health. The Council will therefore insert a clause to planning conditions that where on-site works identify any additional, unforeseen risk, developers should disclose this to the Council and revisions to the remediation strategy will be necessary.

Development Involving Hazardous Products of Processes

25.4 The Planning (Hazardous Substances) Act 1990 aims to prevent major accidents and limit the consequences of such accidents. In considering any planning applications for development which may involve hazardous substances the Council will therefore need to be completely satisfied that the proposal will not constitute a hazard to existing communities or the local environment. Similarly, existing consents at Coppermill Sewerage Treatment Works and the Hydrogen Bus Depot on Temple Mills Lane will be an important consideration in the determination of sensitive uses such as housing nearby. In appropriate cases the Council will therefore consult and liaise with the Health and Safety Executive to minimise potential risks.

Air Quality

25.5 In line with the Council's Air Quality Action Plan, the London Plan, and the Mayor's Air Quality Strategy, the impact on air quality and future receptors will be taken into account when determining development proposals. New development proposals should not contribute to or suffer from unacceptable levels of air pollution.

25.6 As set out in the Core Strategy, the whole borough has been designated as an Air Quality Management Area. All major planning applications in the borough will therefore need to be accompanied by a detailed air quality assessment, as a means of ensuring new developments do not cause harm to air quality or introduce new receptors to areas of poor air quality. It is recommended that these are prepared prior to a formal planning application to establish if the development is appropriate for that area and so that mitigation measures can be fully incorporated within the design stage of a scheme. As the whole of Waltham Forest is an Air Quality Management Area, mitigation measures should be considered as standard practice. Strict mitigation is likely to be required for:

- Developments in areas where NO₂ and PM₁₀ levels are notably high (see Core Strategy Policy CS13: Promoting Health and Wellbeing)
- Developments where air quality levels fall outside the Air Quality Objectives set in the Air Quality Regulations 2000 (England)
- Developments that propose biomass or Combined Heat and Power as their form of renewable energy.

25.7 Where mitigation measures are proposed, they may take a number of forms. These could include:

- Use of passive or active air ventilation
- Use of acoustic ventilators

- Altering layouts so habitable rooms, or even the footprint of buildings, are away from the source of poor air quality
- Non residential uses of lower floors
- Having non opening windows

25.8 Where such measures are insufficient, planning obligations may also be sought under policy DM36: Working with Partners and Infrastructure.

25.9 The Council promotes the use of renewable energy technologies to help tackle climate change, as set out in policy DM11: Decentralised and Renewable Energy. The use of biomass and CHP (Combined Heat and Power) have been identified in the Mayors Energy Strategy, but it is important to note this needs to be balanced against their impact on air quality through emissions of particulate matter and nitrogen oxides; as set out in any Air Quality Assessment that accompanies the scheme.

Noise Pollution and Vibration

25.10 The impact of noise and vibration can be a material consideration in determining a planning application.

25.11 Until recently, technical guidance in relation to noise exposure was provided at a national level in PPG24: Planning and Noise. The recently introduced NPPF lacks any such technical criteria, so in the absence of any new technical guidance from government, or locally produced standards, the Council is of the view that the widely accepted definitions of Noise Exposure Categories previously contained in PPG24 will remain relevant in determining planning applications in Waltham Forest. Standards in terms of noise levels, and how the corresponding Noise Exposure Categories would apply to planning applications, is set out below.

Categories For New Dwellings $L_{Aeq,T}$ dB				
Noise Exposure Category				
Noise Source	A	B	C	D
Road traffic				
07.00-23.00	<55	55-63	63-72	>72
23.00-07.00 ¹	<45	45-57	57-66	>66
Rail traffic				
07.00-23.00	<55	55-66	66-74	>74
23.00-07.00 ¹	<45	45-59	59-66	>66
Air traffic ²				

Categories For New Dwellings $L_{Aeq,T}$ dB				
07.00-23.00	<57	57-66	66-72	>72
23.00-07.00 ¹	<48	48-57	57-66	>66
Mixed sources ³				
07.00-23.00	<55	55-63	63-72	>72
23.00-07.00 ¹	<45	45-57	57-66	>66

Table 25.1 Noise Levels^o Corresponding to the Noise Exposure

^o Noise levels: the noise level(s) ($L_{Aeq,T}$) used when deciding the NEC of a site should be representative of typical conditions

¹ Night-time noise levels (23.00 - 07.00): sites where individual noise events regularly exceed 82 dB L_{Amax} (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the $L_{Aeq,8h}$ (except where the $L_{Aeq,8h}$ already puts the site in NEC D).

² Aircraft noise: daytime values accord with the contour values adopted by the Department for Transport which relate to levels measured 1.2m above open ground. For the same amount of noise energy, contour values can be up to 2 dB(A) higher than those of other sources because of ground reflection effects.

³ Mixed sources: this refers to any combination of road, rail, air and industrial noise sources. The "mixed source" values are based on the lowest numerical values of the single source limits in the table. The "mixed source" NECs should only be used where no individual noise source is dominant.

A	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.
B	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.
C	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.
D	Planning permission should normally be refused.

Table 25.2 Application of Noise Exposure Categories

25.12 In some cases it may be possible to allow noise generating uses if the noise or vibrations can be controlled via appropriate mitigation, and this may be necessary to secure other regeneration benefits in densely built up areas of the borough. Such measures could include appropriate design measures, or restricting operation and delivery times for businesses. Wherever there is a concern over the potential for noise pollution the Council will require an Environmental Noise Assessment outlining effects and possible attenuation measures to comply with the aims of the National Planning Policy Framework. Such assessments should follow guidance contained in BS8233 (Sound Insulation and Noise Reduction for Buildings Code of Practice) and BS4142 (Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas).

Light Pollution

25.13 Appropriate lighting can play a vital role in enhancing community safety at night by enhancing opportunities for natural surveillance. It can also be beneficial in terms of highlighting and enhancing landmark structures. However, such benefits need to be balanced against the detrimental effects on wildlife and excessive energy consumption, and as such national planning policy seeks to minimise light pollution from new development. In areas particularly sensitive to wildlife, it may be necessary for developers to employ an accredited lighting engineer.

Water Quality

25.14 The Environment Agency is the competent authority for the implementation of the Water Framework Directive and advises and regulates to ensure the protection and enhancement of waterbodies. In line with the multiple agency approach of the Water Framework Directive, the Council will therefore work with the Environment Agency to ensure their technical advice is duly considered where development proposals may pose a risk to water quality. Examples of developments that cause deterioration of water quality include those proposing infiltration drainage through contaminated land, or failing to include oil interceptors to prevent polluted runoff from a car park entering a watercourse. The objectives and actions of the Thames River Basin Management Plan for individual waterbodies in Waltham Forest should be considered for any developments that could potentially impact on the water quality.

25.15 The EU Water Framework Directive provides the opportunity for the Council to work with partner organisations to improve the water environment for the benefit of both people and wildlife. The Council will therefore support initiatives by the Environment Agency and other partners in the Thames River Basin River Management Plan, to prevent groundwater pollution and improve surface water quality. Without these initiatives future supply of adequate quality water will be inhibited.

Implementation

25.16 Developers are encouraged to liaise with the Councils Environmental Health department at the pre-application stage so that environmental protection can be considered at the design stage of proposals, and necessary studies are commissioned to support proposals. Depending on the type and location of development proposed, there may be a need for:

- An Environmental Impact Assessment
- Investigations into land contamination
- Air Quality Assessments
- Noise Impact Surveys

25.17 Failure to provide and comply with the recommendations of such assessments will result in enforcement action being taken.

25.18 Liaison with the Health and Safety Executive and the Environment Agency may also be necessary.

25.19 'Sensitive uses', as referred to in the policy, will normally be considered to be residential or education uses.

26 Policy DM25 - Managing Town Centre Uses

Strategic Objective 14

Safeguard and strengthen the function of Walthamstow Town Centre, the District and Neighbourhood Centres capitalising on their respective roles for shopping, culture, leisure, tourism and employment etc, and ensuring they continue to develop as vibrant, attractive, distinctive, safe and welcoming places.

Introduction

26.1 This policy applies to main town centre uses as defined by the NPPF. This includes retail development, leisure, entertainment facilities, recreation uses (including cinemas, restaurants, bars and pubs, night-clubs, casinos, health and fitness centres etc), offices, banks and building societies, estate agents, arts/culture and tourism development including hotels etc. The policy has universal application throughout the Borough and applies where planning permission is required for a change of use. In accordance with Core Strategy Policy CS14, the policy seeks to ensure the sustainable development and management of town centre uses at the most appropriate locations. Well managed, changes of use could bring positive regeneration benefits.

Policy DM25

Managing Town Centre Uses

Primary Frontages

A) In the primary shopping frontages of Walthamstow and the District Centres (See Schedule 5 and the Policies Map), the Council will seek to ensure that retail uses (use class A1) predominate on ground floors. Other uses will be permitted where all of the following criteria are met:

- i) the proposal will not result or contribute to the proportion of non-retail uses in the relevant frontage exceeding 30% of its total length; and
- ii) the proposal will not result or contribute to the equivalent of a group of three or more adjoining standard size shop units in non-retail uses; and
- iii) the use proposed provides a service directly related to a shopping trip (such as banks, building societies, cafés).

Additionally, in making decisions, the Council will consider the following factors;

- iv) where a single unit would amount to 15% or more of a frontage defined in Schedule 5, two adjacent frontages may be considered together;

v) the extent to which the proposed use is capable of attracting a significant number of shoppers/visitors to the centre;

vi) the extent to which the proposed use meets an important local need as may be identified through a local need survey;

vii) the extent to which the proposed use contributes to the Council's aspirations and priorities, in particular, the regeneration objectives for the local area;

viii) the contribution the proposed use will make to the vitality and viability of the proposed frontage and the centre generally and will contribute to shoppers' experience and;

ix) the availability of suitable alternative vacant premises outside the primary frontage.

Secondary Frontages

B) Within the secondary shopping frontages of Walthamstow and the District Centres (See Schedule 6 and the Policies Map), the Council will seek to maintain and encourage shops (use class A1) at ground floor level. Other uses will be considered as follows:

i) unless exceptional circumstances can be demonstrated, development at ground floor level should not lead or contribute to the proliferation of non-retail uses comprising Class A2, A3, A4 or A5 uses such that more than 50% of the length of the relevant shopping frontage contains non-retail uses;

ii) provided that the proportion of the frontage length does not exceed 50%, other uses appropriate to a shopping centre including crèches, aid centres, doctors/dentists surgeries may be permitted subject to the contribution the proposal can make to the vitality and viability of the proposed frontage and the centre generally; and

iii) the proposal will not result or contribute to the equivalent of a group of three or more adjoining standard size shop units in non-retail uses.

Neighbourhood Retail Parades

C) Within Neighbourhood Centres (See Schedules 7 & 8 and the Policies Map), the Council will only grant permission for changes of use from shops (use class A1) outside the designated retail parades.

Local Retail Parades

D) Within Local Retail Parades (See Schedule 9 and the Policies Map), the Council will only permit changes of use at ground floor level from a shop (use class A1) where:

- i) local residents would still have a reasonable range and choice of essential shops within the parade or within a reasonable walking distance; and
- ii) the replacement use would be beneficial to the local community.

Where the above criteria are not met, permission will only be granted if it can be demonstrated that the unit has been vacant and actively advertised on reasonable and realistic terms for class A1 use for a continuous period of at least 6 months.

Non-Designated Frontages or Parades

E) Within the designated boundaries of Walthamstow Town Centre and the District Centres but outside the primary and secondary frontages, changes of use from retail (class A1) to other town centre uses⁽²⁸⁾ will be permitted subject to other policies of this plan, in particular, Policy DM25 (H).

F) Outside Designated Centres and Local Retail Parades, the Council will generally permit changes of use at ground floor level from shops (use class A1) to other alternative uses. Proposals must however meet other policies in this plan, in particular, Policy DM25 (H).

Proliferation of Particular Uses

G) With regard to non retail service uses (those relating to Classes A2, A3, A4, & Sui Generis),⁽²⁹⁾ other than banks building societies and cafes, where proposals comply with policies DM25 (A) to (F), the Council will in addition consider all of the following factors:

- i) the nature of the business operation and the number of such occupiers in the designated centre or parade and the local area generally;
- ii) the concentration or clustering of such business operators in particular locations or frontages and the impact on the retail image of the designated centre, parade or local area in which it is located;
- iii) the extent to which the proposal can be demonstrated to contribute to the Council's regeneration objectives or help to tackle social deprivation in the local area; and
- iv) the implications for crime and anti-social behaviour.

Townscape Character

H) Where proposals comply with the above policies, the Council will in addition consider the impact of the proposals on amenity, the character and function of the parade in which the proposal is to be located. Acceptable uses will be those

28 As defined by national planning policy - currently Annex 2 of NPPF

29 As defined by the Town and Country Planning Use Classes Order 1987, including amendments at 2005, 2006, 2010 and subsequent amendments.

that create activity and interest along a shopping or commercial street and can be well integrated in design terms in accordance with the relevant principles set out in Policy DM29. As a general approach, the Council will ensure that:

- i) along commercial frontages (at ground floor/street level), planning permission will be granted for active uses (those that can operate with display windows and shop fronts and create activity and interest directly related to passing pedestrians);
- ii) ground floor housing conversions within commercial frontages will be supported in locations where commercial activity has significantly declined and the proposal is part of a scheme involving a group of properties in the street block or parade.

Shopfronts and Signs

1) Permission will be granted for new shop fronts and signs which comply with all of the following:

- i) the design is related to the scale, proportion and appearance of the building and respects the character of the area or parade where the proposal is located;
- ii) the design is in keeping with standards for the local area or parade as being promoted under existing shopfront improvement schemes;
- iii) the design retains, and where practicable provides a separate entrance to upper floor accommodation where this is separate from the ground floor use and;
- iv) principal entrances to upper floor accommodation avoid the rear of buildings where practicable as this can give rise to personal safety and security issues;
- v) the design incorporates measures to improve or maintain access for all users;
- vi) an appropriately designed shutter is provided. Solid roller shutters on shopfronts of commercial properties, will not normally be permitted, other than in exceptional circumstances. This might include where:-
 - a) the shop is an open design without a shopfront (e.g. as with some fishmongers and greengrocers' shops);
 - b) the shop has special security needs (e.g. jewellers' shops);
 - c) there is an existing roller shutter installed with the benefit of previous planning consent - and there are no planning or other reasons to object to the installation of a replacement.
 - d) the shop entrance only is to be obscured and displays will remain visible.

Applicants should note that there are additional controls relating to advertisements and signs in Conservation Areas.

Justification

Primary Frontages

26.2 This policy aims to ensure that Walthamstow Major Centre (see Schedule 3 and the Policies Map) and the District Centres (see Schedule 4 and the Policies Map) continue to fulfil their primary role of providing convenient and accessible shopping facilities within reasonably compact areas. In support of this policy, government advice as set out in Annex 2 of the National Planning Policy Framework (NPPF) distinguishes between primary and secondary frontages. Primary frontages contain a high proportion of retail uses whilst secondary frontages provide greater opportunities for a diversity of uses.

26.3 The Council considers that the success of any particular centre is dependent, at least in part, upon retaining a reasonably close grouping of shops selling a wide range of goods. Shopping particularly for items such as clothes, shoes, footwear and jewellery etc is in essence a process of search and comparison before final selection. Therefore, grouping shops conveniently together attracts shoppers and if the shopping frontage is broken or diluted by uses not directly related to a shopping trip, this leads to a loss of attractiveness.

26.4 Most non-retail uses or service businesses rather tend to gain from the availability of footfall generated by other uses, particularly retail. The Council accepts that these services may meet a real need of town centre visitors and therefore ought to be available as part of any flourishing shopping centre. However if too many of such uses were allowed to locate in primary shopping frontages, the essential retailing function of a shopping centre becomes diluted with far reaching implications on vitality and viability.

26.5 Some non-retail uses, such as banks, building societies and cafés, provide services which are directly related to a shopping trip in that people most frequently visit them as part of their shopping trip. Therefore they generate high levels of pedestrian activity and need not cause blank spaces in the shopping frontage if shop style windows and displays are maintained. Therefore, this policy makes provision for such uses.

26.6 With specific reference to banks and building societies, since the mid 1990's there have been a number of bank closures in Waltham Forest, a trend which has continued as a result of changes in the banking sector nationally. However banks and building societies encourage footfall and play an important role in supporting local businesses. This policy supports their development at appropriate locations within primary and secondary frontages generally. Other uses including some professional and financial services such as estate agents and betting offices, provide a more specialised service and are not directly related to a shopping trip in that they are not frequently visited as part of a normal shopping trip.

26.7 The policy sets out threshold requirements to manage the tendency for clustering or grouping of non retail uses. This is considered necessary to achieve an appropriate spatial arrangement of town centre uses such that significant breaks in

the continuity of retail frontages are avoided and shoppers are attracted to all parts of the centre. Further information on the Council's approach in assessing compliance with the policy criteria is set out in the implementation section of this chapter.

26.8 The policy also provides some flexibility for other uses to be considered in exceptional circumstances. This applies particularly where the threshold requirements cannot be strictly met and there are justifiable reasons for allowing the threshold limits to be exceeded in specific cases. The policy sets out the factors that will be considered in such decision making. This provision also seeks to make allowance for new uses and activities including those of a quasi-retail nature or others that may not be strictly classified as retail under the current Town and Country Planning Use Classes Order to be considered on their own merits.

Secondary Frontages

26.9 In line with government policy, the Council considers that secondary frontages (see Schedule 6 and the Policies Map) offer greater opportunities for a diversity of uses. However, overall, the number, type and amount of floorspace in use for different functions should be such that there is a healthy diversity of uses with retail remaining the dominant activity in all centres. The Council will need to be satisfied that proposed uses provide a substantial element of services to visiting members of the public and are likely to contribute to the attractiveness of the centre.

26.10 The Council accepts that non-retail uses which provide services to visiting members of the public, make a contribution to the vitality of shopping centres. However, the secondary shopping frontages of Walthamstow Major Centre and the District Centres are also important locations for some types of retailing activity. This may include new businesses that cannot initially afford prime locations, or retailers specialising in a particular product or serving a local ethnic minority community.

Neighbourhood centres

26.11 Policy CS14 identifies the neighbourhood centres in the Borough (see Schedule 7 and the Policies Map). These represent local activity hubs for retail and other town centre activities within neighbourhood areas. Within each neighbourhood centre, the Council has defined a retail core area to which Policy DM25(C) would apply. Neighbourhood Retail Parades are defined in Schedule 8 and the Policies Map. These are locations within which retail activity would be strongly encouraged. Such parades represent frontages where retail activity is more dominant. They often have a key footfall-generating feature or retail 'anchor' and contain the minimum number or range of shops, which the Council considers necessary to enable the centre to perform its local shopping role. The need to protect these parades is important particularly to meet day to day shopping needs. This policy therefore seeks to generally resist proposals resulting in the loss of shops within the designated parades.

Local Retail Parades

26.12 Policy DM25(D) deals with Local Retail Parades (see Schedule 9 and the Policies Map). These often contain essential local shop uses such as a post office, chemist, greengrocer, baker, newsagent and other supporting retail services for people living or working within the local area. They have been designated because the Council considers that the loss of such facilities would significantly limit residents' accessibility to local shops. These parades can provide a similar service, albeit more limited, to that of Neighbourhood Centres and they are of great importance to many elderly and disabled people.

26.13 The Council wishes to protect these designated retail parades in order to provide accessible shopping facilities for all local residents. To minimise the need to travel, ideally all residential properties should be within a reasonable walking distance of a full range of essential shops. However the Council accepts that it may not be possible to retain all shops in the Borough as in some situations the viability of retail uses depends on many other economic factors. Where there is sufficient population to support these, the policy seeks to safeguard such units, particularly those that are reasonably sized with adequate servicing facilities. Retention of such units will help to attract new retailers and therefore contribute to the provision of a good range of essential shops.

26.14 Essential shops include the sub post office, chemist, greengrocer, baker, newsagent, etc. Other types may be justified or supported by need as identified through local need surveys or other public consultation exercises. The policy is intended to ensure that the character of local retail parades will be maintained such that as a minimum, there will be a continuous grouping of at least 4 standard sized retail units remaining in the relevant frontage. Whether the parade contains sufficient essential shop uses will depend on its size and function within the shopping hierarchy and the extent to which alternative retail provision exist within a convenient walking distance of the parade to serve the surrounding residential area.

26.15 In assessing the extent to which the surrounding area is deficient in essential local shops, the Council will have regard to the number and range of uses within the nearby local area. The Council considers that residents' accessibility to local parades would be seriously compromised if they have to do more than a 10 minute walk, approximately 800m to the nearest facility. In implementing the policy, the Council accepts that there may be situations where the retention of a shop may be impossible for economic reasons. This policy therefore makes provision for alternative replacement uses appropriate to a shopping area to be considered such as those within Class A2, A3, A4, A5 and doctors/dental surgeries. This is however subject to compliance with other development plan policies.

Proliferation of particular uses

26.16 The mix of uses in a town centre is one of the most crucial factors in the success of a shopping centre or parade. It establishes the image of a place and determines how well it is used. A good mix would normally include the variety of compatible (or complementary) retail/service providers, and an efficient space

allocation in terms of the representation of different occupiers. The ideal range of occupiers should be such that a good balance is maintained to reflect shoppers' needs and to provide for convenience and excitement.

26.17 This policy sets out additional considerations to be applied where there are concerns about the proliferation of particular uses. Issues arising from the proliferation of hot food takeaway uses (Class A5) and evening economy type uses (in particular, Class A3, A4) are separately considered under policies DM23(C) and DM27.

26.18 Class A2 uses as currently classified in the Town and Country Planning Use Classes Order include banks, building societies, estate agents, employment agencies and betting shops. While some types of A2 uses are under represented in some designated centres, in others there has been a steady growth in representation above the national average. For example, Walthamstow Major Centre currently has a higher proportion of A2 service uses (15.8%) than the national average (9.5%). Similarly, Leytonstone District Centre also has a significantly higher proportion of A2 service uses (21.5%) than the national average (9.5%).⁽³⁰⁾

26.19 However, with regard to uses falling within the A2 Class, there is a lower than average proportion of banks and buildings societies in some centres. For example, of the total number of units in Walthamstow Major Centre, banks/financial services represented 8.2% compared to the UK average of 14.3% and there are no banks in Wood Street, Highams Park and Leyton District Centres. Accordingly, this policy welcomes the development of particular types of A2 uses such as banks and building societies where they are most needed and under represented.

26.20 Betting shops have been part of the Waltham Forest economy for a number of years. However in recent times, there have been concerns about their growth in the borough generally and their propensity to cluster together. Factors which have contributed to their clustering have been the migration of betting shops to areas of higher footfall in town centres and shopping areas and the opportunities provided for these operations to set up and operate from existing non-retail premises without the need for planning permission. However, such clustering (where dominant) could impact on the retail appeal and character of local areas and crucially affect the image of local shopping centres and their sustainability.

26.21 Survey evidence⁽³¹⁾ has found that the 'clustering' of high numbers of particular types of uses such as betting shops, has a negative impact on the vibrancy of a local high street. Other public concerns about betting shops relate to the need to manage gambling activity and its effects on the wider determinants of health and well-being. Research in some local areas⁽³²⁾ indicates that gambling could adversely affect the determinants of health and influence criminal activity, for example to pay off debt or continue gambling. Therefore, while such uses may be appropriate in supporting retail diversity, it is necessary to control their proliferation in local areas.

30 Waltham Forest Retail and Leisure Study, 2009.

31 A Local Government Association/ComRes Poll - February 2012

32 Where's well in Sandwell: Gambling and the Nations Health 2006

Townscape character and amenity

26.22 Policy DM25(H) seeks to ensure that proposals involving changes of use contribute to the general appearance and character of the area. In determining planning applications, the nature of the proposed use and the implications on neighbouring amenity will be important considerations. In addition, the impact of the proposed use on the character and function of the parade or frontage in which it is located is equally important, that is, how well (in design and appearance) the proposed use can be integrated within the existing street block or frontage. In some situations responsive design solutions will be necessary to ensure satisfactory integration.

26.23 In a changing economic climate, it is expected that some shops, pubs and ground floor offices in marginal trading locations will be converted to homes, entailing the removal of former shopfronts and the construction of new ground floor frontages. This policy seeks to ensure that satisfactory standards are achieved in terms of how the proposed use is integrated with adjoining uses in both function and design. Policy DM29 sets out the general design principles that will apply.

26.24 In predominantly commercial frontages businesses who find themselves next to newly converted residential units may face complaints from residential neighbours regarding noise, traffic or other issues. With the loss of active ground floor uses, such conversions can also impact on the viability of existing business occupiers by creating dead frontages and therefore loss of pedestrian flow. Furthermore, such conversions can drastically change townscape character and the quality of the built environment. For this reason, it is necessary to ensure that conversions to residential uses are coordinated and well managed.

26.25 The general approach will be to ensure that such changes are coordinated and implemented as part of a comprehensive scheme affecting the particular street block or frontage. Locations where commercial activity has significantly declined will often be characterised by vacancies in retail or commercial outlets over a period of time. These will often be locations outside the designated centres and local retail parades, where there may be a case on economic grounds to permit their loss and conversion to residential use. To guide such conversions, the Council will prepare design guidance to be adopted as supplementary planning document.

Shopfronts and Signs

26.26 Design and environmental quality issues are important to town centre vitality and viability. Shopfronts play a key part in establishing and defining the visual character of our high streets and shopping parades. There is however continuing commercial pressure for new designs and modifications in relation to shop fronts. In managing such changes, important considerations will be the effect of alterations and changes of use on the street scene and the potential for the residential use of upper floors. In accordance with Policy DM25(I), a shop style window display will be required. This is important to protect the townscape of commercial/shopping areas. Window displays help to maintain the attractiveness and continuity of the shopping frontage and can provide information for users and visitors. Policy DM29(B) is generally applicable to advertisements including shopfront signs.

26.27 In support of this policy, the Council is preparing a Shopfront Design Guide as supplementary planning document. Shop Front Improvement Schemes often provide the opportunity to improve the appearance of local areas as a means of supporting the growth of local businesses and raising the image of the town centres. Where public money has been invested in such schemes, the Council will expect property owners and occupiers to give due regard to the design objectives being promoted in the scheme area. Accordingly to safeguard the protection of such shopfronts, the Council will take necessary enforcement action to ensure compliance with the design objectives for the scheme area.

26.28 As required by the Disability Discrimination Act 1995, access to shops must be given special consideration in shopfront design. The Council expects proposals to include design measures to ensure that access to and circulation within shops is possible for all members of the public. The Council recognises the need to balance the security needs of shop owners with the appearance of shopfront design.

Implementation

26.29 This policy will be implemented through the planning application process. Annual land use surveys will monitor changes of use taking place within the designated centres, frontages and parades.

26.30 For the purposes of implementing the policy, the Council maintains a land-use record of all ground floor commercial units in the designated centres and parades. In making decisions the Council will also refer to its planning records on existing/permitted uses and other analysis of land-use information. The Council welcomes pre-application enquiries on the opportunities for changes of use and the extent to which spare capacity exists in particular frontages.

26.31 In considering compliance with the threshold limits, Schedules 5 and 6 of this plan define the relevant frontages. This is based on street blocks and takes into account the occurrence of physical breaks in the continuity of the shopping frontage as created by road junctions and other obstructions to pedestrian movement. This provides the basis for calculating the threshold limits on the proportion of non-retail uses in the relevant frontage and the extent to which a proposal results in the creation of three or more adjoining standard size shop units. A standard size shop frontage in Waltham Forest is 5.5m. This is the width of the shop unit bordering the road or pavement and reflects the predominantly Victorian character of buildings in the Borough.

26.32 Further detailed guidance on the practical application of the policy including frontage limits, classification of individual uses, the approach and assumptions applied will be included in a Supplementary Planning Document.

26.33 Designated frontages and parades will be reviewed periodically. Where necessary, changes will be made through the preparation of Area Action Plans, Neighbourhood Development Plans and Town Centre Strategies to be adopted as Supplementary Planning Documents.

26.34 To support the implementation of the shopfront policy, detailed design guidance will be set out in a Supplementary Planning Document.

27 Policy DM26 - New Retail, Office and Leisure Developments

Strategic Objective 14

Safeguard and strengthen the function of Walthamstow Town Centre, the District and Neighbourhood Centres capitalising on their respective roles for shopping, culture, leisure, tourism and employment etc, and ensuring they continue to develop as vibrant, attractive, distinctive, safe and welcoming places.

Introduction

27.1 Town centres play an important role in supporting local economic growth and encouraging investment. An attractive, diverse and accessible town centre will attract people to use its shops and services, supporting new investment and jobs. In accordance with the 'town centre first' approach as set out by government policy, the Council is seeking to encourage main town centre uses in the Borough's designated centres. In this regard, Policy CS14 of the Council's Core Strategy establishes the hierarchy of centres in the Borough.

Policy DM26

Retail, Office and Leisure Developments

The Council will encourage the development of new town centre uses that support and enhance the viability, vitality and function of the Borough's designated centres and parades by ensuring that:

A) proposals located outside the designated centres demonstrate that:

i) all in-centre options (in Walthamstow Major Centre, the District and Neighbourhood Centres) have been thoroughly assessed for their availability, suitability and viability and the proposal cannot be accommodated in whole or part in these locations;

ii) where it has been demonstrated that there are no in-centre sites, preference has been given to edge of centre locations (in Walthamstow Major Centre, the District and Neighbourhood Centres) which are well connected to the centre by means of easy pedestrian access;

iii) an impact assessment has been undertaken (for all proposals over 200 sq m) and there would be no adverse impact on the vitality and viability of nearby designated centres and parades. In exceptional circumstances where it would be deemed unnecessary to undertake a full scale impact, a broad brush statement of impact will be required.

The Council will refuse planning permission where insufficient information (as required above) has been provided and/or there is evidence that the proposal is likely to have significant adverse impacts on the vitality and viability of nearby designated centres/parades.

B) proposals for outdoor markets and car boot sales (undertaken on a permanent basis) are resisted outside the Borough's designated centres. New proposals within existing centres will be encouraged if no adverse environmental and amenity problems are presented, particularly with regard to parking, servicing and delivery.

Justification

27.2 The National Planning Policy Framework (NPPF) sets out a sequential test for applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. The Council's policy follows this approach by requiring that all in-centre options have been thoroughly assessed before edge-of-centre or out-of-centre sites are considered.

27.3 The Council's adopted Core Strategy (Policy CS14) sets the strategic direction for the development of new town centre uses in the Borough. This policy makes specific reference to Walthamstow Major Centre, the District and Neighbourhood Centres as these are the priority centres. The boundaries of these areas are shown on the Policies Map. Annex 2 of the NPPF defines the terms 'edge of centre' and 'out of centre'.

27.4 The submission of impact assessments for retail, leisure and office developments located outside town centres is in accordance with the NPPF. This is an important requirement as part of the validation process of a planning application. Generally, a retail impact assessment is necessary when the proposed development is of a scale likely to have an appreciable impact on the trade of existing or committed retail, leisure and office developments in the surrounding area. The NPPF sets out the scope of impact assessments. It mentions that where an application fails to satisfy the sequential test or is likely to have significant adverse impacts it should be refused. Therefore it is expected that the scope of any such assessment would be agreed with the Council in advance before the impact assessment work commences.

27.5 This plan sets a local floorspace threshold of 200 sq m. The policy also applies to extensions and the amalgamation of existing retail units which result in the creation of a single unit exceeding 200 sq m. The Council considers that many small developments can cumulatively impact on the vitality and viability of the designated centres/parades. This threshold is considered necessary to implement the Council's planning objective as expressed in the Core Strategy to consolidate town centre activities in the designated centres, support the vitality and viability of the designated centres and manage the proliferation of retail and other town centre uses throughout the Borough. In applying this threshold, the Council wishes to ensure that vulnerable centres/local parades do not experience further decline from trade diversion arising from the development of out of centre retail, leisure and office developments.

27.6 Major retail development proposals (such as large supermarkets, retail parks and DIY stores) are more likely to have a larger catchment area, a higher turnover, and may sell a wider range of goods compared to smaller retail schemes. As such schemes may have the potential to draw trade from and impact on a number of existing centres, the information provided in retail impact assessments should be more detailed to reflect this and to ensure that the Council can fully understand the retail impacts. Accordingly a full scale impact assessment is justified in such cases. The Council's Retail and Leisure Study (as updated periodically) will provide a useful starting point with regard to the future need for additional retail, commercial leisure facilities and other town centre uses.

27.7 With regard to the submission of a broad brush statement of impact, the Council considers that it would be an unnecessary burden to require applicants to submit detailed impact assessments in every case - particularly for smaller scale proposals. Accordingly, the policy makes provision for such assessment to be submitted. This is particularly where it would be deemed unnecessary to undertake a full scale impact assessment and will often depend on the nature of the proposal and the likely trading effects. Matters that may be included in a statement of impact include: details of the business model, the type of goods to be sold/services provided, an indication of expected sales figures/footfall to be generated, an indication of immediate and secondary catchment areas of the proposal, information on the number of jobs to be created and regeneration benefits.

27.8 Policy DM26(B) seeks to support the role of markets within the designated centres. The Town and Country Planning (General Permitted Development) Act 1995, permits the use of land for the purpose of holding markets for not more than 14 days in any calendar year. In considering new proposals for markets, it will be necessary to ensure that suitable arrangements for servicing, parking, cleaning, refuse collection and management can be provided to support their efficient operation. The market in Walthamstow plays a central role in the life of the community and is essential to the prosperity of the Borough's largest centre. There are currently proposals to improve this market in order to enhance its role. While seeking to encourage the development of markets in other centres, the Council also wishes to ensure that such developments do not adversely affect the viability and vitality of the existing market in Walthamstow Major Centre.

Implementation

27.9 Detailed guidance on the scale, type and range of activities to be encouraged on particular sites will be included in the AAPs for Blackhorse Lane, Northern Olympic Fringe, Walthamstow Town Centre and Wood Street and in the Site Specific Allocations Document. Also through the preparation of town centre strategies, specific actions to improve other designated centres will be identified. This policy will be mainly delivered through the planning application process.

28 Policy DM27 - Night Time Economy Uses

Strategic Objective 14

Safeguard and strengthen the function of Walthamstow Town Centre, the District and Neighbourhood Centres capitalising on their respective roles for shopping, culture, leisure, tourism and employment etc, and ensuring they continue to develop as vibrant, attractive, distinctive, safe and welcoming places.

Introduction

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

Policy DM27

Night Time Economy Uses

A) The Council will encourage appropriate evening /night time economy uses that contribute to the vitality of the Borough's designated town centres subject to the following considerations:

- i) they are part of a strategy to create cultural quarters in a town centre or support the creation of a balanced provision of evening/night-time uses;
- ii) the design of the development particularly focuses on public safety, crime prevention and the reduction of anti-social behaviour;
- iii) there will be no significant individual or cumulative adverse effect on the surrounding residential amenity due to noise, traffic, parking, general disturbance or problems of disorder and nuisance;
- iv) arrangements for mitigating pollution including ventilation equipment, refuse disposal, grease traps and noise insulation is provided in a way that minimises visual and environmental impact;

- v) access requirements for people of all ages and abilities are provided;
- vi) access to public transport facilities will be available during the hours of operation;
- vii) the day-time use does not detract from the character and amenity of the surrounding shops and services (i.e. providing a blank frontage due to closure during the day rather than maintaining an active street frontage).

Justification

28.2 This policy deals with Class A3 and A4 and D1 and D2 uses. Policy DM23(C) specifically deals with Hot Food Takeaway Uses (Class A5) in acknowledgement of the need for a holistic approach to healthier communities with regard to the location, distribution and concentration of such uses.

28.3 The night-time economy has grown over many years. When well-managed, it becomes part of a town centre's self-image and atmosphere, as well as creating jobs, increasing footfall, and providing opportunities to showcase a wide range of ever-changing arts and cultural events. People's lifestyles are changing. People tend to go out more often after work and at weekends, and want a greater range of things to do in the evening. Town centres that broaden their evening and night-time offering stand to build stronger connections with local people and attract more people from further afield.

28.4 Evening activities are a fundamental part of the urban renaissance because they extend the vitality of a town or city beyond normal working hours, making centres more attractive places to live. Our town centres currently suffer from lack of activity in the evenings and at weekends. However these are the places more likely to benefit from the vitality that restaurants, cafes and bars would bring, as long as these are provided in the right quantity and in the right locations. It is important that within these areas uses are carefully balanced so that evening / night-time uses are complementary to, rather than conflict with neighbouring uses.

28.5 The Council considers that management is key to the delivery of successful evening economy uses. In most cases, a strategy will be required to provide guidance on the scale of activities proposed and how activities would be managed. The creation of cultural quarters will provide the mechanism for both planning and licensing systems to support the management of the evening and late-night economy.

28.6 The Council recognises the need to plan positively for a range of complementary evening uses including Arts, Culture and Entertainment uses - cinemas, theatres, restaurants, bars and nightclubs - that appeal to a wide variety of age groups. It also recognises that these uses may need to be managed in appropriate locations. Accordingly, an integrated policy approach will take account of and complement the Borough's Statement of Licensing Policy.

28.7 In considering proposals, relevant considerations would include the cumulative impact on the character and function of the centre, crime and anti-social behaviour and the availability of night-time transport. Policy DM16 sets out the Council's requirements on parking.

28.8 It is expected that these uses will be concentrated in the town centres, away from the primary shopping frontages. However parts of the Borough's town centres consist of areas where residential and commercial uses exist in close proximity. Accordingly, in applying this policy, other considerations will be the effect of increased concentration of evening uses in an area, the proportions of food and drink uses and how any potential detrimental effects can be controlled through conditions attached to planning applications.

Implementation

28.9 This policy will be applied through the planning application process. The plan led approach for the establishment of cultural quarters will be delivered through the preparation of Area Action Plans, Neighbourhood Development Plans or Town Centre Strategies to be adopted as Supplementary Planning Documents.

29 Policy DM28 - Heritage Assets

Strategic Objective 12

Conserve and enhance the borough's heritage assets whilst maximising their contribution to future economic growth and community well-being.

Introduction

29.1 The historic environment is a valuable part of Waltham Forest's cultural heritage and contributes significantly to the identity of the borough, adding to the quality of life and well-being of residents and visitors. Whether in the form of individual buildings, conservation areas or other heritage assets, the conservation of this heritage and sustaining it for the benefit of future generations is an important aspect of the role the Council plays on behalf of the community and in fulfilling the Government's core planning principles set out in the National Planning Policy Framework (NPPF).

29.2 Whilst the borough has perhaps fewer listed buildings, conservation areas and other heritage assets than other London boroughs, the importance of its historic environment is nevertheless still significant in making a crucial contribution to its local character and distinctiveness. The fact that the borough may have fewer heritage assets than other boroughs means that these assets have a disproportionately more positive value and significance than might otherwise be the case.

29.3 The Council is therefore committed to protecting and where appropriate enhancing this irreplaceable heritage. All designated and other heritage assets that make a positive contribution to the significance of the historic environment will be protected from demolition or inappropriate development that affects the asset or its setting. The Council will seek to work with owners and developers to ensure historic assets are properly managed and cared for and remain in a viable use.

29.4 The Council has, and will continue to develop, a positive strategy for the conservation and enjoyment of the historic environment that includes;

- Guidance and advice for owners and developers in relation to the historic environment and how its assets should be conserved.
- Identifying and managing heritage assets at risk through neglect, decay or other threats, and seeking their return to appropriate and sustainable use.
- A programme of Conservation Area Assessments and Management plans
- Continuing to work closely with heritage organisations such as English Heritage, local amenity societies and other relevant stakeholders in proposals affecting heritage assets within the borough and in promoting and raising awareness of local heritage matters generally.
- Support for local communities in promoting and valuing their local heritage and in identifying other locally significant historic buildings and heritage assets within the borough.

Policy DM28

Heritage Assets

Development proposals which may affect the significance of heritage assets in Waltham Forest (both designated and undesignated) or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced. A Heritage Statement required under paragraph 128 of the NPPF should accompany all applications that affect heritage assets. In considering proposals, the Council will have regard to the following:

Conservation Areas

A) In order to preserve or enhance the significance, including character or appearance of the conservation areas (as shown on the Policies Map), and their settings, the Council will:

- i) permit development in conservation areas which preserves or enhances the character or appearance of the area;
- ii) only permit the demolition of any building in a conservation area where it is clear that this would not have an adverse effect on the character or appearance of the area. In cases where demolition may be justified in accordance with national policy, consent to demolish will be given only when acceptable plans for redevelopment have been agreed;
- iii) use Article 4 directions to raise awareness of good conservation practice and encourage property owners to implement appropriate improvements to properties and other heritage assets which preserve or enhance the character of conservation areas;
- iv) preserve any tree which contributes to the character of the conservation area;
- v) seek designation, where appropriate, of conservation areas as areas of special control for advertisements.

Statutorily Listed Buildings

B) The Council will only permit proposals involving the demolition of any building which is on the statutory list of buildings of special architectural and/or historic interest where exceptional circumstances are shown that outweigh the case for retention. The fact that a building has become derelict will not in itself be sufficient reason to permit its demolition.

C) The Council will permit uses, alterations or extensions that would not be detrimental to the significance of the assets including fabric, appearance, historic interest or setting of these buildings: and it will encourage proposals which seek their rehabilitation, maintenance repair and enhancement;

D) Wherever possible consideration should be given to improving access for people with disabilities to all listed buildings open to the public or where people are employed.

Locally Listed Buildings

E) The Council will seek to retain buildings included on its local list of buildings of architectural/historic interest and encourage their sympathetic maintenance and enhancement. Alterations or extensions to locally listed buildings will be expected to achieve a high standard of design.

Buildings of importance to the character of town centre areas

F) In considering development proposals for properties of particular importance to the character of town centre areas, the Council will have regard to ensuring that the essential character of the particular building or asset is maintained and enhanced by the proposals. Proposals which would involve the demolition of, or drastic alterations to these properties will be resisted.

Archaeological Heritage

G) The Council will ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough (See Schedule 23 and the Policies Map). Where proposals affect heritage assets of archaeological interest, preference will be given to preservation in situ. However, where loss of the asset is justified in accordance with national policy, the remains should be appropriately recorded, assessed, analysed, disseminated and the archive deposited.

Improvement Schemes

H) The Council will work with owners/partners to restore buildings, spaces and areas. Where significant harm to a heritage asset is justified in accordance with national policy, a programme of work will be secured with mitigation measures through planning conditions or a planning obligation.

Area of Special Character

I) The Highams Estate was designated as an Area of Special Character by the Council in 1988. This area is shown on the Policies Map and described in Schedule 22. Although this is not a statutory designation, the Council recognises that this area has special character that must be protected.

Heritage at Risk

J) The Council will expect property owners/partners to work proactively with the authority in bringing forward proposals to preserve or enhance Heritage Assets at Risk or under threat within the borough to facilitate their successful rehabilitation and seek their viable reuse consistent with their heritage value and special interest.

Justification

29.5 The Council has a duty to conserve and enhance the significance, character and appearance of the borough's historic environment when carrying out its statutory functions and through the planning system. It is recognised that the historic environment contributes to the enjoyment of life in the borough and provides a unique sense of identity.

29.6 In accordance with government policy ⁽³³⁾ this policy recognises the need to conserve heritage asset in a manner appropriate to their significance. Not all of Waltham Forest's heritage is designated. It is therefore important to recognise the value of our undesignated historic environment in planning for the future. Many buildings are of significance, particularly to the local environment, even though they may not be protected by law.

29.7 A Heritage Asset can be defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). In Waltham Forest, these include:

Designated Heritage Assets:

- Conservation Areas;
- Statutorily Listed Buildings;
- Archaeological Remains (in designated zones);

Heritage assets:

- Locally Listed buildings;
- Parks and Gardens of Local Historic Interest;
- Highams Area of Special Character; and
- Buildings of Importance to the Character of Town Centre Areas.

33 National Planning Policy Framework 2012,



29.8 The character of the borough as it is today has been shaped largely by the significant residential development and related urban expansion of the mid to late 19th century following the coming of the railways. Prior to the railways, the borough was dominated by farmland with large estates and manor houses. The dominant settlement was Walthamstow, which until 1850 was formed of five separate rural villages.

29.9 The urban expansion and speculative development in the Victorian era still maintains evidence of former field boundaries and many of the former manor houses are dotted throughout the borough amongst this development. Many of these original large houses have survived, having been statutorily or locally listed, and now form an integral part of the built heritage of the borough, despite mostly having changed from their original uses. Chestnuts in Hoe Street and Thorpe Coombe on Forest Road in Walthamstow are two examples of these remnants.

29.10 The borough nowadays is characterised in the south by denser patterns of Victorian and Edwardian terraced housing and to the north by generally lower density later 19th and 20th century development. Waltham Forest historically was made up of three different urban areas of Chingford, Leyton and Walthamstow which each has a distinct character. As such, there is a varied stock of heritage assets in the borough, with the northern end of the borough being generally more suburban in character and the southern end of the borough more urban in nature.

Conservation Areas

29.11 The designation of Conservation Areas is shown on the Policies Map and Schedule 21. Complementary to its aim of improving the environment of the borough as a whole, the Council seeks to conserve, and, wherever possible, improve, those buildings and areas which are of special value. That value might be for historic or

architectural reasons, or because they have a particular character which is worth preserving. This can be achieved by designating Conservation Areas, and by preserving buildings which are of special historic or architectural interest.

29.12 The Council currently has Article 4 Directions in place for 9 of its 12 Conservation Areas. The use of Article 4 Directions is in recognition of the harm that can often be caused to the character and appearance of conservation areas by inappropriate changes such as the replacement of traditional timber windows and doors with modern plastic alternatives, natural roofing materials such as clay and slate tiles with concrete and plastic tiles, poorly located satellite dishes, removal of original chimney stacks and pots and changes to front gardens with hardstandings for vehicles etc. The Council will therefore use this mechanism to ensure good management of Conservation Areas by encouraging appropriate changes to residential properties so as to preserve or enhance the character of the Conservation Area. When considering changes to properties within a Conservation Area, applicants are advised to contact the Council's Conservation Officer for further specialist advice.

Statutorily Listed Buildings

29.13 Under section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 the Secretary of State compiles lists for all local authorities of buildings in their areas considered to merit statutory protection because of their special architectural/historic interest. Waltham Forest currently has 111 Statutory Listed Buildings which include a diverse range of heritage assets from the former Walthamstow Greyhound Stadium, to the former EMD Cinema and Walthamstow Town Hall. All statutory listed buildings are of national significance. The statutory list for Waltham Forest is published on the Council's website.

29.14 Section 7 of the Act states that prior consent must be obtained from the local authority before any demolition (in whole or in part), alteration or extension works go ahead which would affect the character of a building of special architectural or historic interest. It is a criminal offence to carry out any such works without consent.

29.15 Waltham Forest has a limited stock of statutorily listed buildings. They represent a finite asset and for that reason their loss/substantial demolition will not be permitted unless the Council is satisfied that every possible alternative approach for restoration, conversion or re-use has been thoroughly explored and found to be impractical.

Locally Listed Buildings

29.16 The Council maintains a list of buildings of local architectural/historic interest separate to those on the Secretary of State's statutory list for the borough. These buildings are not subject to additional statutory controls, but the Council will encourage their preservation through its normal town planning controls.

29.17 In addition to the intrinsic qualities of the buildings included on the Council's local list, their setting may also contribute to their environmental value, hence the policy also seeks to protect their character and setting.

Buildings of importance to the character of town centre areas

29.18 In town centre areas in particular, the Council considers that it is important, as far as is practicable, to retain certain individual or groups of buildings or other assets of importance to local character. Schedule 31 identifies the buildings in this category as designated in Walthamstow Town Centre. This designation is carried over from previous plan documents. In other town centres, there will be other undesignated historic buildings or heritage assets which will justify such protection. Where justified, these designations will be included and reviewed in other development plans. In particular, this relates to the town centre areas included in the emerging AAPs for Walthamstow, Northern Olympic Fringe and Wood Street. For other centres, such designations will be made and included as part of town centre strategies to be adopted as Supplementary Planning Document or neighbourhood plans..

The Setting of Heritage Assets

29.19 In addition to the need to identify and assess the particular significance of any heritage asset that may be affected by a proposal, it is also essential to consider the impact of proposed development on the setting of such assets. The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced.

29.20 English Heritage has produced guidance on the setting of heritage assets which the Council will take into account in the consideration of development proposals, which applicants are strongly advised to refer to in bringing forward relevant schemes. The guidance recommends following a broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases. These comprise the following steps;

- i) identifying which heritage assets and their settings are affected;
- ii) assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- iii) assessing the effects of the proposed development, whether beneficial or harmful, on that significance;
- iv) exploring ways of maximising enhancement and avoiding or minimising harm;
- v) making and documenting the decision and monitor outcomes.

Archaeological Heritage

29.21 The history of Waltham Forest dates from the time of the earliest settlements in the Forest. Archaeology is an important way in which greater knowledge about the history of the borough can be discovered. However, the opportunity to carry out archaeological investigations usually only arises when construction work begins.

29.22 The Greater London Archaeology Advisory Service (GLAAS) which is part of English Heritage has defined a number of Archaeological Priority Zones (APZs) which have been identified as having particular archaeological interest. These are shown on the Policies Map and Schedule 23.

29.23 For archaeological sites over 0.4 hectares, applicants should note that the Council will also consult the Greater London Archaeology Advisory Service (GLAAS). GLAAS provides archaeological advice to local planning authorities, developers and their agents, and local people and maintain the Greater London Historic Environment Record (formerly the Greater London Sites and Monuments Record).

Heritage at Risk

29.24 The Council maintains a Heritage at Risk Register in conjunction with English Heritage. Waltham Forest currently has 9 Heritage Assets on the register which do not have a single defined character but are indicative of the diverse heritage of the borough. These include a 20th Century cinema, a 16th Century dovecote, a wall to a church yard and a pumping station. The Heritage at Risk Register is a fluid document which can changes over time.

29.25 The purpose of the register is to monitor and provide the basis for solutions for designated heritage assets that have been recognised as being at risk of losing their significance. The most common risk factors for those heritage assets within the borough include decay through vacancy, lack of maintenance and lack of viable use. The Council will therefore work with owners to facilitate the successful refurbishment and repair of these assets with the objective of putting them back into viable and sustainable use and ultimately removing them for the at risk register. Appropriate temporary uses will also be considered that could prevent further decay of the asset, provide improved security and allow an increased prospect of sustainable re-use. Subject to resources, the Council may also be able to offer assistance in the form of small grants and can advise on other external grant giving bodies.

29.26 The most viable use for a heritage asset may not be the use for which it was originally intended and the original use has become redundant, such as a pumping station or dovecote. However, there are successful alternative uses to which redundant heritage assets can be put which are consistent with their conservation value and which can also respond to the changing social, cultural, economic or environmental needs of the borough. Successful examples within Waltham Forest have included changes of use of previous commercial premises, such as banks and larger office uses, to residential and/or community uses. The Council will continue to work with landowners and relevant bodies to promote the viable re-use of heritage assets through the preparation of specific guidance such as design and development briefs, regeneration plans, and in the implementation of its planning and conservation policies.

Implementation

29.27 This policy will be primarily delivered through planning applications and enforcement work. Where necessary, further detailed guidance will be included in Supplementary Planning Documents.

29.28 Monitoring of heritage assets at risk will be reported through the Annual Monitoring Report. Section 106 agreements will be used to secure repair and reuse of historic buildings.

30 Policy DM29 - Design Principles, Standards and Local Distinctiveness

Strategic Objective 15

Create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

Introduction

30.1 The Council is committed to achieving the highest quality of urban and architectural design for all new developments. Good design is fundamental to making better places and improving the quality of people's lives. The Council want to give strong encouragement to proposals which are attractive, sustainable, functional, modern, well-connected and inspiring.

30.2 High quality design can deliver a number of benefits including adding economic, social and environmental value, delivering accessible places for all, and benefiting all stakeholders in the development process.

Policy DM29

Design Principles, Standards and Local Distinctiveness

Good Design

A) The Council will expect a high standard of urban and architectural design for all new development. Proposals should:

- i) be supported by a clear and robust design rationale based on a sound understanding and analysis of local context and character;
- ii) reinforce and/or enhance local character and distinctiveness, taking account of patterns of development, urban form, building typology, detailing and materials, trees and landscaping etc and other features of local and historic significance;
- iii) provide appropriate physical, legible and safe connections with surrounding streets, paths and neighbouring development;
- iv) respond to their context in terms of scale, height, and massing;
- v) provide a coherent layout and block structure with active street frontages fronting the public realm;
- vi) have a clear distinction between public and private space;

- vii) be visually attractive, with architecture that respects its context without unduly restricting style;
- viii) include high quality materials which are attractive and durable;
- ix) take a design-led, integrated approach to car parking which is appropriately sited, not over-dominant and supports the street scene;
- x) where relevant, provide an appropriate level of well-designed, located and usable amenity space in accordance with the standards set out in Policy DM6 B;
- xi) incorporate high quality landscaping and tree planting where appropriate;
- xii) maximise energy efficiency and usage of renewable resources, in accordance with the principles set out in policies DM10 and DM11;
- xiii) for residential schemes, address the CABE/HBF “Building for Life” criteria.
- xiv) where appropriate, exploit the potential for mixed-use where this can add benefit to wider sustainability objectives in accordance with the principles set out in policy DM1 B.
- xv) address the potential impact of new development on neighbouring amenity in accordance with Policy DM32.

Advertisements

B) The Council will not grant consent for advertisements which by reason of their nature, location and size are:

- i) detrimental to the appearance of the building which it is on;
- ii) detrimental to the visual amenity of the surrounding area; and
- iii) a hazard to public safety.

C) Within areas of special control of advertisements (where identified), the Council will seek to restrict the number, size and illumination of new advertisements and reduce the amount of outdoor advertising where replacement signing is proposed.

Justification

Good Design

30.3 The Council is committed to high quality urban and architectural design and in raising the standards of new development across the borough. Good design can bring a number of significant benefits in adding economic, social, cultural and environmental value and in creating sustainable communities for both existing and future residents and businesses.

30.4 A key objective of good urban design is in adopting an integrated approach to development where all elements combine successfully to produce better, attractive and more sustainable places. Fundamental to this approach is an informed analysis and appraisal of the site and its context which will help in defining an appropriate response to local character and provide a clearer basis for developing the overall design response.

30.5 An appreciation of local context and character in development proposals is important in delivering places that are more sustainable over time, improve visual and physical connections between places, respect historic and cultural assets, achieve suitable scale and density, create well-designed legible places and, fundamentally are the right development in the right place.

30.6 The importance of good design is reflected at government level in the National Planning Policy Framework (NPPF), where great importance is placed on the design of the built environment. Paragraph 56 of the NPPF states that “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

30.7 In reinforcing the importance of good design, the NPPF also states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (paragraph 64).

30.8 The Council has produced a Supplementary Planning Document (SPD) on Urban Design, adopted in February 2010, which sets out a number of key design principles to guide developers and applicants in preparing development proposals. Applicants are strongly advised to consult this document in bringing forward schemes.

30.9 The SPD has been informed by a Characterisation and Local Distinctiveness Study (July 2009) which provides a detailed analysis of the borough’s defining characteristics, including key physical features, movement patterns, history and development, land use and key building typologies. Developers may wish to refer to this document in considering how their proposals address local character and distinctiveness.

30.10 Developers bringing forward proposals for residential development should have regard to the “Building for Life” criteria endorsed by government, the House Builders Federation and Design Council CABE. The Building for Life guidance sets out twelve criteria which provides a robust basis for assessing residential development both at pre-application and post-implementation stages and is an important tool in seeking to raise the overall quality of urban design in new housing schemes. The performance of a scheme is determined using a traffic light system of green, amber and red with a well designed scheme performing well against all twelve of the criteria.

Advertisements

30.11 Advertisements are controlled by the Town & Country Planning (Control of Advertisements)(England) Regulations 2007. These regulations give powers to the Council to restrict the display of advertisements in the interests of amenity and public safety. This policy seeks to ensure that advertisements requiring the express consent are compatible with interests of local amenity and public safety.

30.12 External advertising is important for commercial activity and comes in many forms and sizes including fascia signs and projecting signs on shops, free standing signs, hoardings etc. They are part of the built environment and many businesses rely on them to sell goods and services. However, care should be taken in their siting and design. In a climate of increasing environmental awareness, insensitive advertisements could harm the character of places. Also, excessive numbers of advertisements and signs in close proximity can lead to visual chaos and clutter in the street scene.

30.13 There are a number of locations where proposals for advertisements will need careful consideration in the interest of amenity and public safety. Advertisers would often want to choose the most visually prominent and highly visible locations on the street scene. However this must be balanced against likely negative impacts. Impact can be significant if the advertisement is dominant individually or collectively – causing clutter, poorly sited or out of keeping in terms of size, colour, materials or illumination. Poorly designed and located advertisements can have a negative impact on the appearance of the built and natural environment.

30.14 An unnecessary proliferation of poorly designed and inappropriate signs at particular locations can have a significant detrimental impact. For example, in areas of predominantly residential character, the need to protect local character and visual amenity will require careful management of advertising displays. In conservation areas and on listed buildings (See Policy DM28), similar concern will apply to protect features of special architectural or historic interest. Other locations justifying this policy include protected open spaces - where the display of advertisement would be likely to spoil local character. Also along transport corridors, it would be important to ensure that the image of the borough is protected and most importantly, drivers are not distracted on safety grounds. The Council intends to provide detailed guidance on the standards it expects in a Supplementary Planning Document.

30.15 The Council considers that certain areas will justify more stringent control. The Council, with the approval of the Secretary of State has powers to declare an Area of Special Control of Advertisements (ASCA). Designating such area gives stricter control over a range of advertisements in the interest of amenity. This policy seeks to draw attention to the Council's powers to use this mechanism where necessary to manage the cumulative effects of advertisement displays in the borough.

Implementation

30.16 In accordance with planning legislation, a design and access statement which sets out the design rationale for the development, explains the merit of the design and how it relates to the existing setting will be required for all major developments and some other planning applications. Statements must be proportionate to the complexity of the application, need not be long and should cover all relevant design and access issues. As a general guide, statements should cover the following key aspects – site context and description of proposal, amount of development, use, layout (including accessibility and safety), height and scale, landscaping and appearance.

30.17 Changes to the requirements for design and access statements came into force in June 2013. Planning applicants should therefore refer to the Town and Country Planning (Development Management Procedure)(England)(Amendment) Order 2013 for further detail on when a design and access statement is required and what the statement should generally include.

30.18 Specific area and/or site-specific guidance on design will be provided as part of relevant design and development briefs as required, proposed Area Action Plans for Blackhorse Lane, Northern Olympic Fringe & Lea Bridge, Walthamstow Town Centre and Wood Street.

30.19 The Urban Design SPD and other relevant design guidance will be monitored and updated as required to take account of relevant new design guidance and standards and changes in legislation.

30.20 The Council will identify particular areas whose amenity could be seriously damaged by an intrusion of advertising. Such areas include Conservation Areas, Areas of Special Character, and areas adjacent to the Green Belt. Further guidance on Advertisement control will be provided in a Supplementary Planning Document.

31 Policy DM30 - Inclusive Design and the Built Environment

Strategic Objective 15

Create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

Introduction

31.1 The Council is committed to promoting equality for disabled people and central to this is creating accessible and inclusive environments. Whilst there are many factors which cause inequality for disabled people an inaccessible environment can be a major barrier to independence and equality.

31.2 The Council has produced two Supplementary Planning Documents to assist developers and planning applicants in bringing forward their proposals in seeking to meet the Council's inclusive design guidance. These documents are on Inclusive Housing Design and Inclusive Design for Non-Residential Buildings and provide detailed guidance which encourage designers to ensure proposals are inclusive and do not create barriers to equality and inclusion. Applicants are strongly encouraged to refer to these documents in developing their proposals.

Policy DM30

Inclusive Design and the Built Environment

The Council will seek to ensure that inclusive design principles are applied at the very outset of any development. New development (including the alteration, extension or change of use of buildings and land) to which the public have access should where practical and reasonable, be designed so that everyone, including disabled people, can conveniently reach, enter and use any buildings or use any open air facilities. The Council will seek to secure best practice by commending inclusive design guidelines to developers.

Justification

31.3 There is need to ensure that the built environment, public spaces; pedestrian and transport linkages are designed to be inclusive. This means everyone's needs are considered at the beginning of the design process and the principles of inclusive design are applied. Buildings designed to be inclusive will be safe, predictable, convenient, flexible, adaptable, sustainable, legible and should be usable by everyone.

31.4 Achieving inclusive design also benefit individuals with physical, sensory or cognitive impairments, people with mental ill health, older people, children, carers of young children, people with temporary impairments, or anyone with heavy luggage or shopping. This approach is clearly embedded in the existing London Plan (2011) and its proposed amendments.

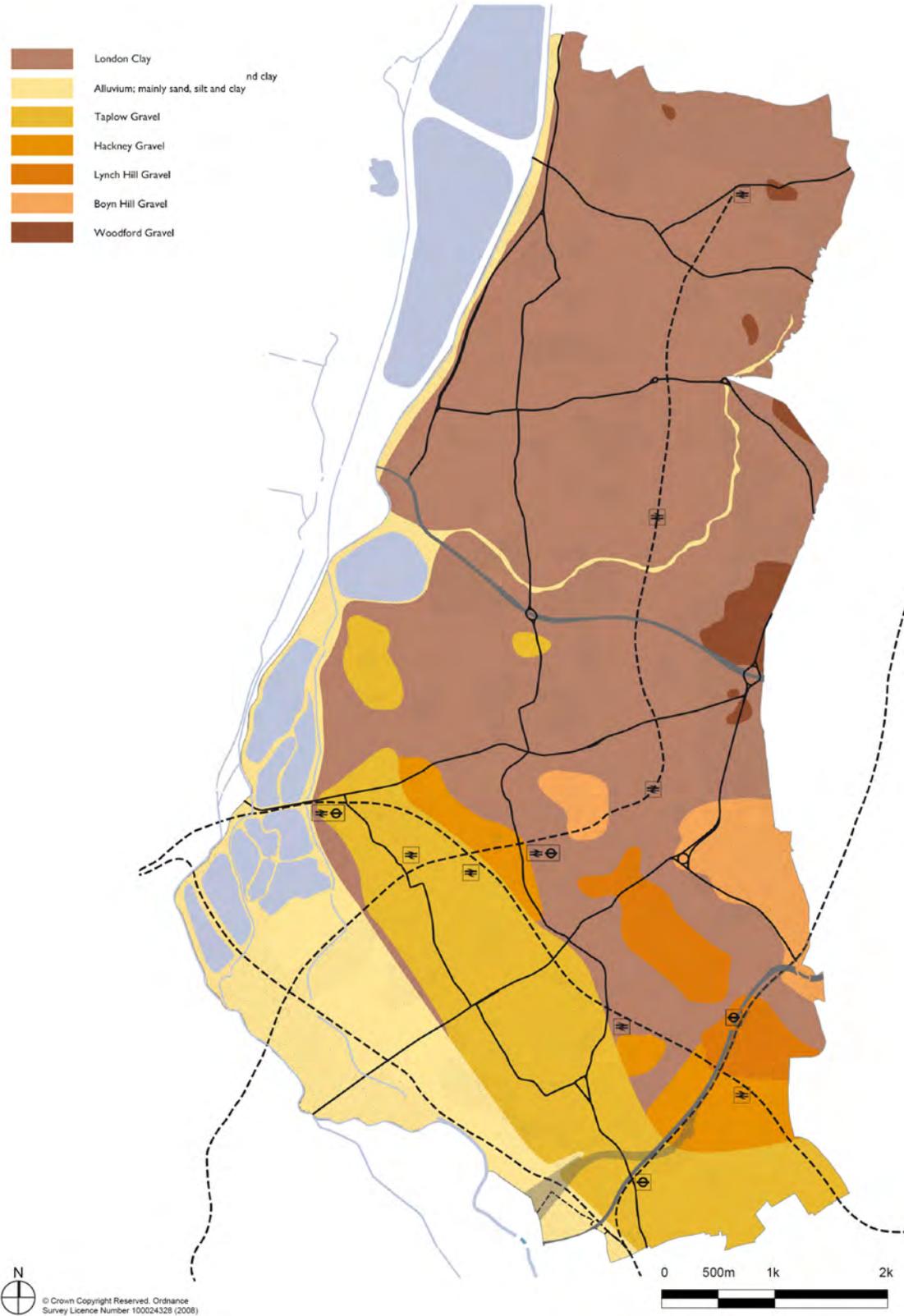


Figure 31.1 Geology

32 Policy DM31 - Tall Buildings

Strategic Objective 15

Create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

Introduction

32.1 Tall buildings can maximise the use of land and create sustainable buildings at locations well-served by public transport and local services. They can become beacons for regeneration to stimulate further investment. As key landmarks within the urban fabric they can be used to improve legibility. However they can also present a number of issues and challenges. By virtue of their size and prominence, tall buildings can sometimes harm the qualities that people value about a place, particularly if in the wrong locality or of poor design. Accordingly, such buildings will need to be carefully located and designed.

Policy DM31

Tall Buildings

A) Subject to compliance with Core Strategy Policy CS15 (C), the Council will consider all of the following factors when considering proposals for tall buildings:

- i) the quality of design and architecture;
- ii) the quality of construction and materials;
- iii) detail and impact at ground floor level;
- iv) impact on privacy and amenity with adjacent properties;
- v) accessibility to transport interchanges and nearby facilities such as shops, community facilities and other services etc;
- vi) impact on local and strategic views;
- vii) impact on micro climate for example wind, sun and reflection;
- viii) impact on the historic context;
- ix) relationship to topography and surrounding land form; and
- x) the management regime, particularly in relation to residential mix.

B) Developers will be expected to take into account relevant guidance on design/heritage matters as published by CABE/English Heritage particularly in relation to the impact of such buildings on their surroundings and local historic context. ⁽³⁴⁾

Justification

32.2 CABE and English Heritage guidance encourages local authorities to have a well considered plan led approach to locating tall buildings. Core Strategy Policy CS15 (C) states that new development must address issues of height and scale sensitively and adopts two categories of building heights in clarifying the approach to tall buildings; Category 1: tall buildings – buildings of 10 storeys or more and Category 2: Medium rise “taller” buildings – buildings between 5-9 storeys. To support its implementation, this policy also identifies the locations/specific sites where tall buildings may be considered appropriate and where they are considered inappropriate, as well as additional considerations the Council will apply in determining planning proposals. In assessing proposals for tall buildings, the Council will carefully consider both their impact on their immediate surroundings, and their impact at the wider urban scale.

32.3 Tall buildings could have a potential adverse impact upon the significance of heritage assets and the wider historic environment. Accordingly proposals for tall buildings will be carefully assessed to ensure that they do not cause harm to the significance of heritage assets, including their settings, both in the Borough and beyond.

Implementation

32.4 Specific area-based guidance on tall buildings will be provided as part of the proposed Area Action Plans for Blackhorse Lane, Northern Olympic Fringe & Lea Bridge, Walthamstow Town Centre and Wood Street. Reference should be made to the Olympic Legacy Supplementary Planning Guidance (OLSPG) about the Northern Olympic Fringe AAP along the OLSPG southern area.

32.5 Site planning and design briefs for key sites will provide further guidance on tall buildings. Where necessary, further guidance on tall buildings will be prepared and adopted as a Supplementary Planning Document.

34 See CABE/English Heritage Guidance on Tall Buildings (July 2007) - as may be replaced or revised.

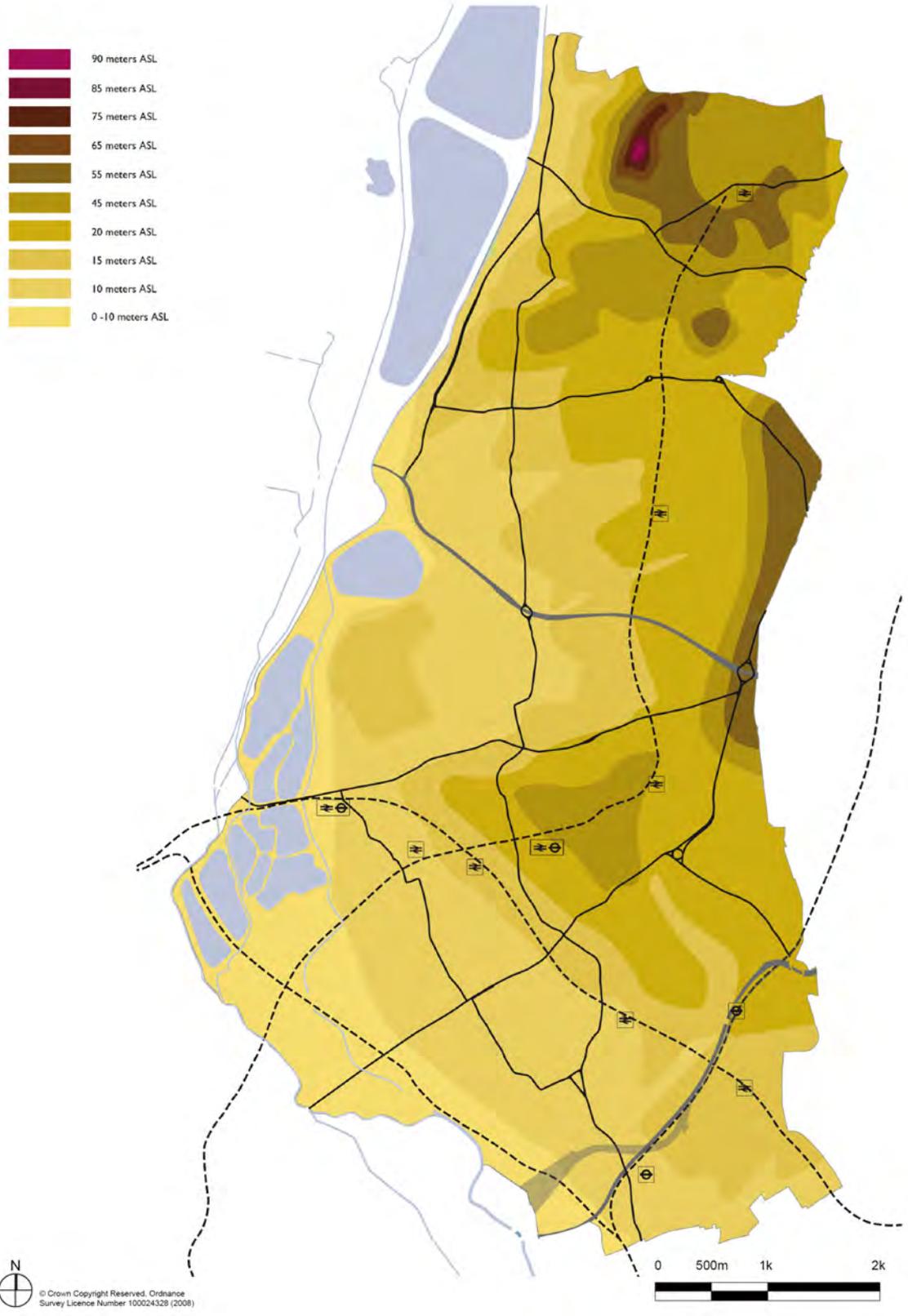


Figure 32.1 Topography

33 Policy DM32 - Managing Impact of Development on Occupiers and Neighbours

Strategic Objective 15

Create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.

Introduction

33.1 Alterations and extensions of buildings are often necessary to modernise, adapt, enlarge or extend the life of a building. Through changes of use, buildings are continuously being adapted. It is necessary to provide a policy mechanism for managing the impacts of proposals on neighbouring occupiers.

Policy DM32

Managing Impact of Development on Occupiers and Neighbours

In managing the impact of new development on neighbouring amenity, the Council will refer to planning standards as set out in the Urban Design Supplementary Planning Document (SPD). New development including extensions, modifications to existing homes and where applicable, changes of use should;

A) ensure that daylight/sunlight, outlook and privacy is maintained for existing occupants and their neighbours in their homes and gardens as well as for the intended occupants of new habitable rooms;

B) ensure the provision of facilities for the storage, collection and disposal of refuse. In assessing such provision, the Council will have regard to the following matters:

- i) the level and type of provision - shared recycling facilities and refuse bins will normally be required for non-residential developments, shared housing and major flatted developments. For other residential development, space for the storage of individual recycling and refuse containers or communal recycling facilities and refuse bins (where justified) will be required;
- ii) the location of the provision - safe and convenient access for occupants/users and satisfactory access for refuse collection vehicles and operatives must be provided and maintained;
- iii) the impact of the provision on visual amenity and measures in place to screen or minimise the prominence of the facilities;

iv) the impact of the provision on the health and amenity of the occupiers of the proposed and neighbouring development; and

v) the security of the provision against scavenging pests, vandalism and unauthorised use.

Justification

33.2 The Council has published a Supplementary Planning Document (SPD) on Urban Design which seeks to raise design standards in the Borough. This document provides clear and practical guidance to developers and applicants for planning permission on the standards the Council expects new development proposals to achieve. It is intended that this document will be reviewed and updated periodically to incorporate new guidance.

Access to daylight, outlook and privacy

33.3 Daylight is the volume of natural light which is required to illuminate internal accommodation from dawn to dusk. Sunlight on the other hand refers to direct sunshine. People expect good levels of daylighting within buildings as it has positive psychological effects on wellbeing. Daylighting is a more sustainable source of light than artificial light. It will be impaired if the siting of a new structure obstructs the amount of sunlight and daylight reaching neighbouring occupiers. This policy therefore seeks to ensure that new development will not adversely affect the daylighting of existing development. It is expected that new developments including extensions will be designed where possible to minimise the loss of daylight and excessive overshadowing of neighbouring properties. The Urban Design SPD includes guidance on measures to ensure good sunlight and daylight as encouraged by the Building Research Establishment (BRE).

33.4 Privacy is an important aspect of residential environments. Neighbouring occupiers are entitled to a reasonable level of privacy, both within their homes and outside in their private gardens. This policy therefore seeks to ensure that new buildings and extensions to existing properties do not compromise the privacy of occupants of neighbouring dwellings. Outlook is the visual amenity afforded by a dwelling's immediate surroundings. It is expected that new developments can fit in within existing developments in functional terms without creating an overbearing and dominating effect on adjoining occupiers. As a guide, the Urban Design SPD sets out minimum clearance separation distances between the windows of habitable rooms and kitchens in opposing dwellings. The document also provides guidance on other measures that could be applied to overcome loss of privacy and overlooking.

Storage, collection and disposal of refuse

33.5 Recycling and refuse storage is a practical requirement common to all development occupied by people. An inadequate level of provision, poorly sited or designed recycling and refuse storage provision has the potential for considerable

adverse impacts on the visual appearance of an area, the amenity and health of neighbouring occupiers. This policy seeks to reduce the potential amenity impacts arising from the disposal of waste.

33.6 The policy affords the opportunity to apply sustainable waste management practices and to design out frequently occurring difficulties in waste collection and management. The Council considers that mutual advantages can be gained by working with developers and property managers to ensure a clean environment. The Council currently provides a weekly collection of household rubbish from all residential properties. Space standards and storage capacities will often depend on the Council's recycling and waste management strategies, in particular, the collection regime in place at a particular time. Detailed guidance on design standards will be provided in the subsequent review of the Urban Design SPD. To assist decision making on planning applications, it is expected that necessary information on the location, volume, management and collection arrangements for domestic and non domestic waste and recyclable materials will be submitted as part of the validation requirements for planning applications.

Implementation

33.7 This policy will be implemented through the development control process. Where necessary further guidance in the form of Supplementary Planning Document (SPDs) will be prepared. The Council's has produced two SPDs on Urban Design and Residential Extensions and Alterations. Further guidance is provided by the Mayor of London's Housing Design SPD. These set out the detailed standards the Council will apply.

34 Policy DM33 - Improving Community Safety

Strategic Objective 16

Ensure that Waltham Forest is a safer, more accessible and inclusive place where people want to live, work and visit, and where anti-social behaviour, crime and the fear of crime no longer reduces the quality of people's lives.

Introduction

34.1 Community safety is a major concern for residents of Waltham Forest. The 2009 Environmental Crime and Antisocial Behaviour Survey found that 76% of residents are concerned about street robbery, 73% about home burglary and 63% about vehicles being broken into or vandalised. Such concerns are not unfounded; for example, High Street ward has the 17th highest number of recorded crimes of all 624 Metropolitan Police service wards. ⁽³⁵⁾

34.2 As set out in Core Strategy chapter 19, planning has the potential to influence community safety in a positive manner through matters such as the design of new developments, and the co-ordination of land uses. Policy DM33 below sets out how. This complements, and should be read alongside, Core Strategy policy CS16.

Policy DM33

Improving Community Safety

The Council will aim to improve community safety and cohesion in the following ways:

Design

A) New development proposals should:

- contribute to a safe environment by following the principles of DM14 (Sustainable Transport Network) and DM29 (Design Principles, Standards and Local Distinctiveness);
- seek to incorporate Secured by Design and Parkmark standards;
- avoid the creation of gated communities;
- provide for management and maintenance of communal areas.

In addition, harder security measures such as CCTV will be supported where a clear need for them is identified.

35 www.met.police.uk/crimefigures

B) Counter terrorism design solutions may be necessary for developments likely to result in crowded places. Where this conflicts with public realm or accessibility improvements, the level of risk of the attack in the area will be a key consideration.

Use

C) Designated centres should provide a mix of uses that cater for all sections of the community, and avoid the clustering of uses likely to result in an increase in crime or anti-social behaviour, in accordance with policy DM25 (Managing Changes of Use in Town Centres).

D) The provision of diversionary activities for young people, such as sporting, recreational, cultural and community based activities will be supported in locations easily accessible by foot, cycle and public transport.

Justification

Design

34.3 Appropriate levels of active frontages and natural surveillance will increase 'eyes of the street' and allow public places to be sufficiently overlooked. Such opportunities can also be enhanced through the use of appropriate lighting. Natural surveillance can significantly discourage criminal activity and can have a positive knock-on effect by encouraging greater use of the public realm which, in turn, can improve feelings of safety.

34.4 In addition to crime itself, fear of crime can be linked to poorly designed developments. Intimidating retrospective security features such as steel shutters, graffiti, and litter can all contribute to an unpleasant atmosphere where law abiding citizens feel unwelcome. Appropriate design at the outset and management of new developments is essential. Development which restricts movement into or through a scheme, such as 'gated' developments, can contribute to a social divide that is not consistent with the concept of sustainable communities.

34.5 Policy 7.13 of the London Plan refers to the need to minimise physical risks to new developments, including terrorism. The Borough includes major transport hubs such as Walthamstow Central Bus, Rail and Underground Stations, and population is projected to increase. All of these factors point to an increase in the number of crowded places, and subsequently a need to ensure development proposals minimise the risk of terrorist attack. This could mean, for example, ensuring the regeneration of the town centre avoids street furniture clutter and incorporates blast resistant glazing.

Use

34.6 Commercial centres should provide a range of shops and services that cater to all sections of the community. There is growing concern locally that core uses within retail parades are increasingly being replaced with alternative uses such as

hot food take-aways and betting shops. As set out in the Core Strategy, the proliferation of such uses, along with drinking establishments, can give rise to community safety and anti-social behaviour issues. This link is based on regular bulletins received by the Council from the Police, of crime and disorder at licensed premises including public houses, bars, and betting shops. In consultation with the Police, the Council will therefore seek to avoid clustering of nuisance uses as set out in policies DM23 and DM25; thereby also protecting the convenience retail function of commercial centres.

34.7 Of those in the Borough accused of crimes, a significant proportion are young people. 13% were aged 17 or less, and 34% between 18 and 23. ⁽³⁶⁾ Such activity by young people can be attributed to not only opportunism, but also boredom. By providing new facilities for activities such as sport and recreation in accessible locations, it is intended that this cause will be lessened. Additional social infrastructure such as community centres can also play a positive role in fostering a sense of community and on this basis are in principle welcomed. Due to such benefits, the Council may use planning contributions to support the development of such facilities under policy DM36.

Implementation

34.8 Planning applications should be accompanied by design and access statements which set out the rationale behind the design of any proposal; as set out in policy DM29. Such documentation, along with accompanying planning statements, provide developers with an opportunity to demonstrate adherence to 'designing out crime' principles, and if likely to result in crowded places, 'counter terrorism design.' Detailed guidance on these concepts is contained in the following documents:

- Safer Places - The Planning System and Crime Prevention, ODPM, 2004
- Secured by Design - ACPO, 2009
- Crowded Places: The Planning System and Counter Terrorism, CLG, March 2010

34.9 Local guidance in the Council's Urban Design SPD will also be an important consideration, and in appropriate cases, the Police Crime Prevention Design Advisor will be consulted on planning applications for advice.

34.10 Where appropriate the Council will seek contributions from large developments to provide appropriate community safety measures and public realm improvements. Maintenance of the public realm also has an impact on the perceptions of an area and levels of personal safety. Local management agreements (e.g. secured through section 106 agreements, CIL, or attached as a condition when the Council grants development approval) will be used to encourage owners/occupiers to take responsibility for potential impacts of their premises on their surroundings and implement effective and long lasting maintenance strategies. Any such contributions will need to be clearly linked to a need arising from the development proposed. They could include requirements such as the employment of a concierge as part of an

36 Safe and Sustainable Partnership Plan Equalities Impact Assessment, June 2010

apartment development, the provision of new bins by a take-away premises, or contributions towards CCTV in association with late night uses in areas suffering from high crime rates. Pooling of financial contributions may be necessary in the future and could be sought through a tariff based approach if the Council adopts an appropriate mechanism for this.

35 Policy DM34 - Water

Strategic Objective 3

Ensure the timely delivery of appropriate infrastructure, to strengthen the community, and reduce existing deprivation in the Borough.

Introduction

35.1 The water system is dynamic and greatly influenced by wider pressures, such as residential and commercial growth. Managing water resources in the Borough is essential in order to manage flood risk, protect the Borough's waterways and secure the supply of water in the South East. There is also a need to assign adequate protection to, and support the delivery of, wastewater and sewerage infrastructure. The expected levels, location and phasing of growth in the Borough increase the risk of flooding, which is further exacerbated by the effects of climate change. Whilst flooding is a natural process, it is vital that planning activity addresses the need to reduce and mitigate against its impacts.

35.2 This policy should be read in conjunction with Core Strategy policy CS4 Minimising and Adapting to Climate Change and CS5 Green Infrastructure and Biodiversity. Water pollution is dealt with in DM24 Environmental Protection and other climate change related policies are contained within DM10 Resource Efficiency and High Environmental Standards; and DM11 Decentralised and Renewable Energy.

Policy DM34

Water

Water Supply and Waste Water Infrastructure

A) Development proposals should protect existing water and sewerage infrastructure. In accordance with DM17F (i), where development increases the demand for off-site service infrastructure, it must be demonstrated that sufficient capacity already exists, or that extra capacity will be provided.

B) The development or expansion of water supply or waste water facilities will normally be permitted. Such development or expansion works will be expected to demonstrate that the need for the facilities significantly outweighs any adverse land use or environmental impact and that any such adverse impact is minimised.

Water Efficiency

C) Development proposals should:

- implement water efficiency measures to achieve usage of less than or equal to 105 litres/person/day for residential developments.
- incorporate water saving measures and equipment for any new development of greater than 100sqm.

These requirements can be met through the capture and re-use of surface, grey water and rainwater. Where this is not practicable or feasible, justification must be provided. Where an Energy Assessment is required under DM10, water conservation measures which have a high operational energy demand must be included. Where retrofitting is undertaken, it should be done with due consideration of the impact on the historic environment.

Managing Flood Risk

D) Flood risk should be managed by:

- meeting the requirements of Core Strategy Policy CS4 (Minimising and Adapting to Climate Change);
- submitting a site specific Flood Risk Assessment or drainage strategy at the planning application stage where required by national policy or for sites with a known risk of groundwater or surface water flooding, having regard to the Council's Level 2 Strategic Flood Risk Assessment and Surface Water Management Plan;
- ensuring that development does not cause a reduction in the volume of floodplain storage or increase flood risk elsewhere;
- achieving greenfield run-off rates through the maximisation of Sustainable Urban Drainage Systems (SuDS) where possible. Where SuDS cannot be implemented, due to land conditions or contamination, justification must be provided outlining the reasons and demonstrating alternative sustainable approaches to the management of surface water;
- submitting a maintenance and management plan for all drainage systems, including SuDS;
- undertaking land swaps in suitable locations to relocate more vulnerable uses and enable the floodplain to be used as storage;
- using and retaining permeable materials in areas of hardstanding (including domestic gardens), unless strong justification suggests otherwise and mitigation measures are provided;
- providing mitigation measures where there are residual impacts; and
- where necessary, providing new or upgraded infrastructure and/or financial contributions towards measures to reduce and mitigate against flood risk, which may include protecting existing flood defences.

Waterways

E) Development affecting waterways should demonstrate that:

- there will be no adverse impacts on the water environment, species or habitats and that enhancement measures have been incorporated wherever possible;
- Flood Defence Consent is obtained from the Environment Agency for works in, under, over and adjacent to watercourses;
- the use by freight transport is not inhibited and where possible increased;
- buffer zones of at least 8m for main rivers and 5m for ordinary water courses are established and left free of any permanent structures. Where it is not possible to do so, strong justification should be provided. Where provided, buffer zones should be carefully integrated with new developments so they do not create dead spaces.

Justification

Water Supply, Waste Water Infrastructure and Water Efficiency

35.3 The Council will work to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. It is important that developers show that there is adequate capacity both on and off-site to serve the development and that the development will not lead to problems for existing users. Sewerage infrastructure is essential for flood defence; and, currently sewerage infrastructure is close to capacity in the Borough. Consequently, there is a significant risk of surface water flooding, particularly in the centre and south east of the Borough ⁽³⁷⁾. New or improvements to existing water infrastructure facilities play a key role in alleviating problems such as poor water quality and flood risk. The upgrading of the Deephams Sewage Treatment Works is a Nationally Significant Infrastructure Project (NSIP) which will be supported by the Council to overcome such challenges.

35.4 There is a strong link between climate change and water. Greenhouse gases are released as a result of energy use in the supply of both drinking water and the disposal of wastewater. Water use accounts for 27 per cent of carbon emissions from the home ⁽³⁸⁾. There is already a high demand for water in the south east and climate change is additionally expected to lead to increased water stress. Further to this, the demand for water will increase in the London Catchment Abstraction Management Strategy area due to the level of new housing developments. Clean water is mainly abstracted from the River Thames and River Lea and major storage reservoirs are located within the Lee Valley and in West London at Richmond. Additionally, water supplies are supplemented by groundwater abstractions and a new desalination plant at Beckton.

37 Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Infrastructure Needs Assessment, 2009

38 The Mayor's Draft Water Strategy

35.5 Evidence shows that there will be a deficit in drinking water in Waltham Forest by 2025 due to increasing demand⁽³⁹⁾. All of Waltham Forest falls within Thames Water's London resource zone, where average consumption was 160 litres/household/day (l/h/d) in 2008/9 which is above the national average of 148 l/h/d⁽⁴⁰⁾. The demand for drinking water will be tackled by solution-demand management (e.g. the installation of meters in new development and retrofitting of existing housing stock) as well as new resource schemes (e.g. the construction of new reservoirs). Retrofitting can serve to enhance heritage assets but it is vital to ensure that negative impacts are avoided.

35.6 Water efficiency can be achieved through a combination of internal and external measures including the installation of efficient appliances, fixtures and fittings. Examples include low-flow showerheads, dual flush toilets, rain water collectors, irrigation and water butts. DM10 requires developments to achieve at least Code Level 4 and BREEAM 'Very Good' or equivalent standards. Meeting Code Level 4 equates to achieving water usage of 105 l/h/d⁽⁴¹⁾. This is supported by the London Plan which requires residential development to meet the water consumption target of 105 l/h/d.

35.7 In the Thames Water supply area, non-households account for 21% of water consumption⁽⁴²⁾ and therefore this presents opportunities for water and carbon savings. As such, all new developments over 100 sqm can work towards a reduction in water use⁽⁴³⁾.

35.8 In order to achieve water efficiency and to reduce flood risk new developments can incorporate measures to capture and re-use surface, grey water and rainwater. This is particularly important for major developments or those with high or intense use of water, such as hotels. Grey water can be collected from sinks, showers and washing machines for its re-use in dual water systems. Certain types of sustainable urban drainage measures also enable the capture and re-use of water and are known as rainwater harvesting systems. This can occur when water falling on a site, for instance on roofs and impervious paved areas, is then used for irrigation, toilet flushing and sometimes for washing clothes.

	Sources	End Use
Rainwater	Roof guttering	Toilet flushing, car washing, plant watering, clothes washing

39 Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Infrastructure Needs Assessment, 2009

40 Per capita consumption PCC (water use per person) figures for Local Authorities in London 2008/9 data, Author D. Gorzelany, Environment Agency

41 Climate Change Policy Viability Assessment, 2011

42 Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Infrastructure Needs Assessment, 2009

43 Climate Change Policy Viability Assessment, 2011

	Sources	End Use
Greywater	Wash basins, baths, showers	Toilet flushing, car washing

Table 35.1 - Rainwater and Grey Water Sources and End Use, Draft Water Matters, Mayor of London, 2007

Flooding

35.9 Climate change will be the major cause of increased flood risk in the future ⁽⁴⁴⁾ and therefore it is important that development is directed away from areas at greater risk of flooding, particularly for vulnerable uses such as basement dwellings. National policy and technical guidance outlines where the Sequential and Exceptions Test must be applied.

44 Thames Catchment Flood Management Plan, 2009

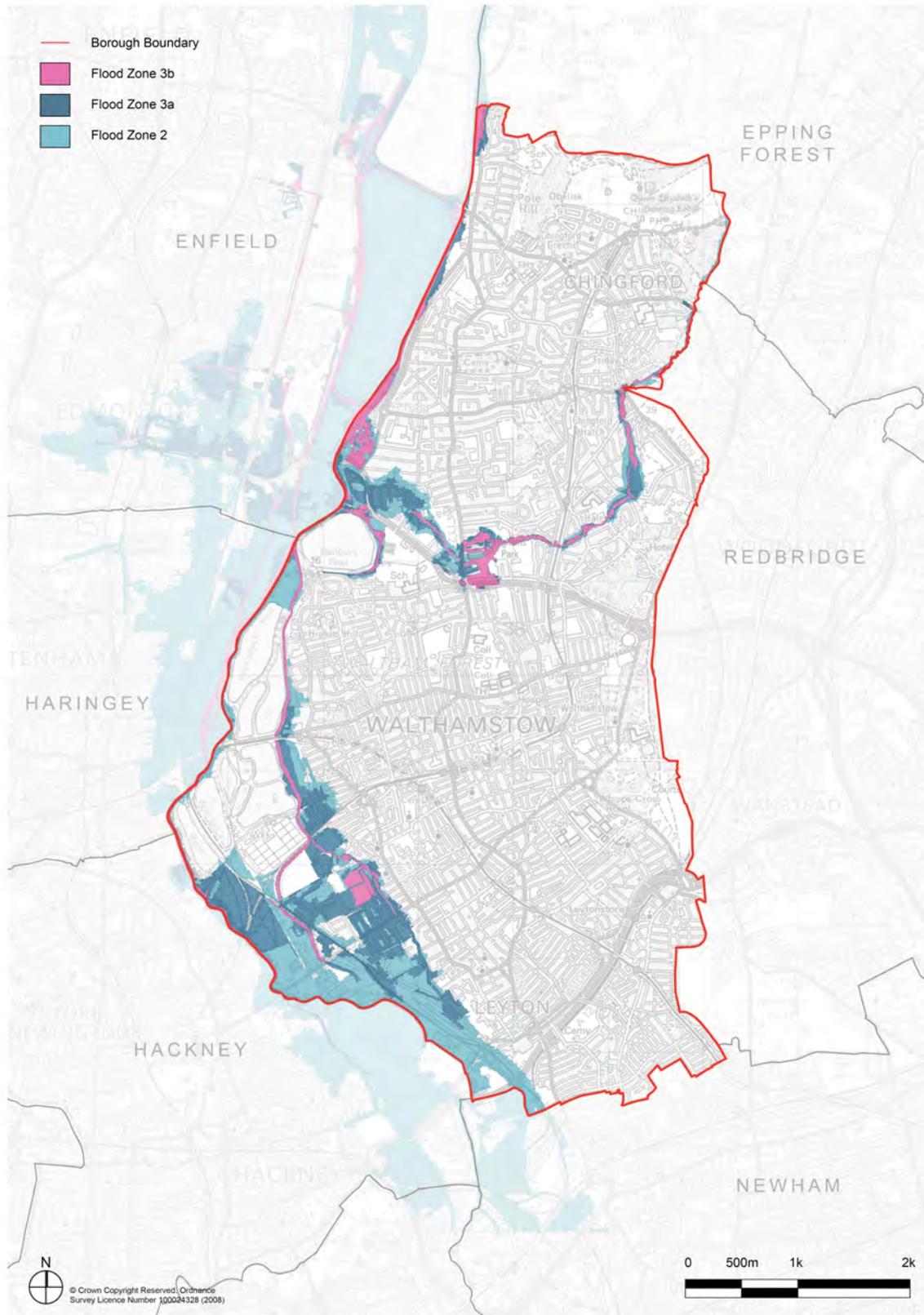


Figure 35.1 Flood Risk Zones

35.10 The purpose of site specific Flood Risk Assessments and surface water drainage strategies are to ensure that the proposed development can cope with flooding and will not place pressure on adjoining sites or the sewerage network. The Council's approach to requiring a site specific Flood Risk Assessment (FRA) is compliant with national policy and technical guidance. Underground development can cause flooding as a result of the impediment of groundwater flow. It is therefore necessary for site specific FRAs to consider the additional risk of flooding due to changes in groundwater flow and/or level. Areas at risk of groundwater and surface water flooding may also be identified in the Strategic Flood Risk Assessment (SFRA) Levels 1 and 2 or in the Surface Water Management Plan (SWMP) and this information should be additionally used to determine whether a site specific FRA is required. The SFRA Level 2 provides valuable guidance on matters for consideration in the site specific FRA such as building design, water storage and emergency procedures. In undertaking the site specific FRA proposals for reduction and for mitigation of any residual impacts should be included. A net loss of floodplain storage can be a negative impact of development as it can lead to increased flooding elsewhere. Due to this, the impact of development on floodplain storage should be included in Flood Risk Assessments.

35.11 As well as locating development where possible in areas of lower flood risk, consideration should be given to the design and layout of development. This is critical in order to deal with any residual risks and to reduce the dependency on existing flood defences in the future. Design features may involve flood resistant and resilient features ⁽⁴⁵⁾ which are provided directly or via financial contributions. Current best practice guidance and the Council's forthcoming Climate Change and Sustainability SPD will be useful when developing design strategies.

35.12 Development through a river catchment can have a major impact on flooding due to changes in surface water run-off and groundwater. The North London SFRA Level 1 includes a policy recommendation for development proposals to restrict run-off from the site to the undeveloped greenfield run-off rate for developments on both greenfield and brownfield sites. Meanwhile, the Draft Surface Water Management Plan also includes similar policy recommendations and the incorporation of SuDS where proposals result in a net increase in impermeable areas. Greenfield run-off rates will be best achieved through the maximisation of Sustainable Urban Drainage Systems (SuDS). This is a direct consequence of the requirements set out in national policy and the Flood and Water Management Act 2010. SuDS offer multiple benefits, from controlling surface water run-off to improving the quality of surface water. SuDS methods can include swales, permeable paving, living roofs and landscaping measures. The London Plan drainage hierarchy (or such guidance as supersedes it) provides guidance on the implementation of SuDS in both new development and redevelopment schemes. Infiltration SuDS should only be used where there are suitable ground conditions and not in land with contamination issues. Poorly maintained SuDS can potentially increase the amount of runoff that is received by surface water sewers and can therefore increase the risk of sewer flooding. It is also vital to consider the impact on ecology so that any negative effects can be identified

45 Thames Catchment Flood Management Plan, 2009

and mitigation measures put in place. Due to this, all surface water management schemes should submit a management and maintenance plan at the planning application stage.

35.13 The floodplain is the most important asset in managing flood risk⁽⁴⁶⁾ and should be protected from development deemed inappropriate in national policy. Land swaps may be necessary so that more vulnerable uses can be removed from the floodplain to enable it to be used for storage. With regard to flood defences, the Environment Agency outlines its approach for the Borough in the Thames Catchment Flood Management Plan.

35.14 Flooding can be exacerbated if development increases the area of impervious material, such as the through the excessive use of hardstanding. Due to this, the Council is placing emphasis on the need to provide permeable surfacing, unless strong justification is provided. Justification against the use of permeable surfacing will primarily involve the practicability of the proposed materials and it is vital that mitigation measures are provided in such circumstances.

35.15 Financial contributions will be used for measures to reduce and protect against flood risk both on and off site as necessary. In areas of higher flood risk, financial contributions could be used to retrofit existing housing and open spaces under Council ownership.

Waterways

35.16 Waterways in Waltham Forest support a range of ecological resources, many of which are covered under European and national legislation. Enhancement measures such as naturalisation and deculverting are valuable for the management of nature conservation and flood risk of waterways. Wider regeneration objectives can be met through the enhancement of the quality and amenity value of the water environment. To ensure this is achieved, the Council will consult the Environment Agency so that adequate evaluation can be undertaken and statutory consents can be granted. It is preferable that Flood Defence Consent is attained after planning permission has been granted.

46 Thames Catchment Flood Management Plan, 2009

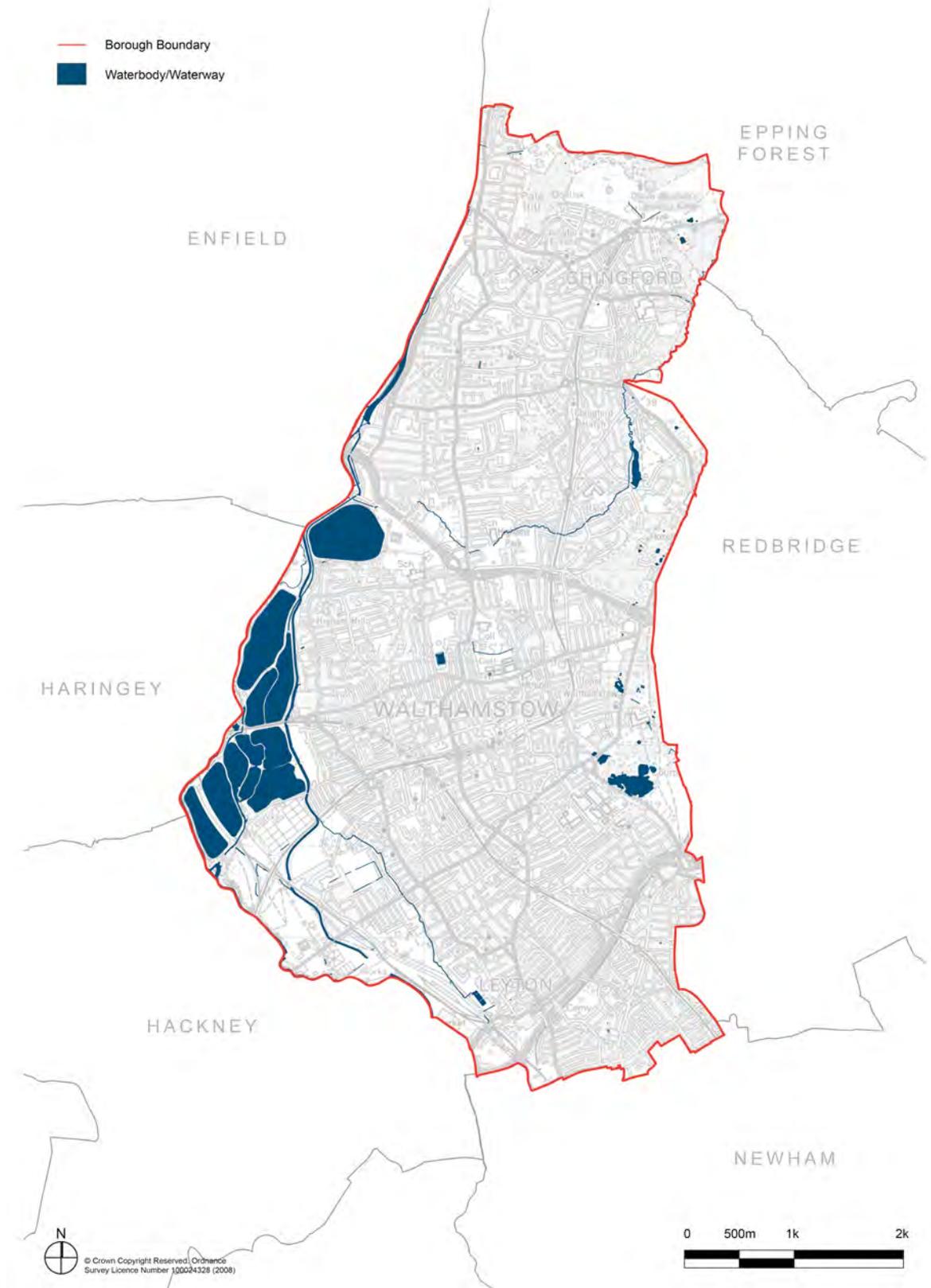


Figure 35.2 Waterways in Waltham Forest

35.17 One of the key defining characteristics of the Borough is the presence of the River Lee and the Lee Valley Regional Park. Water quality and water resource management have direct impacts on the public's ability to enjoy the Park's leisure, sporting and nature conservation facilities and sites. Water is intrinsic to many of the Park's nationally and internationally recognised sites, such as Lee Valley Special Protection Area (SPA) and RAMSAR site ⁽⁴⁷⁾. The Park is also host to the Walthamstow Reservoirs and Marshes, the Waterworks attraction on Lea Bridge Road, along with boating activities on the River Lee and its Navigation.



35.18 The land adjacent to waterways contributes to the green infrastructure network and is valuable for sport and recreation as well as acting as a flood defence. In order to prevent disturbance on species and habitats, development should be set back from the waters edge to allow sunlight to penetrate and to provide space for riparian habitats to thrive. These buffer zones also serve to alleviate flood risk and provide areas for recreation, maintenance and flood defence works.

35.19 Waterways also provide a unique setting for buildings and the uses which occupy them. Design solutions that derive inspiration from the water environment and complement the physical context in relation to visual appearance and scale and

47 Following the Convention on Wetlands of International Importance held in Ramsar in 1971

ecological integrity, will help ensure new developments do not have an adverse impact on the water environment. Where negative effects cannot be avoided, they should be dealt with in accordance with DM35 Biodiversity.

35.20 Rivers have been degraded in certain locations by previous development, such as at Dagenham Brook. There may be future redevelopment opportunities adjacent to waterways that do not compromise wildlife, flood relief or amenity use and these will be encouraged where they act as a catalyst for attractive regeneration or deliver enhancement works. Waterways are also valuable for freight transport, providing key routes through London. It is therefore important that such use is not inhibited and increased. The Council is keen to increase public access to waterways for recreation but this should be balanced with the need to prevent undue disturbance on sensitive species and habitats. This is particularly relevant with the Walthamstow Wetlands project where the aspiration is to establish better access to nature, enhance heritage assets and foster connectivity with other open spaces including the Olympic Park.

Implementation

35.21 Additional guidance will be provided in the Area Action Plans and the emerging Sustainability and Climate Change SPD. The Council will work in conjunction with a range of organisations to ensure that water resources are managed in an efficient and sustainable way. The key partners involved will be the Council, the Environment Agency, Thames Water and the Emergency Services. Thames Water manages the water and sewerage network for Waltham Forest and the Environment Agency is responsible for main rivers.

35.22 In relation to flood risk, development proposals should be assessed with due consideration of:

- National Planning Policy Framework (2012) and technical guidance
- The London Plan
- The North London Strategic Flood Risk Assessment (SFRA) Level 1
- London Borough of Waltham Forest Strategic Flood Risk Assessment Level 2

35.23 The recent Flood and Water Management Act (2010) creates new responsibilities for local authorities. As a result, the Council will work in unison with internal and external departments to minimise flood risk and provide defence and mitigation measures as necessary. The recent legislation establishes a SuDS Approving Body (SAB) which will have responsibility for the approval of drainage systems in new developments and redevelopments, subject to exemptions and thresholds. Eventually, the SAB will also be responsible for adopting and maintaining SuDS serving more than one property and Highway Authorities will maintain SuDS in public roads. Planning applications and SuDS applications should be submitted to the Council together, with the latter then forwarded onto the SAB. Drain London are responsible for the production of the Surface Water Management Plan (SWMP) and the Preliminary Flood Risk Assessment on behalf of all London Boroughs, and the Council will support its work.

35.24 Joint working will be necessary between the Council and Thames Water to ensure that development proposals discharge into the sewer network in a manner deemed suitable by Thames Water and that proposed development is accounted for as part of any planned infrastructure improvement works. Developers are responsible for referring to the Surface Water Management Plan once available; and in the meantime, should consult Thames Water on surface water disposal issues.

35.25 It is important to recognise that development and regeneration can be beneficial in providing the opportunity to manage flood risk⁽⁴⁸⁾. Financial contributions will be vital and will be sought in line with DM36 Working with Partners and Infrastructure. These contributions will be sought in order to supply adequate clean water, sewerage infrastructure and providing and maintaining necessary flood defences, particularly for developments on areas of floodplain. As well as providing flood defence measures in new developments where necessary, financial contributions will additionally be sought for retrofitting measures in areas of identified as at risk from flooding.

48 Thames Catchment Flood Management Plan, 2009

36 Policy DM35 - Biodiversity and Geodiversity

Strategic Objective 5

Protect, enhance and further develop a network of multifunctional green infrastructure capable of delivering a comprehensive range of benefits for both people and wildlife. Achieve a reduction in areas of deficiency in access to nature and seek to protect and enhance biodiversity across the Borough.

Introduction

36.1 Biodiversity refers to the diversity of life on Earth and includes plants, animals, micro-organisms and bacteria. Spaces recognised for their importance to biodiversity are recognised at the international, national, regional and local levels. An important distinction to make is between the value of open spaces generally and open spaces of biodiversity importance. This policy will focus on the latter whereas DM12 refers to open spaces more broadly.

36.2 Waltham Forest contains one of the highest percentages of priority species and habitats in London. The Borough supports one of the only two RAMSAR sites ⁽⁴⁹⁾ in London as well as a Special Protection Area (SPA) and a Special Area for Conservation (SAC) (See Schedules 24 to 26 and the Policies Map). Climate change is threatening established habitats which in turn heightens the risk of extinction of many species. At the same time, the natural environment serves a valuable purpose in mitigating against the negative effects by minimising flood risk, reducing the heat island effect and absorbing carbon dioxide. Consequently, the biodiversity of open spaces and watercourses is major concern for the Borough as reinforced in the Waltham Forest and London Biodiversity Action Plans (BAPs).

Policy DM35

Biodiversity and Geodiversity

Biodiversity

A) Development proposals will not normally be granted planning permission where they pose adverse direct or indirect effects on any land or area within the identified Sites of Special Scientific Interest (SSSI), Sites of Importance to Nature Conservation (SINC), Special Areas of Conservation (SAC), RAMSAR sites, Special Protection Areas (See Schedules 13 to 16 and 24 to 26 and the Policies Map) or to protected or priority species. However, in an exceptional situation where such proposals are permitted, any damaging impacts should be prevented by appropriate mitigation measures or use of conditions.

49 Following the Convention on Wetlands of International Importance held in Ramsar in 1971

B) Where there are existing biodiversity resources on-site or in the vicinity of a development site, the developer must provide measures for their retention, the integration of existing wildlife habitats and features, and their restoration and enhancement where appropriate. Where retention, restoration or enhancement measures are not considered possible, mitigation and compensation measures should be clearly set out with supporting evidence for their effectiveness and relevance in relation to supporting the specific biodiversity value of the borough and its key international sites.

C) Where opportunities arise, development proposals must provide measures to support species and habitats through the use of landscaping on or adjacent to buildings. This may involve the inclusion of living roofs and walls or other measures which provide space for species to nest, roost or hibernate.

D) Where vacant or derelict land is awaiting redevelopment and has some value for nature conservation, the Council will expect it to be protected on a temporary basis.

E) Development proposals will be expected to improve sensitive public access to areas of nature conservation, especially in areas of deficiency.

F) Development proposals should protect, enhance and extend the network of Green Corridors where possible. If protection and enhancement are compromised, particularly in relation to green corridors linking to Epping Forest, replacements will be sought.

G) An arboricultural report must be submitted at the planning application stage where a development proposal will impact on trees. The loss or damage of trees should be avoided where possible; and where this cannot be achieved, mitigation and compensation measures should be outlined and implemented.

Geodiversity

H) Development proposals which would cause harm to a designated site with geodiversity value will not be permitted unless any damaging impacts can be prevented by appropriate mitigation measures.

I) Development proposals which would affect a designated site with geodiversity value should seek to retain, restore and enhance the geological interest where possible.

Justification

36.3 National policy outlines the approach for dealing with negative effects on areas recognised as important for biodiversity. Protecting habitats alone cannot ensure that species will not be threatened. Protected species are defined as plants and animals which have been assigned legal protection and priority species are defined in the Waltham Forest, London and UK BAPs. Many sites of importance for

their biodiversity value are present in Epping Forest and the Lea Valley. Important biodiversity and green infrastructure assets as is found in these areas act as the foundation for any future enhancements to the green infrastructure of the Borough. The Council awards stringent protection to the RAMSAR site ⁽⁵⁰⁾, Special Protection Area, Special Area for Conservation and SSSIs in the Borough (see Schedules 13 and 24 to 26, and the Policies Map) for which there is a statutory requirement to consult Natural England. Sites of Metropolitan, Borough or Local Importance for Nature Conservation and Green Corridors are also priorities for protection, enhancement and management. In terms of enhancement of biodiversity, Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to conserving biodiversity. The cumulative effect of developments should not further reduce or compromise wildlife that is at risk.

36.4 In accordance with Part A of Policy DM35, the Council will impose planning conditions to ensure the appropriate mitigation measures are taken to comply with legislation and that where appropriate, measures which may include the creation and enhancement of wildlife habitat and suitable soft landscape in and around the site would apply. This may be required in order to provide a means of replacement, improved access or for securing the future of the site and its continued management. Nonetheless, the recovery or relocation of habitats should only occur as a last resort with a preference for the protection, enhancement of existing habitats wherever possible. Where damage is likely to occur to protected species, conditions may relate to reducing disturbance in line with legislation and improving habitats. The Council acknowledges that certain essential maintenance works are necessary. For example, many areas alongside railway lines in the Borough are recognised for nature conservation value but need to be accessed for maintenance works by the transport provider. In such cases, the Council will expect the requirements for mitigation and compensation to be met in accordance with this policy.

36.5 Waltham Forest is host to many spaces of biodiversity significance that require a high level of protection, enhancement and management. When assessing planning applications, it is important to consider the effect on species and their significance, abundance, rate of decline or degree of threat in order to ensure that the merits of the scheme outweigh the negative effects. Where there may be effects to existing biodiversity resources on-site or in the vicinity an adequate assessment will be critical to determine the impact on protected or priority species. This assessment must be submitted with a planning application and show the value of the resource and ways in which this will be retained, restored and enhanced where appropriate. This is particularly relevant in order to establish and enhance links between areas of nature conservation importance, for instance, between Epping Forest and other wooded areas (e.g. Larks Wood) in the Borough. The Council recognises the importance of consulting the Conservators of Epping Forest regarding any potential development impacts in relation to Epping Forest Special Areas of Conservation (SAC) and the Natural Environment and Rural Communities Act 2006 to conserve biodiversity across the Borough and, in particular, where such conservation is likely to enhance the biodiversity of Epping Forest SAC/SSSI.

50 Following the Convention on Wetlands of International Importance held in Ramsar in 1971

36.6 It is very important to protect, enhance and manage species, sites and habitats in the Borough, especially in areas undergoing significant change or where there are deficiencies in access. This is so that negative effects can be minimised and access can be sensitively managed. The Biodiversity Action Plans (BAPs) for the Borough, London and the UK identify habitats of importance and development proposals should take these into account and contribute towards achieving the associated targets. Development proposals can achieve this by supporting species and habitats through the use of landscaping on or adjacent to buildings. This may include the incorporation of living roofs and walls or spaces for species to nest, roost or hibernate. This is especially important in order to protect species or mitigate against any unavoidable loss, such as at brownfield sites. As well as providing a valuable habitat, landscaping serves to reduce the urban heat island effect created by climate change. In accordance with the Climate Change Strategy, climate change tolerant species and/or native species are preferable in landscaping schemes.



36.7 Vacant and derelict land can often develop into valuable areas for nature conservation, and if managed appropriately can provide significant amenity value such as the 'Orphan Sites' projects run by the Council to return neglected land to active uses (e.g. community gardens and play areas) with biodiversity enhancement where possible. It is therefore important that such land is protected on a permanent basis. Spaces rich in biodiversity are also valued for their recreational qualities and the opportunities they create in allowing the community to experience nature. Evidence shows that green spaces with high biodiversity value encourage people to take more

exercise⁽⁵¹⁾. Due to this, development proposals should not reduce people's enjoyment of or access to natural areas. However, in Waltham Forest there are disparities in access to areas of nature conservation with central and southern areas having more limited access.

36.8 Whilst improving access to areas of nature conservation has wider health benefits, it is important to manage the detrimental effects from increased access. For instance, there is tourism potential at a number of locations, such as the Walthamstow Reservoirs, but this requires sensitive management and cross-boundary working with a range of partners to ensure that mitigation measures are in place.

51 London Plan Implementation Report, Improving Londoners' Access to Nature, 2008

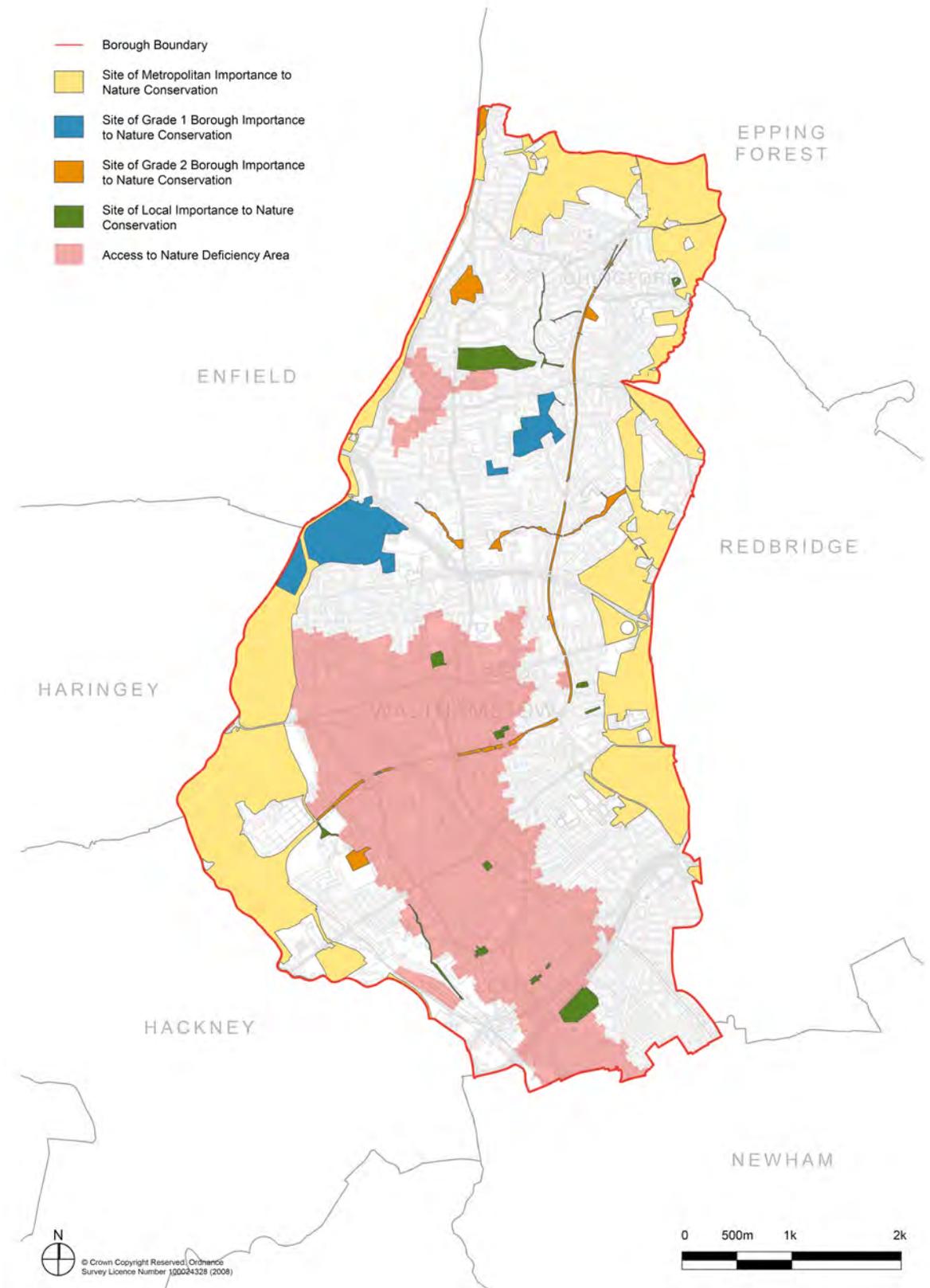


Figure 36.1 Hierarchy of Sites and Access to Nature

36.9 Green Corridors are the relatively continuous areas of open spaces or water that provide an extension to the habitats that they connect. Green Corridors are shown on the Policies Map. They may be found in a variety of settings, for instance, road and rail routes and waterways. As articulated in the Core Strategy, it is vital to protect and strengthen the network of Green Corridors in the Borough and to support measures to improve the links to Green Corridors in neighbouring Boroughs and Districts. A way in which this can be implemented is through landscaping and the careful siting and design of buildings. There is much evidence for the importance of green corridors and a network of green islands in supporting biodiversity and also mitigating the impacts of climate change and pollution. Scientific research work on birds has shown that species richness in urban areas is strongly affected by tree numbers and distribution and there have been similar findings for bats and other protected species. Research has also shown clearly how trees ameliorate the impacts of air pollution on people living in cities. Establishing corridors and links with suitable native trees would improve the environment for local people significantly and help to "buffer" and support Epping Forest's biodiversity.

36.10 The loss or damage of trees should be avoided where possible in the interest of amenity, habitat and privacy. Arboricultural reports are a useful assessment tool where there is likely to be an impact on trees. Existing trees are important for biodiversity value and contribution to the character of an area, particularly for veteran trees and ancient woodland. Ancient woodland is recognised and protected as Sites of Importance to Nature Conservation. The Council will continue to preserve trees where appropriate through Tree Preservation Orders (TPOs) and in the specific provisions for trees in Conservation Areas. In appropriate locations, and on Council or non-Council owned land, the Council will require the planting of suitable tree species in accordance with the Waltham Forest Tree Strategy. Financial contributions can be used for the planting of trees on or off site and consideration of the scale and nature of the development should be given.

Justification for Geodiversity

36.11 Geodiversity is concerned with both the natural and human aspects of landscape, but is primarily focused on the rocks, sediments, soils, the landscape topography and the processes that act on the landscape. It is a fundamental natural resource. All raw materials that cannot be grown and all energy that cannot be generated by renewables have to be won from the Earth's crust.

36.12 Geodiversity is also a key factor in our cultural identity. The geodiversity of any area is an equally important part of its natural heritage as its biodiversity. Conservation, sustainable management, educational use and interpretation of geodiversity are thus as important as that of biodiversity or archaeology.

36.13 National policy requires sites with geological conservation interests to be protected. The London Plan 2011 stipulates that development proposals should give locally important geological sites the level of protection commensurate with their importance. Implementation guidance is further set out by the GLA in the Green Infrastructure and Open Environments: London's Foundations - Protecting the Geodiversity of the Capital Supplementary Planning Guidance (SPG) (GLA 2012).

In accordance with this SPG, while there are no national/regional sites with geological importance in Waltham Forest, the Council has a potential Locally Important Geological Site (LIGS) in the Borough as below:

Site No.	Site Name	Aggregate site	Site Area (ha)	Geodiversity Value	Stratigraphy	Other Designations
GLA 5	Chingford Hatch (Larks Wood)	No	17.87	4 (Small exposures with reasonable access for local community)	Woodford Gravel Formation, Pleistocene	Metropolitan Open Land Site of Grade 1 Importance to Nature Conservation Site of Enhancement of Biodiversity/Habitat

Table 36.1

36.14 Recognising the value of preserving/enhancing geodiversity and the detailed site-specific study⁽⁵²⁾ contained in the GLA's SPG, the above site will be designated as a Locally Important Geological Site (see Schedule 30 and the Policies Map) with effect from the date of adoption of this DPD.

36.15 To monitor geodiversity in Waltham Forest, an indicator regarding number of LIGS in the Borough will be added to the Annual Monitoring Report (AMR) with a target of no planning permission for development proposals which would cause harm to a designated site with geodiversity value. Updated information and enhancement works will be reported in the AMR.

Implementation

36.16 Planning applications should be assessed with their conformity to this policy as well as the Biodiversity Action Plans for the UK, London and the Borough. Planning applications which are likely to have a significant negative impact on the SPA, SAC or RAMSAR sites in the Borough must undertake an Appropriate Assessment. Proposals adjacent to or within the Lee Valley Regional Park should additionally have regard for the Park Plan and Development Framework. The Site Specific Allocations and Area Action Plan DPDs will be used to promote areas and projects which aim to promote and enhance biodiversity in the Borough. These documents will also provide more comprehensive guidance on specific development requirements.

36.17 The Council will seek to protect and enhance biodiversity and geodiversity through new development proposals. Developer contributions will be sought where appropriate, especially where deficiencies in access to nature have been identified or in areas proximate to sites for the enhancement or creation of habitats (see Schedules 13 to 16, 24 to 26, 28 to 29 and the Policies Map).

52 See Geodiversity Audit for the site in the SPG

37 Policy DM36 - Working with Partners and Infrastructure

Strategic Objective 1

Capitalise on redevelopment opportunities to secure physical, economic and environmental regeneration of the borough and ensure the delivery of key benefits for local people.

Introduction

37.1 Planning obligations are agreed between the Local Planning Authority and developers in the context of granting planning permission, to mitigate, to compensate and to prescribe matters relating to the proposed development.

37.2 On 15th January 2012, Parliament brought into force section 70(2)(b) of the Town and Country Planning Act 1990 as amended by Section 143 of the Localism Act 2011. This now requires planning decision makers to take account of local financial considerations “so far as” material to the planning application.

37.3 While new development can make provision for new homes, employment and leisure facilities, and can improve our environment through use of renewable energy and improved landscaping, it can also place additional pressure on social and physical infrastructure and general amenity, and may require measures to be taken to remedy or mitigate such impacts.

37.4 Planning obligations can help to contribute to the success of a development and achieve our aims for a site, its local area and the borough as a whole. They can enhance the quality of a development and enable proposals to go ahead that would otherwise be refused.

37.5 The Community Infrastructure Levy (CIL) Regulations 2010 enable local authorities to apply a charge on new developments in their areas to finance the provision of infrastructure. Section 70(1) of the Town and Country Planning Act 1990 (as amended) entitles the local planning authority (and on appeal the Secretary of State) to grant planning permission on application to it.

37.6 The Council's Planning Obligations Supplementary Planning Document (SPD) (2008) sets out the Council's expectations for developers in the making contributions to Planning Obligations.

Policy DM 36

Working with Partners and Infrastructure

Planning Obligations and Community Infrastructure Levy

A) Where necessary, the Council will seek a planning obligation in order to facilitate development. The Council will ensure that all new developments within the Borough are served by adequate physical and social infrastructure and that such development is implemented with the provision of infrastructure and the mitigation of any environmental impacts. Where existing and planned provision of infrastructure, facilities and services are inadequate to meet the needs generated by a proposal, the Council will negotiate planning obligations to secure measures to meet those needs.

B) Planning obligations will only be sought where it is not possible to deal with the matter through the imposition of a condition on a planning permission. The Council will negotiate planning obligations in relation to proposed development. These may be delivered in kind or through financial contributions.

C) Phasing and pooling of contributions may be necessary. The Council may pool contributions relating to significant infrastructure i.e. transport, education and health. Any pooling of contributions, including the calculation of planning contribution requirements or a tariff will be determined through either the Council Planning Obligations Supplementary Planning Document on planning contributions or through the Community Infrastructure Levy (CIL) charging schedule.

D) The Council will take into account the contribution that land use swaps, housing credits and off-site contributions can make, through mixed use development, especially to sustain strategically important clusters of commercial activities.

E) Viability matters are referred to in the Community Infrastructure Levy (CIL) Regulations 2010.

F) The Planning Obligations or Community Infrastructure Levy include:

- Affordable Housing;
- Education;
- Employment, Training and Enterprise;
- Regeneration;
- Transport and Highway;
- Environment and Outdoor Recreation;
- Health and Community Safety;
- Community and Cultural Facilities;
- Air Quality and Recycling;
- Climate Change and Sustainability; and
- Land Use Swaps, Housing Credits and Off-Site Contributions.

G) Where development outside the Borough would have significant implications within Waltham Forest, the Council will discuss with the adjacent Local Planning Authority and other organisations the mitigation of unacceptable effects through a Planning Obligation.

Justification

Planning Obligations

37.7 The London Plan (2011) states that development proposals should address strategic as well as local priorities in planning obligations. Affordable housing and public transport should be given priority. Other planning obligations include contributions towards tackling climate change, learning and skills, criminal justice facilities and health facilities and services.

37.8 Local Plan should set out a clear framework for negotiations on planning obligations in Local Plan Documents having regard to central Government policy and guidance and local and strategic considerations to the effect that:

1. it will be a material consideration whether a development makes an appropriate contribution or other provision (or some combination thereof) towards meeting the requirements made necessary by, and related to, the proposed development;
2. negotiations should seek a contribution towards the full cost of all such provision that is fairly and reasonably related in scale and kind to the proposed development and its impact on a wider area.

37.9 Planning obligations are an important aspect of major planning applications. Their use balances the impacts of development. Planning applications should be considered on their merits and determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. In circumstances where a planning objection to a proposal cannot be overcome by the imposition of conditions, it may be appropriate to enter into a planning obligation with the applicant. Such obligations shall fairly and reasonably relate in scale and kind to the development proposed.

37.10 Other important priority uses of Planning Obligations funding that generally apply across London are measures to mitigate adaptation to climate change, the improvement of learning and skills, improved health care and child care facilities.

37.11 The London Plan addresses the importance that Local Plan should develop local approaches to mixed use development taking into account the contribution that land use swaps, housing credits and off-site contributions can make, especially to sustain strategically important clusters of commercial activities.

Community Infrastructure Levy (CIL)

37.12 The Community Infrastructure Levy (CIL) was introduced in April 2010 under Planning Act 2008. It is a new levy, which allows local authorities in England and Wales to fund infrastructure by charging on new developments, based on the size and type of the new developments in their area. The CIL can be used to support growth, by paying for a wide range of infrastructure that is needed as a result of new development. Local authorities have to adopt a local CIL by April 2014.

37.13 The 'Section 106' process (Town & Country Planning Act 1990) will still exist after April 2014, will be limited, and remain for 'on-site infrastructure provision, such as affordable housing, training and jobs and access to the local highway network. However CIL will cover aspects required for 'off-site provision' of infrastructure that is of benefit to the wider community, such as community facilities, leisure centres, schools, parks and health facilities. Details of viability issues are covered in the Community Infrastructure Levy Regulations (2010).

Mayoral CIL

37.14 The Mayor of London has formally submitted his proposed Community Infrastructure Levy (CIL) Charging Schedule. The Mayoral CIL came into force from 1 April 2012 and estimated to raise £300 million towards the delivery of Crossrail.

37.15 The Mayor has proposed that the London Borough of Waltham Forest (LBWF) is appropriate for the third band of the proposed charging zone, which requires a £20 per square metre charge on net additional increase in floorspace of all developments (with some exceptions) equal or over 100 square metres, or involve creating one dwelling even where this is below 100 square metres.

Waltham Forest Borough CIL

37.16 The Planning Obligations Supplementary Planning Document (2008) also opens the way for a more strategic tariff-based approach in our key regeneration areas. The Council has consulted on the first of these for the Blackhorse Lane area and intends to extend the approach to other key regeneration areas (such as the Area Action Plan areas) in due course. The Council is in the process of reviewing our existing evidence base for preparatory work on the Waltham Forest Borough CIL. We are undertaking viability tests to ensure that the Borough CIL will not unduly prevent development coming forward.

37.17 The Council would consult stakeholders including local businesses and neighbouring authorities regarding our proposed charging schedule. It is planned to submit the proposed charging schedule to the Secretary of State in Spring 2013. The proposed charging schedule would be assessed by an Inspector before the Council formally adopts it.

Compulsory Purchase

37.18 Compulsory purchase powers are recognised as an important tool for effective and efficient urban regeneration, as they provide a means of assembling the land needed to deliver social and economic change and infrastructure.

Working with Partners

Public Sector

37.19 The Council is working closely with organisations such as London Legacy Development Corporation (LLDC), Homes and Community Agency (HCA), Greater London Authority (GLA), Transport for London (TfL), Her Majesty's Court Service

(HMCS), Olympic Delivery Authority (ODA), London Development Agency (LDA), Network Rail, Environment Agency, Thames Water and others, to promote Waltham Forest as a place to invest, to coordinate our activities, and to work together to develop and deliver major programmes of development and investment.

37.20 Partnership work includes:

- Working with the GLA in developing Blackhorse Lane and Walthamstow Town Centre Plans, Blackhorse Lane is recognised as an area for development and intensification in the London Plan 2011;
- The LDA has funded master plans for Walthamstow Town Centre and the Northern Olympic Fringe (NOF), and is supporting the design, planning and development of the Blackhorse Lane Station Hub site;
- TfL is funding and supporting a programme of bus service improvements around Walthamstow and the 'Olympic Links' ;
- Working with the Lee Valley Regional Park Authority to improve access and links to the Olympic Park;
- Explore the potential to work in partnership with HCA to develop long term investment approaches at site opportunity locations, sites will be identified in the Area Action Plans (AAPs) and the Site Allocation Development Plan Document;
- Working with London Legacy Development Corporation (LLDC) and Olympic Delivery Authority (ODA) to realise the S106 and other benefits of Olympic development;
- Working with our partners in the North London Strategic Alliance to consider and review the potential for sharing best practice and resources where appropriate;
- A new delivery structure for the Upper Lee Valley, and engaging with Newham Council and London Thames Gateway Development Corporation (LTGDC) on the Northern Olympic Fringe (NOF) planning process;
- Working in partnership with other Olympic Host boroughs to develop and maximise opportunities to achieve long term regeneration outcomes from the Olympic investment.

Private and Third Sector

37.21 The Council is putting in place and developing a range of activities and approaches to help better attract and engage with the private sector, and to encourage private investment into the Borough and major projects. The activities include:

- Continuing to develop business partnership structure which has played a pivotal role in developing the Enterprise and Employment Strategy;
- Developing engagement mechanisms for Housing Associations and Developers;
- Enhancing our planning advice and discussions service to help meet our strategic objectives;
- Engaging key developers and landowners through workshops and discussion around major regeneration sites.

Implementation

37.22 The Council will seek to work with partners such as London Legacy Development Corporation (LLDC), Homes and Community Agency (HCA), Greater London Authority (GLA), Transport for London (TfL), Her Majesty's Court Service (HMCS), Olympic Delivery Authority (ODA), London Development Agency (LDA), Network Rail, Environment Agency, Thames Water, land owners, developers and others, to seek appropriate planning obligations to secure adequate infrastructure for proposed development.

37.23 The Council may choose to achieve this through adopting the Community Infrastructure Levy (CIL) charging schedule in the future and through the use of the Council Planning Obligations Supplementary Planning Document.

37.24 The Council will seek to work with appropriate partners to realise the Planning Obligations and other benefits of the Olympic development and investment.

38 Policy DM37 Telecommunications

Strategic Objective 3

Ensure the timely delivery of appropriate social infrastructure, to strengthen the community, and reduce existing deprivation in the Borough.

Introduction

38.1 The policy below relates to telecommunications development and will include: radio masts and towers, antennas of all kinds (e.g. satellite, terrestrial), radio equipment housing, public call boxes, cabinets poles and overhead wires.

Policy DM 37

Telecommunications

With regard to applications for telecommunication installations, the Council will need to be satisfied that:

- A) telecommunications apparatus should be located so as to complete or improve coverage;
- B) telecommunications apparatus should not stand alone where site or mast sharing would provide equally adequate coverage; and
- C) that the development will operate within International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for exposure to health risks.

Justification

38.2 High quality communications infrastructure is essential for sustainable growth. In accordance with National Policy, local planning authorities should aim to keep the numbers of radio and telecommunication masts and the the sites for such installations to a minimum consistent with the efficient operation of the network.

38.3 Not all telecommunications development is subject to planning control. Any telecommunications equipment which is installed on the inside of a building or structure or is installed on the outside of a building or structure in a manner that does not materially alter its external appearance, would not come within the definition of development contained in the Planning Act. In such a case planning permission is not required. Part 24 of the Town and Country Planning (General Permitted Development Order)(Amendment) (England) Order 2001 gives planning permission to some works by Telecommunication Code Systems Operators for the installation,

alteration or replacement of telecommunication masts and antennae so they are not subject to any scrutiny by the Local Planning Authority, and requires operators to secure a Prior Approval for others whereby the Local Planning Authority has control over the siting and appearance of the development. More substantial proposals (including free-standing structures more than 15m high) require the submission of a full planning application.



38.4 It is important that an operator has properly evaluated all options for providing the required coverage. Mast or site sharing can be important as a means to limiting visual intrusion. National Policy aims to keep the number of masts to a minimum consistent with the efficient operation of a telecommunications system. Details of the location of existing base station sites are at <http://www.sitefinder.ofcom.org.uk/> This should be consulted to ensure that existing sites are considered for sharing by different operators.

38.5 Design should be carefully considered so as to keep the visual impact of the development to a minimum. Design solutions might relate to the form of structure, to colour and to materials. Masts can be designed to look like trees or street furniture or can be designed into the fabric of a building. It would generally be appropriate for different forms of camouflage options to be looked at in endeavouring to minimise impact.

39 Policy DM38 - Minerals

Strategic Objective 4

Ensure high environmental standards of development and sustainable resource management and efficiency to support the long term sustainability of our environment and respond to climate change in a practical and effective way.

Introduction

39.1 As a mineral planning authority, the Council is required to plan for and manage mineral extraction. The strategic policy context for mineral working is set out in the London Plan. There are no current mineral workings in Borough. This policy therefore will guide proposals for mineral working, associated storage, handling and processing facilities as may come forward during the plan period.

39.2 Minerals are an important resource. They make an essential contribution to the regional economy by meeting industry's need for raw materials, creating employment opportunities. However the extraction process can often be disruptive and have significant environmental impact. Whilst acknowledging that minerals can only be worked where they are found, the Council recognises that mineral working must be reconciled with care for the environment particularly in relation to the natural and built heritage, and communities living nearby.

Policy 39

Minerals

When considering applications for gravel extraction or other mineral working, associated storage, handling and processing facilities, the Council will seek to ensure that the environment, public amenity and safety concerns are safeguarded by requiring that all of the following criteria are met:

- A) there is no significant adverse effect on the built environment including heritage assets, sites of archaeological significance and the amenity of residential properties;
- B) there is no significant adverse effect on the natural environment including biodiversity or geodiversity sites;
- C) there is no adverse effect on safety and amenity from vehicular traffic;
- D) there is no adverse effect on public safety or on ground and surface waters;
- E) there are firm, satisfactory restoration and after use proposals;

F) there are no long term adverse effects on the landscape and the environment generally, and any short term effects are minimised;

G) there will be no significantly increased risk of flooding;

H) there is no significant adverse effect on any recreational open space or recreational facilities;

I) the development would not jeopardise proposals for improved recreational facilities as set out in the Lee Valley Regional Park Plan.

39.3 The Council recognises a continuing high demand in London for aggregates, particularly sand and gravel. It accepts that where there are no overriding objections on environmental, public safety and amenity, or traffic grounds, reserves within London should be permitted for working so that a contribution is made towards meeting the capital's own demands for construction aggregates.

39.4 Mineral working can have significant and widespread effects on public safety and amenity. It can also have a major effect on the environment, particularly in areas which are important for nature conservation and geodiversity. Accordingly, proposals will also be considered against Policy DM35. One of the most noticeable effects on the amenity and safety of local residents is the effect of the heavy lorry movements associated not only with the mineral extraction but also subsequent filling. In some circumstances it may be feasible for minerals to be transported away from a site by barge and this may be an acceptable alternative to the use of heavy lorries. Noise from mineral working and associated activities is an additional environmental nuisance.



40 Monitoring

40.1 Following a Plan-Monitor-Manage approach, the Council will have an effective monitoring framework in place to measure the effectiveness and delivery of the Development Management Policies DPD. This will include identifying any unintended and unforeseen consequences. We will identify any objectives, policies and targets that are not being met/delivered and will recommend action to rectify the situation. We will publish this work in an Annual Monitoring Report (AMR) on the Council's website every year for public scrutiny.

40.2 Recent changes to the requirements for monitoring under the Localism Act have further allowed local authorities to shape how they use this valuable tool. It is a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. Councils are now responsible for their own performance management and are accountable to the public.

40.3 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 Plan and the extent to which policies in Local Development Documents are being achieved. Under Regulation 34 of the Town and Country Planning (Local Planning)(England) Regulations 2012, the AMR must contain the following:

- the title and timetable of the local plans or supplementary planning documents in Waltham Forest's Local Development Scheme
- The stage of plan preparation, reasons for any plan preparation behind the timetable, a statement of adoption/approval of any plans;
- Identifying any unimplemented policies with reasons in a statement and steps to take to secure implementation of the unimplemented policies
- Annual numbers regarding net additional dwellings or net additional affordable housing;
- Details of neighbourhood development orders and neighbourhood plans
- Information on the Community Infrastructure Levy under Regulation 62 of the Community Infrastructure Levy Regulations 2010
- Details of any joint action taken with other local planning authorities
- Providing any up-to-date information for monitoring purposes.

40.4 The diagram below outlines the proposed structure for our AMR.

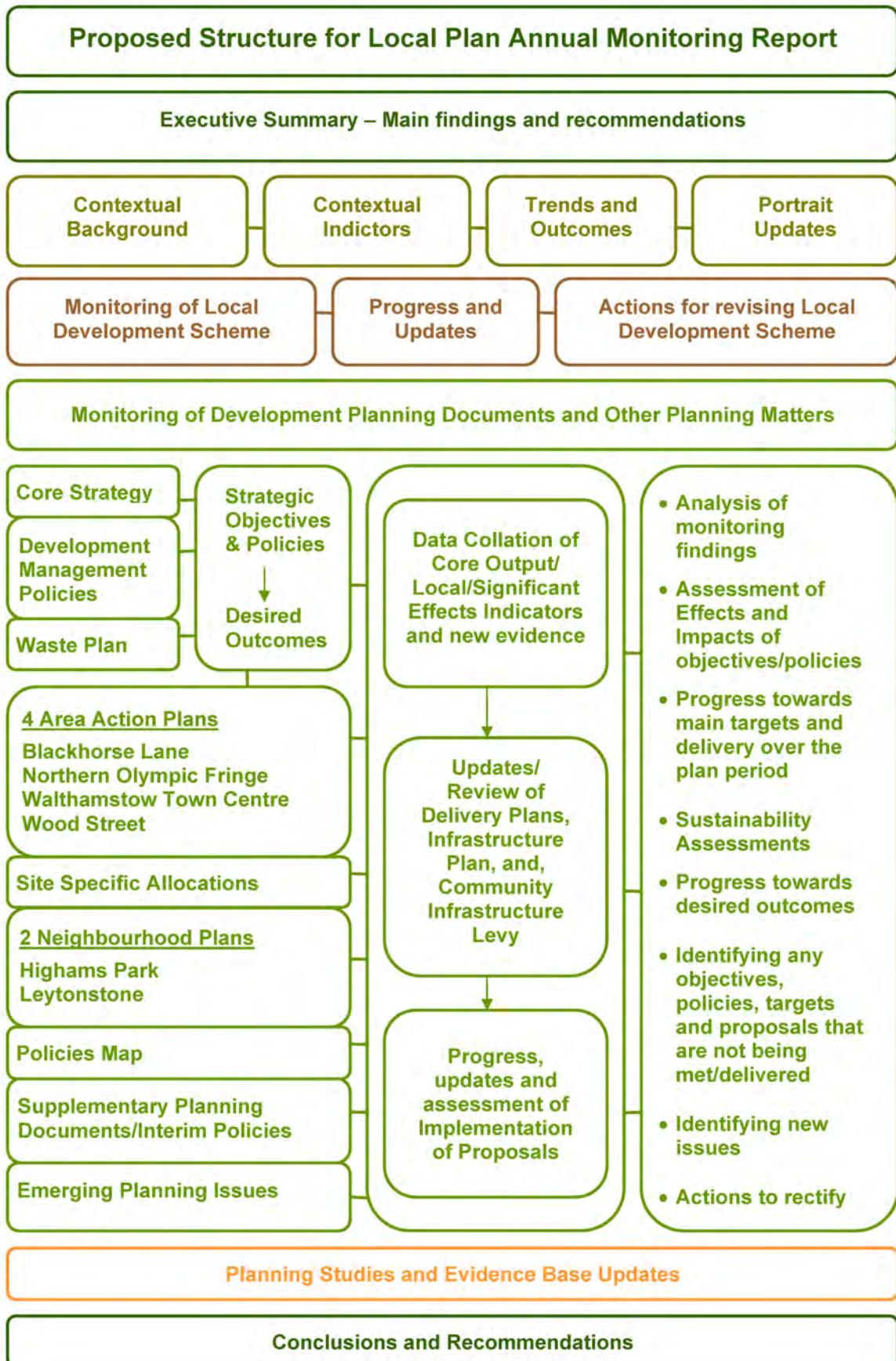


Figure 40.1 AMR Structure

40.5 While the Annual Monitoring Report is the principal tool for monitoring all Development Plan Documents, strategies and policies are also informed or monitored by other management/monitoring tools such as the Borough's performance systems and various studies and surveys.

40.6 The indicators for monitoring the Development Management Policies DPD have already been identified under the monitoring table of the Core Strategy. Where necessary, new indicators will be created and obsolete ones will be deleted to meet changing circumstances. Reasons for changes include:

- unmeasurable indicators due to lack of data;
- different indicators suggested by consultation responses;
- changes to national policies, the Sustainable Community Strategy and Council's priorities;
- indicators no longer in the Council's performance dashboards;
- better targets and indicators suggested by new studies/sustainability appraisals.

40.7 Monitoring work is resource intensive and time-consuming as it involves desk-top analysis and survey work. The Council will manage the resources available in the most effective way.



Appendix 1 - UDP Saved Policies Replaced

Regulation 13(5) of the Town and Country Planning (Local Development) (England) Regulations 2004 states that where a DPD contains a policy that is intended to supersede another policy, it must state that fact and identify the superseded policy. The following table sets out those UDP policies that have been superseded by new policies;

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
Part 1			
STRATEGIC POLICY SP1	The Environment	CS2, CS5	DM7, DM10, DM11
STRATEGIC POLICY SP2	Urban Design	CS2	DM7
STRATEGIC POLICY SP3	Transport Impact	CS7	DM13
STRATEGIC POLICY SP4	Integrated Transport	CS7	DM13, DM14, DM15
STRATEGIC POLICY SP5	Highway Schemes	CS7	DM13, DM14, DM15
STRATEGIC POLICY SP6	Public Transport, Cyclists and Pedestrians	CS7	DM14, DM15
STRATEGIC POLICY SP7	Retention of Employment Land	CS8	DM18, DM19, DM20
STRATEGIC POLICY SP8	New Employment or Mixed Use Developments	CS8	DM19, DM20
STRATEGIC POLICY SP9	Skilled Local Labour Force	CS10	DM21
STRATEGIC POLICY SP10	Shopping Centre Hierarchy	CS14	
STRATEGIC POLICY SP11	Shopping Centres - Access, Convenience and Attractiveness	CS14	

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
STRATEGIC POLICY SP12	Housing	CS2	DM2, DM3
STRATEGIC POLICY SP13	Residential Development - High Standards of Design	CS2	DM7
STRATEGIC POLICY SP14	General Community Facilities	CS3	DM17
STRATEGIC POLICY SP15	Leisure and Recreation Uses	CS13	
STRATEGIC POLICY SP16	Planning for Equality	CS15, CS16	DM17, DM21
STRATEGIC POLICY SP17	Urban Regeneration	CS2	
STRATEGIC POLICY SP18	Planning Obligations	CS1	DM36
STRATEGIC POLICY SP19	Monitoring and Review	Section 21	Annual Monitoring Report
Part 2			
Economy Industry and Commerce			
POLICY INB1	Strategic Employment Areas/Borough Employment Areas	CS8	DM18, DM19
POLICY INB2	Local Employment Areas	CS8	DM19, DM20
POLICY INB3	Non-zoned Employment Uses	CS8	DM20
POLICY INB4	Environmental Improvements	CS8	DM18, DM19, DM20
POLICY INB5	Improvement of Access at Sutherland Road	N/A	N/A

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
POLICY INB6	Lee Valley Regeneration Corridor/Mixed Use Regeneration Areas	CS1, CS8	DM1, DM19, DM20
POLICY INB7	Sites Not Currently in Employment Use	CS8	DM20
POLICY INB8	Reuse of Redundant Offices	CS8	DM20
POLICY INB9	Homeworking/Working from Home		DM20
POLICY INB10	Live-work Units		DM20
POLICY INB11	Units for Small Businesses	CS8	DM19, DM20
POLICY INB12	Railway Arches	CS8	DM20
POLICY INB13	Training Needs	CS10	DM21
POLICY INB14	Workplace Nurseries	CS8	DM19
POLICY INB15	Development of Hotels	CS11	DM22
Housing			
POLICY HSG1	New Developments Identified Sites	CS2	DM2
POLICY HSG3	Proposals Involving a Loss of Residential Accommodation	CS2	DM2
POLICY HSG4	Mixed Use Schemes - The Urban Renaissance	CS2	DM7
POLICY HSG5	Redevelopment of Redundant or Underused Land and Buildings for Housing	CS2	DM2
POLICY HSG6	Affordable Housing Target From All Sources	CS2	DM3
POLICY HSG8	Housing Quality	CS2, CS13	DM7

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
POLICY HSG9	Size of Units	CS2	DM5, DM7, DM6
POLICY HSG10	Housing for Disabled People	CS2	DM9
POLICY HSG11	Housing for People Requiring an Element of Care	CS2	DM9
POLICY HSG13	Hostels and Other Temporary Accommodation	CS2	DM9
Town Centres Retailing and Leisure			
POLICY TRL1	Hierarchy of Centres	CS14	
POLICY TRL2	Development in Borough Centres	CS14	DM22
POLICY TRL3	Out-of-Centre Developments		DM26
POLICY TRL4	Regeneration of Town Centres	CS1	
POLICY TRL5	Primary Shopping Frontages		DM25
POLICY TRL6	Secondary Shopping Frontages		DM25
POLICY TRL7	Proposals Outside Primary and Secondary Frontages		DM25
POLICY TRL8	Neighbourhood Centres		DM25
POLICY TRL9	Local Retail Parades		DM25
POLICY TRL10	Proposals Outside Designated Centres and Retail Parades		DM25
POLICY TRL11	Safeguarding Amenity and Townscape Character		DM25
POLICY TRL12	Hot Food Takeaways, Restaurants and Night Economy Uses	CS13	DM25, DM27

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
POLICY TRL13	Housing in Designated Centres	CS14	
POLICY TRL14	Retail Facilities in Petrol Filling Stations	CS14	DM25
POLICY TRL15	Facilities for Shoppers	CS15	DM25
POLICY TRL16	Arts, Culture and Entertainment Facilities	CS11	DM22
POLICY TRL17	Indoor Leisure and Recreation	CS13	DM23
POLICY TRL18	Outdoor Markets		DM25
General Community Services			
POLICY GCS1	Provision of community sites and buildings	CS3	DM17
POLICY GCS2	Retention of facilities and creation/ improvement of facilities as part of mixed use schemes	CS3	DM17
POLICY GCS3	Provision of health care sites and buildings	CS13	DM23
POLICY GCS4	Proposed alternative use of existing health care facilities	CS13	DM23
POLICY GCS5	Provision of primary health care	CS13	DM23
POLICY GCS6	Standards of accommodation in educational facilities	CS9	DM17
POLICY GCS7	Provision of mobile classrooms	CS3, CS9	DM17
POLICY GCS8	Re-use of redundant education sites/buildings	CS3, CS9	DM17

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
POLICY GCS9	Liaison with public authorities and monitoring of land holdings	CS3	DM17
Transport			
POLICY TSP1	Public Transport - general	CS8	DM13, DM14
POLICY TSP2	Buses	CS8	DM13, DM14
POLICY TSP3	Safeguarding the Crossrail 2 Railway Line	CS8	
POLICY TSP4	Pedestrians and Disabled People	CS8	DM14
POLICY TSP5	Cycling	CS8, CS13	DM14
POLICY TSP6	Access considerations	CS8	
POLICY TSP7	Car Free/Reduced Car Owning Residential Developments	CS8	DM16
POLICY TSP8	Town Centre Transport Policy	CS8	DM13, DM14
POLICY TSP9	Developments with Significant Transport Implications	CS8	DM13
POLICY TSP10	Minimising damage by Heavy Goods Vehicles	CS8	DM13, DM15, DM16
POLICY TSP11	Criteria for assessing new road schemes or alterations	CS8	DM14, DM15
POLICY TSP12	Orient Way	CS7	
POLICY TSP13	Environmental improvements relating to TLRN Roads	CS7	
POLICY TSP14	Main Road Network	CS8	DM13, DM14, DM15

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
POLICY TSP15	Minor Roads	CS8	DM13, DM14, DM15
POLICY TSP16	Traffic Management	CS8	DM15
POLICY TSP17	Parking	CS8	DM16
Open Environment			
POLICY ENV1	Urban Open Space	CS6	DM12
POLICY ENV2	Boundary of the Green Belt	Proposals Map	
POLICY ENV3	Development in the Green Belt	Covered by PPG2	
POLICY ENV4	Uses within Metropolitan Open Land	Covered by the London Plan	
POLICY ENV5	Development in Metropolitan Open Land	CS6	DM12
POLICY ENV6	Protected Species/Biodiversity	CS6	DM35
POLICY ENV7	Principal Sites of Nature Conservation Importance	Terminology has been superseded	DM35
POLICY ENV8	Sites of Local Nature Conservation Importance (including Local Nature Reserves)	Terminology has been superseded	DM35
POLICY ENV9	Brownfield sites of ecological importance	CS6	DM35
POLICY ENV10	Facilities for visitors	CS11	DM22
POLICY ENV11	Conservation of Green Corridors	CS6, CS13	DM35
POLICY ENV12	New Green Corridors	CS6, CS13	DM35

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
POLICY ENV13	Lee Valley Regional Park	CS6, CS11, CS13	DM12, DM22
POLICY ENV14	Parks	CS6, CS13	DM12
POLICY ENV15	Parks and Gardens of Local Historic Interest	CS6, CS13	DM12
POLICY ENV16	New Open Spaces	CS6, CS13	DM12
POLICY ENV17	Play Areas	CS6, CS13	DM12
POLICY ENV18	Allotments	CS6	DM12
POLICY ENV19	Walking	CS6, CS13	DM12
POLICY ENV20	Playing Fields	CS6, CS13	DM12
POLICY ENV21	Water-based recreation	CS6, CS11	DM22, DM34, DM35
POLICY ENV22	Trees	CS6	DM12
POLICY ENV23	Environmental Improvements to railway land	CS6	DM12
Built and Historic Environment			
POLICY BHE1	Urban Design	CS15	DM29
POLICY BHE2	Urban Design	CS15	DM29
POLICY BHE3	Impact on Neighbouring Properties		DM32
POLICY BHE4	Transport and Parking Implications	CS8	
POLICY BHE5	Access for All	CS15	DM30
POLICY BHE6	High Buildings	CS15	DM31
POLICY BHE7	Community Safety/Designing Out Crime	CS16	DM33
POLICY BHE8	Advertisements		DM29

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
POLICY BHE9	Lighting and Light Pollution	CS13	DM32
POLICY BHE10	Environmental Improvements	CS13	
POLICY BHE11	Environmental Improvements	CS13	
POLICY BHE12	Vacant Sites	CS5	DM12
POLICY BHE13	Conservation Areas	CS12	DM28
POLICY BHE14	Statutorily Listed Buildings	CS12	DM28
POLICY BHE15	Locally Listed Buildings	CS12	DM28
POLICY BHE16	Other Buildings	CS12	DM28
POLICY BHE17	Archaeological Heritage	CS12	DM28
POLICY BHE18	Local Heritage	CS12	
Waste, Pollution, Minerals, Water and Energy			
POLICY WPM1	Waste Transfer Stations	CS7	
POLICY WPM2	Waste Management Sites and Household Waste and Recycling Centres	CS7	
POLICY WPM3	Reprovision of Household Waste and Recycling Centre	CS7	
POLICY WPM4	Land for Waste Disposal	CS7	
POLICY WPM5	Recycling	CS7	
POLICY WPM6	Development Causing Pollution	CS13	DM24
POLICY WPM7	Development on Contaminated Land	CS13	DM24
POLICY WPM8	Development involving Hazardous Products or Processes	CS13	DM24
POLICY WPM9	Air Quality	CS13	DM24

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
POLICY WPM10	Noise Pollution and Vibration	CS13	DM24
POLICY WPM11	Light Pollution	CS13	DM24
POLICY WPM12	Minerals		DM38
POLICY WPM13	Mineral Reserves		DM38
POLICY WPM14	Water Quality	CS13	DM23
POLICY WPM15	Protection of Surface Waters	CS5	DM34
POLICY WPM16	Works Affecting Watercourses	CS5	DM34
POLICY WPM17	Water Supply - Demand Management	CS5	DM34
POLICY WPM18	Flood Risk	CS5	DM34
POLICY WPM19	Surface Water Run-Off	CS5	DM34
POLICY WPM20	Energy Efficiency	CS5	DM10
POLICY WPM21	Renewable Energy	CS5	DM11
Planning Standards and Control			
POLICY PSC1	General considerations	CS2	DM33
POLICY PSC2	Amenity open space	CS2	DM7
POLICY PSC3	Privacy and overlooking	CS2	
POLICY PSC5	Extensions and alterations to dwellings	CS2	DM4
POLICY PSC6	Shopfront design	CS15	DM25
POLICY PSC7	Shopfront security	CS11	DM33
POLICY PSC8	Street furniture	CS15, CS16	DM29, DM33
POLICY PSC9	Telecommunications apparatus	CS3	DM37

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
Appendices			
Appendix 1	Car Parking Standards & Explanatory text		Appendix 4
Appendix 2	Cycle Parking Standards		Appendix 4
Schedules			
Schedule 1	Strategic Employment Areas SEA 1-9	CS8	Schedule 1
Schedule 2	Borough Employment Areas BEA 1-5 and BEA 7-19	CS8	Schedule 2
Schedule 3	Local Employment Areas LEA 1-6	CS8	Schedule 2
Schedule 4	Lee Valley Regeneration Corridor - All		Policies Map
Schedule 5	Mixed Use Regeneration Areas MURA 1, MURA 4, MURA 6		See Appendix 2 Table A2.2
Schedule 6	Proposed Housing Sites H2-5, H9, H11-12, H14-15, H17-18, H29-30		See Appendix 2 Table A2.2
Schedule 7	Major Opportunity Sites MOS 1-3		See Appendix 2 Table A2.2
Schedule 9	Walthamstow Major Centre		Schedule 3
Schedule 10	District Centres		Schedule 4
Schedule 11	Primary Shopping Centres		Schedule 5
Schedule 12	Secondary Shopping Centres		Schedule 6
Schedule 13	Neighbourhood Centres		Schedule 7
Schedule 14	Neighbourhood Retail Parades		Schedule 8

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
Schedule 15	Local Retail Parades		Schedule 9
Schedule 16	Site for Community Services Use	Table A5.2 of Appendix 6 in the Core Strategy	
Schedule 17	CrossRail2 Line Safeguarding	Table A5.2 of Appendix 6 in the Core Strategy	
Schedule 18	Temple Mills (former marshalling yard): safeguarding of land for rail or related use in connection with the High Speed Rail Link	Table A5.2 of Appendix 6 in the Core Strategy	
Schedule 19	Roads: Transport for London Road Network*		Schedule 10
Schedule 20	Main Road Network*		Schedule 11
Schedule 21	Metropolitan Open Land (M.O.L)		Schedule 12
Schedule 22	SSSI - Sites of Special Scientific Interest*		Schedule 13
Schedule 23	Principal Sites of Nature Conservation Importance		Schedule 15 and
Schedule 24	Sites of Local Nature Conservation Importance		Schedule 16
Schedule 25	Local Nature Reserves		Schedule 29
Schedule 26	Lee Valley Regional Park Authority Proposals		Schedule 27
Schedule 27	Parks		Schedule 17
Schedule 28	Parks and Gardens of Local Historic Interest		Schedule 18

UDP Saved policies	Policy Name	Policies superseded by Adopted Core Strategy	Policies superseded by Development Management Policies
Schedule 29	Allotments		Schedule 19
Schedule 30	Playing Fields		Schedule 20
Schedule 31	Schedule Conservation Areas*		Schedule 21
Schedule 32	Area of Special Character		Schedule 22
Schedule 33	Buildings of Special Architectural or Historic Interest*		Updated list published on the Council's website
Schedule 34	Buildings of Local Architectural or Historic Interest (Listed by Borough Council)		To be defined in new SPD on Locally Listed Buildings
Schedule 35	Buildings of Importance to the Character of Walthamstow Town Centre		Schedule 31
Schedule 36	Archaeological Priority Zones		Schedule 23

Table .1

** Schedules comprising designations made outside the development plan process and not requiring explicit saving, but included in table for purposes of clarity.*

Appendix 2 - Policies Map Changes

Further to the updates made by the adopted Core Strategy, the Development Management Policies Local Plan (this document) makes the changes as outlined in the following tables and shown on the enclosed Local Plan Policies Map (the Policies Map). This Policies Map contains the changes made by the adopted Core Strategy and the changes outlined below. It fully replaces the Unitary Development Plan Proposals Map 2006. The Policies Map will be further updated following the adoptions of other development plans including Area Action Plans and Site Specific Allocations.

The tables below set out the changes to the Unitary Development Plan Proposals Map 2006 (the UDP 2006).

Table A2.1 - New designations/proposals on the Local Plan Policies Map	
Location	Land/Properties included
Blackhorse Lane Neighbourhood Centre and its Neighbourhood Retail Parade	This new neighbourhood centre will include the designation of the existing Blackhorse Lane Local Retail Parade and the frontage along Blackhorse Lane and Forest Road of Station Hub site as neighbourhood retail parades, which will be designated by the Blackhorse Lane Area Action Plan.
Hainault Road Local Retail Parade	To designate 47 to 67 Hainault Road as a new Local Retail Parade.
Lea Bridge Road West Local Retail Parade	To designate 169 to 207 Lea Bridge Road as a new Local Retail Parade.
Boundary for London Legacy Development Corporation	To indicate the boundary for London Legacy Development Corporation around Temple Mills in Leyton
Walthamstow Wetlands Walk (indicative route only)	To show the indicative route of Walthamstow Wetlands Walk. The final route will be determined following detailed ecological surveys and assessment of impacts on wildlife habitats to ensure any negative impacts are avoided or mitigated.
Locally Important Geological Site at Chingford Hatch (Larkswood)	To designate the site at Chingford Hatch (Larkswood) as a Locally Important Geological Site.
Leyton Town Centre Conservation Area	To designate the Leyton Town Centre Conservation Area on the Local Plan Policies Map in line with Schedule 21

Table .1

Table A2.2 - Changes to the Unitary Development Plan Proposals Map 2006	
Designation on the UDP Proposals Map 2006	Changes
Economy, Industry and Commerce	
Mixed Use Regeneration Areas	Remove all designations of Mixed Use Regeneration Areas shown on the UDP 2006 as the relevant UDP Policy INB6 has been replaced by CS1 and CS8. Mixed Use Sites will be designated in the Area Action Plans and Site Specific Allocations DPD.
Housing Sites	Remove all designations of housing sites shown on the UDP 2006 as the relevant UDP policy HSG1 expired. Housing sites will be designated in the Area Action Plans and Site Specific Allocations DPD.
Major Opportunity Sites	Remove all designations of major opportunity sites shown on the UDP 2006 as the relevant UDP policy HSG4 has been replaced by CS2.
Lee Valley Regeneration Corridor	The following correction should be made to Appendix 6 of the Core Strategy: replace the wording ' to be replaced by the preferred route of the lee Valley Pathway (to be implemented) as shown on Figure 38' with 'No change proposed'. Figure 38 in the Core Strategy should be removed.
Strategy Industrial Location (designated in the Core Strategy)	The boundary of Strategy Industrial Location at North Circular Road with map reference of SIL2 on Figures 20 and 36 in the Core Strategy should be rectified as shown on the Policies Map.
Town Centres, Retailing and Leisure	
Walthamstow Major Centre	Currently no changes proposed but changes may be made in the Walthamstow Town Centre Area Action Plan.
North Chingford District Centre	No changes proposed.
South Chingford District Centre	No changes proposed.

Table A2.2 - Changes to the Unitary Development Plan Proposals Map 2006	
Designation on the UDP Proposals Map 2006	Changes
Highams Park District Centre	Extend the centre boundary to include 440-458 Larkshall Road and the area of land fronting Larkshall Road and Jubilee Avenue occupied by Tesco store and residential/commercial units at the rear.
Wood Street District Centre	No changes proposed. Further changes may be made in the Wood Street Area Action Plan.
Bakers Arms District Centre	No changes proposed.
Leytonstone District Centre	Change 20 -28 Kirkdale Road and 46 – 54 Church Lane from Secondary Frontages to Primary Frontages. Designate 28-34 Church Lane as Primary Frontage.
Leyton District Centre	Extend the centre boundary to include Leyton Underground Station. Further changes may be made in the Northern Olympic Fringe Area Action Plan.
Sewardstone Road Neighbourhood Centre and its Neighbourhood Retail Parade	No changes proposed.
Chingford Hatch Neighbourhood Centre and its Neighbourhood Retail Parade	Change the centre name to 'Hatch Lane'. Adjust the centre boundary to exclude Ashton Court (residential flats) and ex-Prince Wales P/H site (now a care home).
Chingford Mount Neighbourhood Centre and its Neighbourhood Retail Parade	Change the centre name to 'Chingford Mount Road'.
Forest Road Neighbourhood Centre and its Neighbourhood Retail Parade	No changes proposed.
Markhouse Corner Neighbourhood Centre and its Neighbourhood Retail Parade	No changes proposed. Further changes may be made in the Northern Olympic Fringe Area Action Plan.

Table A2.2 - Changes to the Unitary Development Plan Proposals Map 2006

Designation on the UDP Proposals Map 2006	Changes
Francis Road Neighbourhood Centre and its Neighbourhood Retail Parade	Adjust the centre boundary to exclude the ex-police station, Nos. 195 to 213, 192-194 and Noor UI Islam Primary School.
Thatched House Neighbourhood Centre and its Neighbourhood Retail Parade	No changes proposed.
Hall Lane Local Retail Parade	No changes to the existing designation but the description of properties included should be changed from '281-301b' to '283 - 301b'.
Billet Road Local Retail Parade	Extend the designated parade to include 190, 192 and 210 Billet Road in the parade.
Chingford Road Local Retail Parade	Extend the designated parade to include No. 222 Chingford Road(a pub).
Carr Road Local Retail Parade	No changes proposed
Higham Hill Road Local Retail Parade	Remove the parade designation on 272 and 274 Higham Hill Road.
Blackhorse Lane Local Retail Parade	Extend the designated parade to include 67 - 75 Forest Road.
Bell Corner Local Retail Parade	Extend the designated parade to include 623 - 637 Forest Road.
Lea Bridge Road E10 Local Retail Parade	Change the parade name to 'Whipps Cross Corner' for better identification.
Queens Road Local Retail Parade	No changes proposed.
Grove Road Local Retail Parade	No changes proposed.
Markhouse Road Local Retail Parade	Remove the existing parade designation, as there are no clusters of essential A1 uses in the parade.

Table A2.2 - Changes to the Unitary Development Plan Proposals Map 2006	
Designation on the UDP Proposals Map 2006	Changes
Colworth Road Local Retail Parade	No changes proposed.
Vicarage Road Local Retail Parade	No changes proposed.
Grove Green Road Local Retail Parade	Extend the designated parade to include 344 Grove Green Road (a pub) and 2 to 8 Richmond Road
Church Road Local Retail Parade	Remove the existing parade designation, as the parade has no longer attracted A1 uses.
Leytonstone High Road Local Retail Parade	No changes proposed.
Leyton High Road Local Retail Parade	Extend the designated parade to include 98 to 102 and 106 to 116 in the parade.
Cann Hall Local Retail Parade	Adjust to exclude the C3 use at 110 Cann Hall Road and include the A1 use at 96 Cann Hall Road.
Orford Road Local Retail Parade	Extend the designated parade to include No. 19 Orford Road.
Community Services	
Education Facilities	Instead of showing on the Policies Map, it is considered more appropriate to indicate Areas of Need for education facilities in the Core Strategy as Figure 24.
Open Environment	
Lee Valley Pathway Corridor	Rename as the Proposed Route of the Lee Valley Pathway and indicate the completed sections of the route.
Gun Site Playing Field (UDP Map Ref. F20)	Removal of playing field designation, as successive planning permissions preclude future playing field use of the site. (Green belt designation to remain).

Table A2.2 - Changes to the Unitary Development Plan Proposals Map 2006	
Designation on the UDP Proposals Map 2006	Changes
Conservation Areas	
All conservation areas	To renumber the Map Reference of all conservation areas as shown on Schedule 21.

Table .2

Table A2.3 - Map Reference Changes

Location Name on the Local Plan Policies Map	Map Reference on	
	the 2006 UDP Proposals Map	the Local Plan Policies Map
Walthamstow Major Centre	MC	MC
North Chingford District Centre	DC1	DC1
South Chingford District Centre	DC2	DC2
Highams Park District Centre	NC8	DC3
Wood Street District Centre	DC3	DC4
Bakers Arms District Centre	DC4	DC5
Leytonstone District Centre	DC5	DC6
Leyton District Centre	NC9	DC7
Sewardstone Road Neighbourhood Centre	NC1	NC1
Hatch Lane Neighbourhood Centre	NC2	NC2
Chingford Mount Road Neighbourhood Centre	NC3	NC3
Forest Road Neighbourhood Centre	NC4	NC4
Blackhorse Lane Neighbourhood Centre	-	NC5
Markhouse Corner Neighbourhood Centre	NC5	NC6
Francis Road Neighbourhood Centre	NC6	NC7
Thatched House Neighbourhood Centre	NC7	NC8
Sewardstone Road Neighbourhood Retail Parade	NRP1	NRP1
Hatch Lane Neighbourhood Retail Parade	NRP2	NRP2
Chingford Mount Road Neighbourhood Retail Parade	NRP3	NRP3

Table A2.3 - Map Reference Changes		
Location Name on the Local Plan Policies Map	Map Reference on	
	the 2006 UDP Proposals Map	the Local Plan Policies Map
Forest Road Neighbourhood Retail Parade	NRP4	NRP4
Proposed Blackhorse Lane Neighbourhood Retail Parade to be designated in the Blackhorse Lane Area Action Plan	-	NRP5
Markhouse Corner Neighbourhood Retail Parade	NRP5	NRP6
Francis Road Neighbourhood Retail Parade	NRP6	NRP7
Thatched House Neighbourhood Retail Parade	NRP7	NRP8
Hall Lane Local Retail Parade	LRP1	LRP1
Billet Road Local Retail Parade	LRP2	LRP2
Chingford Road Local Retail Parade	LRP3	LRP3
Carr Road Local Retail Parade	LRP4	LRP4
Higham Hill Road Local Retail Parade	LRP5	LRP5
Blackhorse Lane Local Retail Parade	LRP6	LRP6
Bell Corner Local Retail Parade	LRP7	LRP7
Whipps Cross Corner Local Retail Parade	LRP8	LRP8
Queens Road Local Retail Parade	LRP9	LRP9
Grove Road Local Retail Parade	LRP10	LRP10
Orford Road Local Retail Parade	LRP19	LRP11

Table A2.3 - Map Reference Changes		
Location Name on the Local Plan Policies Map	Map Reference on	
	the 2006 UDP Proposals Map	the Local Plan Policies Map
Colworth Road Local Retail Parade	LRP12	LRP12
Vicarage Road Local Retail Parade	LRP13	LRP13
Grove Green Road Local Retail Parade	LRP14	LRP14
Hainault Road Local Retail Parade	-	LRP15
Leytonstone High Road Local Retail Parade	LRP16	LRP16
Leyton High Road Local Retail Parade	LRP17	LRP17
Cann Hall Local Retail Parade	LRP18	LRP18
Lea Bridge Road West Local Retail Parade	-	LRP19

Table .3

Appendix 3 - Key Evidence for Development Management Policies

Document	Produced by	Publication Date
Waltham Forest Characterisation Study - Main Report	Urban Practitioners	2009
Waltham Forest Characterisation Study - Appendices	Urban Practitioners	2009
Waltham Forest Urban Design Supplementary Planning Document	LB Waltham Forest	2012
Public Realm Place Making Study - Olympic Gateway Initiative	Urban Initiatives	2009
Guidance on Tall buildings - English Heritage/CABE, July 2007	English Heritage/CABE	2007
Browning Road Conservation Area Appraisals and Management Plans	LB Waltham Forest	2008
Chingford Green Conservation Area Appraisals and Management Plans - LB Waltham Forest	LB Waltham Forest	2010
Forest School Conservation Area Appraisals and Management Plans	LB Waltham Forest	2007
Leucha Road - Conservation Area Appraisals and Management Plans	LB Waltham Forest	2006
Orford Road - Conservation Area Appraisals and Management Plans	LB Waltham Forest	2009
Ropers Field Conservation Area Appraisals and Management Plans	LB Waltham Forest	2006
Thornhill Road - Conservation Area Appraisals and Management Plans	LB Waltham Forest	2007
WalthamstowVillage Conservation Area Appraisals and Management Plans	LB Waltham Forest	2008
Building for Life 12	Design Council/CABE/HBF/Design for Homes	2012
Waltham Forest's Joint Strategic Needs Assessment	Waltham Forest PCT	2009-2011

Document	Produced by	Publication Date
Waltham Forest Hot Food Take Away SPD	LB Waltham Forest	2009
Watch Out For Health	NHS	2009
The London Health Inequalities Strategy	Mayor of London	2010
Healthier Communities (Health Inequalities) Strategy, A Healthier, Fairer Waltham Forest	LB Waltham Forest	2010
Future Health: Sustainable Places for Health and Well-being	CABE	2009
Healthy Weight, Healthy Lives: A Cross Government Strategy for England	HM Government	2008
Housing and Public Health: A Review of Reviews of Interventions for Improving Health	NHS	2005
Promoting and Creating Built and Natural Environments That Encourage and Support Physical Activity	NHS	2008
NHS Waltham Forest Annual Public Health Report 2010/11	NHS	2010-2011
Crowded Places: The Planning System and Counter-Terrorism	HM Government	2010
Safer Places: The Planning System and Crime Prevention	ODPM	2004
Secured by Design – New Homes	ACPO	2009
Waltham Forest Climate Change Strategy	LB Waltham Forest	2008
Waltham Forest Energy Strategy	AEA Energy & Environment	2008
Waltham Forest Carbon Footprinting Report	Carbon Descent (formerly Sea Renue)	2007
Waltham Forest Climate Change Evidence Base	Urban Practitioners & URS	2009
Heat Mapping Study	Parsons Brinckerhoff	2011
Climate Change Policy Viability Assessment	LB Waltham Forest	2011
Upper Lee Valley Decentralised Energy Network Pre-feasibility Study	Parsons Brinckerhoff	2011
Waltham Forest Housing Strategy	LB Waltham Forest	2008

Document	Produced by	Publication Date
Waltham Forest Housing Land Availability Assessment	Entec	2008
East London Sub Region Strategic Housing Market Assessment	ORS	2009
Waltham Forest Affordable Housing Viability Study	Fordham Research	2009
Waltham Forest High Density Housing Qualitative Study	Urban Initiatives	2009
Housing Intensification in Seven South London Town Centres	Design for London	2009
The London Strategic Housing Land Availability Assessment and Housing Capacity Study 2009	GLA	2009
Greater London Strategic Housing Market Assessment 2008	GLA	2008
London Housing Design Guide Interim	GLA	2010
Waltham Forest Strategic Housing and Market Assessment	ORS	2012
Waltham Forest Private Sector Stock Conditions Survey 2011	ORS	2011
Affordable Homes Programme 2011	LB Waltham Forest	2012
Strategic Priorities for the supply of Housing in Waltham Forest 2011	LB Waltham Forest	2011
Financial contributions for Small sites – Stage 1 2012	POD	2012
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Waltham Forest Strategic Infrastructure Plan: Executive Summary and Main Report	URS	2009
Waltham Forest Strategic Infrastructure Plan: Social Infrastructure Needs Assessment	URS	2009
Waltham Forest Strategic Infrastructure Plan: Transport Needs Assessment	URS	2009
Waltham Forest Strategic Infrastructure Plan: Utilities and Physical Needs Assessment	URS	2009
Waltham Forest Local Economic Assessment	Navigant Consulting	Dec 2010
Waltham Forest Employment Land Study 2009	URS	Oct 2009

Document	Produced by	Publication Date
Waltham Forest Strategy for Enterprise, Employment and Skills	LB Waltham Forest	Dec 2009
High Street Life Strategy	East/GVA	2011
Waltham Forest Retail and Leisure Study	Nathaniel Lichfield and Partners (NLP)	2009
Waltham Forest's Culture Strategy 2010-2030	LB Waltham Forest	2010
A Review of Retail Frontages in Waltham Forest	LB Waltham Forest	2012
A Review of Retail Parades in Waltham Forest	LB Waltham Forest	2012
DCLG Good Practice Guide on Planning for Tourism	CLG	2006
English Partnerships Employment Densities	Arup Economics & Planning	2001
London Office Policy Review 2009	CLG	2009
Waltham Forest Biodiversity Action Plan	LB Waltham Forest	2011
Olympic Park Biodiversity Action Plan	ODA	2008
Connecting with London's Nature: The Mayor's Biodiversity Strategy	CLG	2002
London Plan Implementation Report: Improving Londoners' Access to Nature	GLA	2008
Waltham Forest Open Space Strategy	LB Waltham Forest	2010
Waltham Forest Playing Pitch Strategy	Neil Allen Associates	2011
Upper Lee Valley Landscape Strategy - Part 1 Strategy	Witherford Watson Mann Architects	2010
Upper Lee Valley Landscape Strategy - Part 2 Projects	Jonathan Cook Landscape Architects Witherford Watson Mann Architects	2010
Waltham Forest Tree Strategy	Jonathan Cook Landscape Architects LB Waltham Forest	2010
Green Infrastructure and Open Environments: The All London Green Grid Supplementary Planning Guidance	CLG	2012

Document	Produced by	Publication Date
Green Infrastructure and Open Environments: London's Foundations: Protecting The Geodiversity of the Capital Supplementary Planning Guidance	CLG	2012
National Ecosystem Assessment Defra 2011	Defra	2011
Shaping Neighbourhoods Play and Informal Recreation Supplementary Planning Guidance	CLG	2012
The EU Water Framework Directive	European Commission	2000
Level 2 Strategic Flood Risk Assessment for the Development Management Policies, LBWF, 2011	Scott Wilson	2011
North London Strategic Flood Risk Assessment	Mouchel	2008
Thames Catchment Flood Management Plan Summary Report	Environment Agency	2009
London Rivers Action Plan: A Tool to Help Restore Rivers for People and Nature	The Rover Restoration Centre	2009
Surface Water Management Plan, Sept 2011	GLA	2011
Chingford to Stratford Appraisal - re-introducing a train service	MVA/First Class Partnerships	2010
Waltham Forest Cycle Action Plan	LB Waltham Forest	2006
Streetcar in Property Developments Waltham Forest	Streetcar	2010
North London - Developing a Sub-Regional Transport Plan – Interim report on Challenges and Opportunities, Transport for London, 2010	TfL	2010
London's Electric Vehicle Infrastructure Strategy	CLG	2009
Lea Bridge Station – Reopening of Lea Bridge Station	TTPP	2012
Waltham Forest Local Implementation Plan 2011-14	LB Waltham Forest	2011
Air Quality Action Plan	LB Waltham Forest	
Mayor's Air Quality Strategy	CLG	2010
Air Quality Review – Stage 3	LB Waltham Forest	

Document	Produced by	Publication Date
Air Quality Review – Stage 4	LB Waltham Forest	
Waltham Forest Contaminated Land Strategy	LB Waltham Forest	
London Borough's Gypsy and Traveller Accommodation Needs Assessment	GLA	2011
London Plan, Spatial Development Strategy for Greater London - July 2011	GLA	2011
Waltham Forest Local Development Framework – Northern Olympic Fringe Area Action Plan – Preferred Options	LB Waltham Forest	2011
Waltham Forest Local Development Framework – Blackhorse Lane Area Action Plan - Preferred Options	LB Waltham Forest	2011
Waltham Forest Local Development Framework – Walthamstow Town Centre Area Action Plan – Preferred Options	LB Waltham Forest	2011
Waltham Forest Local Development Framework – Wood Street	LB Waltham Forest	2011
Area Action Plan - Preferred Options		
National Minimum Standards for Care Homes for Older People	Department of Health	2004
East London Guidance on HMO Standards (3)	East London Boroughs	Sep 2009
Waltham Forest Local Plan Evidence Base, Annual Monitoring Report 2011/12	LB Waltham Forest	Dec 2012
Blackhorse Lane Area Action Plan Proposed Submission	LB Waltham Forest	Mar 2013
Walthamstow Town Centre Area Action Plan Proposed Submission	LB Waltham Forest	Mar 2013
Lee Valley Park Development Framework	Lee Valley Regional Park Authority	2013
London Borough of Waltham Forest Planning Obligations	LB Waltham Forest	2008
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Document	Produced by	Publication Date
LQM/Chartered Institute for Environmental Health. General Assessment Criteria for Human Health Risk Assessment	LQM/Chartered Institute for Environmental Health	2009
Local Air Quality Management Technical Guidance	DEFRA	2009
London Councils Air Quality and Planning Guidance	The London Air Pollution Planning and the Local Environment (Apple) Working Group	2007
Sound Insulation and Noise Reduction for Buildings Code of Practice	British Standard	1999
Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas	British Standard	1997
Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light	Institute of Lighting Engineers	2005

Table .1

Appendix 4 - Parking Standards

Car Parking Standards

The standards set out below define the maximum requirements and apply to car parking for residents, staff and visitors (including operational parking). As a general principle, the Council will seek to encourage parking provision below the maximum figures stated in the tables below. In determining appropriate provision, the Council will take into consideration relevant local factors including access to opportunities and services, access to public transport, car clubs, design and location. The following parking standards should be read in conjunction with preferred policy DM16 Parking.

Clarification of Terms

Floor space definition: The reference to floor space in all cases is to the gross floor area (i.e including the thickness of external walls).

Multiple land uses: Where several land uses are included within a scheme, the parking requirement is calculated separately for each use. However, dual use of parking facilities will be encouraged where possible (see below for dual use).

Ancillary floor space (e.g. canteen space within a factory) is subject to the standard for the main use.

Absence of a standard: The standards set out below do not cover all land uses. Where there is no defined standard for a particular land use, the Council should be consulted before submission of a planning application to determine the maximum parking standards appropriate to the development purpose. Proposals for uses not dealt with below will be assessed in relation to relevant factors such as the nature of use, capacity of the premises (i.e. in terms of the numbers of people using the building), servicing requirements, access to public transport and car club provision, the character of the surrounding area, likely hours of use, and the availability of other car parking facilities nearby.

Dual use: The Council encourages designs which promote efficient/multiple use of parking facilities (i.e. the use by different sections of the community at different times of the day). In such cases, the Council expects that the overall combined provision will be reduced. A car parking management plan should be secured with developments to ensure the efficient and appropriate use of dual use parking provision.

Provision for disabled people: Development will need to have due regard to requirements of disabled people. For new dwellings (C3), one off-street space per wheelchair unit, wheelchair accessible, clearly allocated to and close to the accommodation, should be provided. A minimum of one space will be required for developments of 10 or more units. For all other use classes, 5% of spaces (1 minimum) should be allocated for disabled use. In larger public buildings, a number of spaces should be wide enough to accommodate mini-buses/community transport/dial-a-ride vehicles.

Loading arrangements: For use classes which require loading, unloading and refuse collection facilities, the provision of separate space for these purposes within the confines of each site will normally be required, in addition to the car parking provision referred to in the following schedule. Loading facilities need to be designed to not impede road safety and to minimise conflicts with other street activities in particular pedestrian and cycle movement.

Refuse Collection: Residential developments will need to allow for maximum carrying distance of 25 metres (82ft) for refuse sack collection and a maximum level pushing distance for paladins of 9 metres (30ft). Where these conditions cannot be achieved in relation to a vehicle standing on the public highway, the vehicle will need to enter and turn around within the site in accordance with arrangements which satisfy the Council.

Coach traffic and emergency service vehicles: Uses likely to generate coach traffic (e.g. theatres, public halls, hotels, swimming pools, sports grounds and some educational establishments) should be able to draw upon adequate facilities for the satisfactory dropping off and picking up of passengers, including the manoeuvring of vehicles without the need for reversing. Similarly, land uses which are likely to be visited frequently by emergency service vehicles (eg residential homes) should include adequate arrangements for access and manoeuvre.

Car park design: Planning applications must show how car parking spaces are to be accommodated. Spaces should be arranged for convenient entry and exit close to and accessible to the development served. In communal parking areas, sufficient manoeuvring space for vehicles to enter and exit the site in forward gear should be provided.

Large unbroken expanses of surface parking are unattractive, represent a poor use of available land and can attract anti-social behaviour. To overcome this, surface car parks should be designed with driver and pedestrian safety in mind (preferably overlooked), well-lit, suitably screened and landscaped. The Council will require the use of permeable/pervious paving as this helps manage run-off in extreme weather.

Parking in front gardens: The most pleasant street environments are often leafy and tree lined with clear definition between private and public realm. Removing plants and front garden walls to enable front garden parking can reduce the quality of the street. The conversion of front gardens into car parking areas can have negative visual impacts and adverse consequences for the local environment.

Adverse impacts include:

- Impacts on the safety of other local road users, particularly pedestrians and cyclists.
- Impermeable hard standing can contribute to flooding and urban heat island effect.
- Plants in front gardens provide food and habitat for wildlife – its removal will have a negative impact on biodiversity.
- Loss of front garden walls is often detrimental to the overall appearance of the street.

The Council therefore discourages the use of front gardens for parking. Front garden parking may be permitted if applicants can demonstrate to the Council's satisfaction that the negative impacts can be mitigated and that gardens are large enough to allow cars to be parked at right angles to the road, without obstructing the pavements or pedestrian access to the house itself and without detracting from the building's setting and the character of the surrounding area. Existing walls, hedges and trees should be retained. Off street parking may not be permitted where deemed to have a negative impact on parking provision in the street.

Dwelling conversions and parking: The conversion of dwellings into self-contained flats and bedsits has contributed to additional pressure on residents' on-street parking. To address this and other problems the Council has reviewed and revised its policy requirements in relation to dwelling conversions (see DM6). Applications for conversions need to demonstrate that they will not put undue pressure on local on-street parking.

Miscellaneous: Residential staff in residential care premises and non-residential developments will need to have parking provision made for them in accordance with the appropriate residential standard (except where otherwise stated). The parking spaces related to non-resident staff needs will normally be assessed on the maximum number of (non-ancillary) staff likely to be present at any one time.

Electric vehicle charging bays: 20% of off-road parking spaces associated with new development are required to provide charging facilities for electric vehicles. An additional 20% should make passive provision for electric vehicles (e.g. infrastructure ducts for wiring) so that charging facilities can easily be added in the future.

All parking requirements which result in part of one space being necessary will be rounded down to the next whole number.

Residential Uses

Public Transport Accessibility Level	Low PTAL (1-2)		Medium PTAL (3-4)		High PTAL (5-6)	
	Outside CPZ	Within CPZ	Outside CPZ	Within CPZ	Outside CPZ	Within CPZ
One/Two-bed houses or flats ⁽⁵³⁾	1.0	0.75	0.6	0.4	0.3	0.25
Three/Four-bed houses or flats	1.0	1.0	1.0	0.75	0.75	0.5
Dwellings converted into self-contained flats and bedsits	As for flats and houses above.					
Dwellings converted into non self-contained flats and bedsits	1 space per 10 units.					
Retirement dwellings	1 space per 5 units (see also below - Parking for disabled people).					
Warden supervised dwellings	1 space per 10 dwelling units (plus 1 space for warden)					
Children’s homes, retirement and nursing homes	1 space for every 10 residents					
Hospitals	To be assessed based on transport assessment and travel plan.					
Disabled Parking (residential developments only)	1 space per wheelchair unit, clearly allocated to and close to the dwelling unit. A minimum of one space will be required for developments of 10 or more units.					

Table .1

Non-Residential Uses

<p>Offices (Business, financial and professional services)</p> <p>Standard applies to Use Classes A2 and B1(a)</p>
<p>PTAL 1-2 : 1 space per 150 m2 GFA</p> <p>PTAL 3-4: 1 space per 300 m2 GFA</p>

53 See requirements for disabled parking below.

PTAL 5-6 : 1 space per 600 m2 GFA	
Shopping (A1)	
<u>PTAL 1- 4</u>	
<ul style="list-style-type: none"> • Smaller food store (up to 500m2 GFA) - 1 space per 150m2 • Food supermarket (up to 2,500m2 RFA/4000m2 GFA) – 1 space per 75m2 • Food superstore (over 2,500m2 RFA/4000m2 GFA) – 1 space per 50m2 • Non-food warehouse – 1 per 50m2 • Garden centre – 1 space per 50m2 • Town centre/shopping mall – 1 space per 100m2 	
<u>PTAL 5-6</u>	
<ul style="list-style-type: none"> • Smaller food store (up to 500m2 GFA) - 1 space per 200m2 • Food supermarket (up to 2,500m2 RFA/4000m2 GFA) – 1 space per 150m2 • Food superstore (over 2,500m2 RFA/4000m2 GFA) – 1 space per 100m2 • Non-food warehouse – 1 per 100m2 • Garden centre – 1 space per 100m2 • Town centre/shopping mall – 1 space per 150m2 • Servicing: Units of less than 2000 m2 GFA should provide one full sized lorry bay per 1000m2. Existing servicing facilities may be taken into account provided these are convenient and available for use by the proposed development. • Where a proposed development consists of a number of small shop units, full sized lorry bays sufficient for the total floor area of the development should be provided (bays shared among units). In addition, a bay suitable for LGVs should be provided for every 3 units. • For units of more than 2000m2 GFA one full sized lorry bay is required for each 2000m2. 	
Industry	
(Standard applies to factories, warehouses and other distribution/storage premises, including ancillary offices)	
PTAL 1-3: 1 space per 200 m2 GFA	
PTAL 4-6: 1 space per 500 m2 GFA	

Table .2

Hotels, public houses and restaurants	
Hotels, Motels, boarding and guest houses	1 space per 10 bedrooms, depending on PTAL (plus 1 coach parking space per 50 guest bedrooms. Allowance should be made for taxi drop offs)

Hotels, public houses and restaurants	
	A3 standards apply to restaurants/bars open to non-residents
Hostels (incl. B & B, establishments for homeless persons)	To be assessed individually in view of the wide variety of accommodation of this type, but max 1 space per 10 bedrooms
Public houses, wine bars, restaurants, cafes	In major and district centres within the borough, no additional parking. 1 space per 10 seats maximum outside these centres. (Parking standards for hotels apply where there is guest bedroom accommodation).
Hot food takeaways	To be assessed in relation to location, access to public transport, hours of operation, highway safety and availability of alternative parking, delivery and collection facilities

Table .3

Other public buildings	
Health centres, health clinics, doctors', dentists', veterinary surgeries	1 space per consulting room
Nursery, primary and secondary schools	PTAL 1-2 (1 space per 3 staff)
	PTAL 3-4 (1 space per 5 staff)
	PTAL 5-6 (1 space per 8 staff)
Colleges of further education (incl. 6 th form colleges), youth centres	PTAL 1-2 (1 space per 3 staff)
	PTAL 3-4 (1 space per 5 staff)
	PTAL 5-6 (1 space per 8 staff)
Cinemas, conference facilities, leisure complexes, Sports Stadia	
Floorspace less than 1,000m ²	No parking required
Floorspace above 1,000m ²	<p>The Council will seek to apply sequential testing to direct these high</p> <p>trip-generating uses to town centres and other highly accessible areas in the borough in accordance with DM13. Where it is proven that the proposed use cannot be accommodated within these areas, parking requirements will be assessed on a case-by-case basis based on factors including the proposed development's size and location;</p> <p>accessibility; and full transport assessment and travel plan.</p>
Places of religious assembly	
	1 space per 20 worshippers normally present ⁽⁵⁴⁾

Table .4

54 Where venues have a capacity greater than 500, event day management plans will be required to manage transport and access during high attendance events.

Parking for disabled people (non residential)

For all other use classes, 5% of spaces (1 minimum) should be allocated for disabled use. In larger public buildings, a number of spaces should be wide enough to accommodate mini-buses/community transport/dial-a-ride vehicles.

Table .5

Motorcycle Parking

- One motorcycle space should be provided for every 20 car parking spaces. A minimum area of 2m x 1 m should be allowed per motorcycle. Motorcycle parking should be sited close to the entrance of a building, visible, and ideally covered by CCTV. Wherever possible, there should be a secure metal bar to which to lock motorcycles.

Taxis

- To be assessed individually. Developments that are associated with taxi movements should make provision for taxi pick-ups and drop-offs. For some major developments, a dedicated taxi rank may also be appropriate. Consideration of this should form part of the development's transport assessment.

Cycle Parking

- The standards in the tables below set out LBWF's minimum requirements in terms of cycle parking for new developments and changes in use.
- Development proposals for land uses not covered in the standards below will be considered on a case by case basis, with the presumption that all new developments should provide for high levels of cycle parking. Existing developments which have too little or no cycle parking are encouraged to meet these standards. As a general rule, cycle parking provision will be required to cater for a 10% modal share for trips to the development.
- All cycle parking standards are minimum standards -and relate to -Gross Floor Area, unless otherwise indicated.
- In the standards, a "space" refers to a space for one cycle. A 'Sheffield' type stand can accommodate two bicycles, although ideally they are best used by only one. Stands should be spaced at a minimum of 1 metre intervals, but ideally 1.2 metre intervals, to allow two bicycles to use each stand.-
- Reference to staff in the standards below means the peak number of staff expected to be on-site at any one time.

- All cycle parking should be required to minimize conflicts between cycles and motor vehicles.
- Use of cycle parking should be monitored and if demand appears to be exceeding supply provision should be increased, as part of a travel plan where appropriate.
- Flexibility may be applied to applications where it can be demonstrated that strict adherence to the standards for a multi-purpose site will result in a duplication of provision.

Use Class	Description	Cycle parking standard
RETAIL AND SERVICES		
A1 Shops (including retail warehouses)	Shops	1 space per 25 m ² GFA up to 1,500 m ² thereafter 1 per 75 m ²
A2 Financial and professional	Offices (business and professional)	1 space 25m ²
A3 Food and drink		1 space per 25m ²
A4	Public houses and wine bars	1 space per 25m ²
A5	Takeaways	1 space per 25m ²
SG	Taxi/mini cab offices	No standard. To be considered individually.
BUSINESS		
B1 (a)	Offices	1 space per 50m ²
B1 (b), B1 (c)	Research and development, light industry	1 space per 50m ²
B2 and B8	General industry	B2: 1 space per 75m ²
	Storage and Distribution	B8: 1 space per 250m ²
RESIDENTIAL		
C3	Flats and houses	Dwellings with 1 bedrooms: 1 space Dwellings with 2+ bedrooms: 2 spaces

OTHER RESIDENTIAL		
SG	Hostels	1 space per 2 resident bedspaces
SG	Houses in multiple occupation (HMOs)	1 space per 2 habitable rooms
C1	Hotels (20 beds and over) and motels	1 space per 10 bedrooms. 2 spaces per 3 staff.
C1	Guest houses and small hotels (less than 20 rooms)	1 space per 3 bedrooms. 1 space per 3 staff.
C2	Boarding schools/and residential colleges	1 space per student.
	Student halls of residence	1 space per student.
C2	Children's homes, retirement and nursing homes	1 space per 2 staff.
C3	Sheltered housing	1 space per 4 units. 1 space per 2 staff.
EDUCATION AND HEALTH		
C2	Hospitals	2 spaces per three staff. 1 space per three bedspaces.
D1	Day centres	1 space per 2 staff.
D1	Adult training centres	1 space per 25m ²
D1	Higher/further education establishments (vocational and academic)	1 space per 2 students.
D1	Pre-school, play and nursery provision	1 space per 2 staff.

D1	Schools (day): Nursery Primary Secondary Special	1 space per 4 staff plus 1 space per 7 students
D1	Medical (and other health) clinics, including dental and veterinary	2 spaces per consulting room.
LEISURE		
D1	Places of worship	1 space per 8m ²
D1	Community centres	1 space per 8m ²
D2	Cinemas	1 space per 50m ²
D2	Sports facilities with or without a licensed club house	1 space per 15m ² of floorspace plus 1 space per 10 spectator seats.
D2	Swimming pools	1 space per 5m ² of pool and poolside area.
Sui Generis	Theatres	1 space per 50m ²
Sui Generis	Nightclubs	To be considered individually.
TRANSPORT		
	Train stations	1 space per 100 entrants
	Bus stations	1 space per 50 peak hour passengers.

Table .6

Types and Location of Cycle Parking Provision

- There is a wide range of cycle parking racks available, and the Council does not wish to be too prescriptive. However, 'butterfly' type racks, or concrete blocks, which simply grip one or both wheels and do not allow the frame to be locked, are inadequate from a practical and security point of view and will not be acceptable.

- For short-term parking (e.g. outside shops, services etc) the preferred type is the 'Sheffield' stand or a variation of it, which supports the bicycle and allows the frame and both wheels to be locked to a fixed bar. Such racks/stands should be securely fixed to the ground. For longer term cycle parking, and where security is particular issue, a range of cycle lockers, sheds and shelters are available which offer a greater level of security.
- Cycle parking should be located as close as possible to the entrance(s) to the building it serves without obstructing pedestrians, and easily accessible from the highway/site entrance, by dropped kerb where necessary. Cycle parking should be clearly signed, in a prominent position visible from the building and/or security lodge, well lit and preferably covered by a CCTV camera. Cycle parking should ideally be under cover, particularly that used for longer periods such as school/college/workplace and station parking.
- For new build developments, cycle parking should be incorporated into the design of the building from the outset and not be seen as an 'add-on' at the end.
- For residential purposes, cycle parking should be within a covered, lockable enclosure. For individual houses this could be in the form of a shed or garage. For flats or student accommodation either individual lockers or cycle stands within a lockable, covered enclosure are required. The cycle parking should be easily accessible and convenient to use.
- Short stay cycle parking, e.g. for visitors or shoppers, should be located as near as possible to the main entrance of buildings and covered by natural surveillance or CCTV. In large developments, the cycle parking facility should be covered.
- Where cycle parking for staff and visitors is mentioned, the parking for staff should ideally be separate and in a more secure and covered location than that for visitors.
- In addition, employers and educational establishments are encouraged to provide showers, lockers, changing and drying room facilities for staff cyclists, and any other appropriate support to encourage employees/students to cycle to work.
- Details on the design and spacing of cycle parking can be found in Transport for London's Workplace Cycle parking guide, at:

<http://www.tfl.gov.uk/assets/downloads/businessandpartners/Workplace-Cycle-Parking-Guide.pdf>
.
- Further details on cycle parking standards, design and requirements will be included in the Council's forthcoming Sustainable Transport SPD.

Schedule 1 - Strategic Industrial Locations

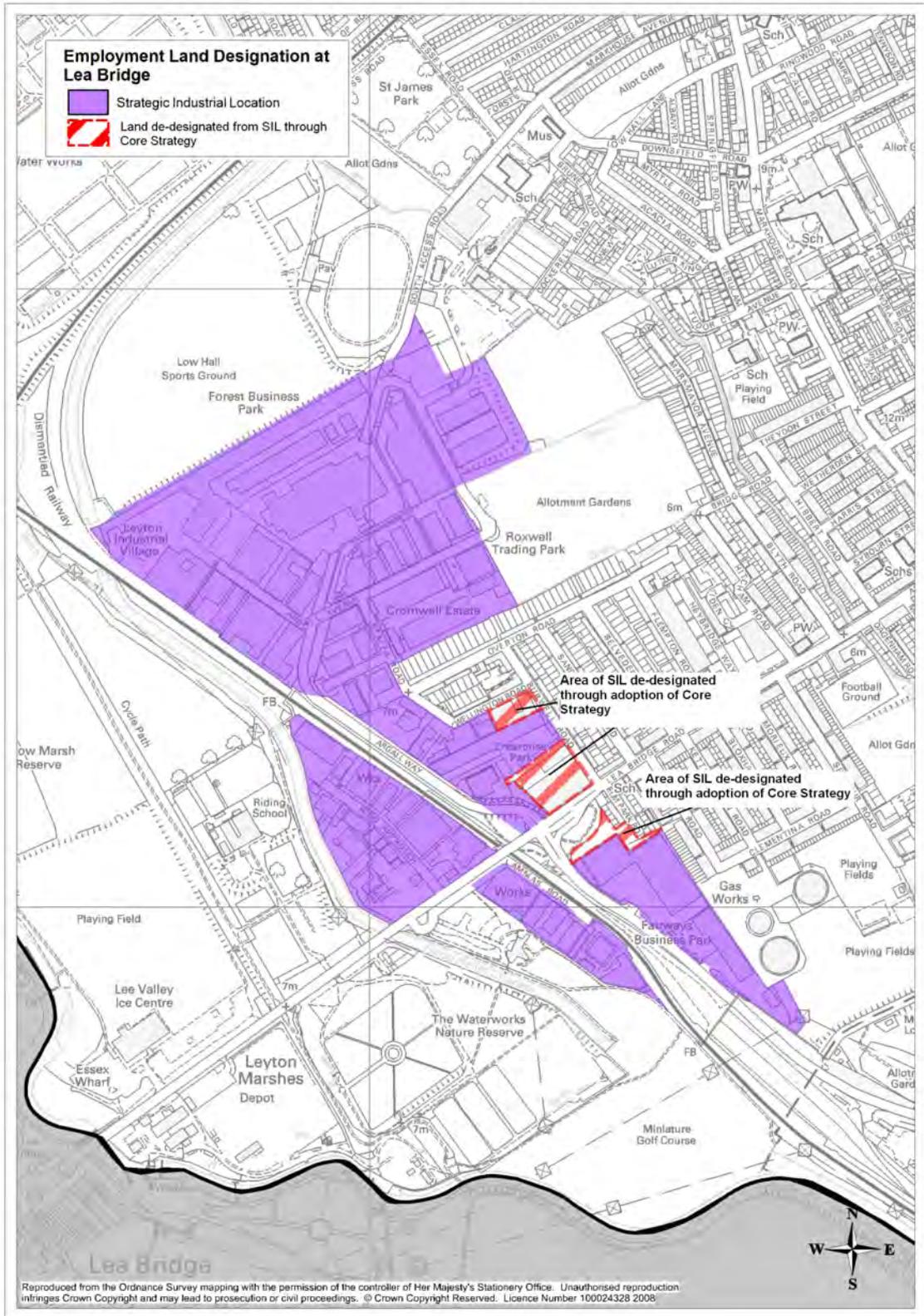
1 Schedule 1 - Strategic Industrial Locations

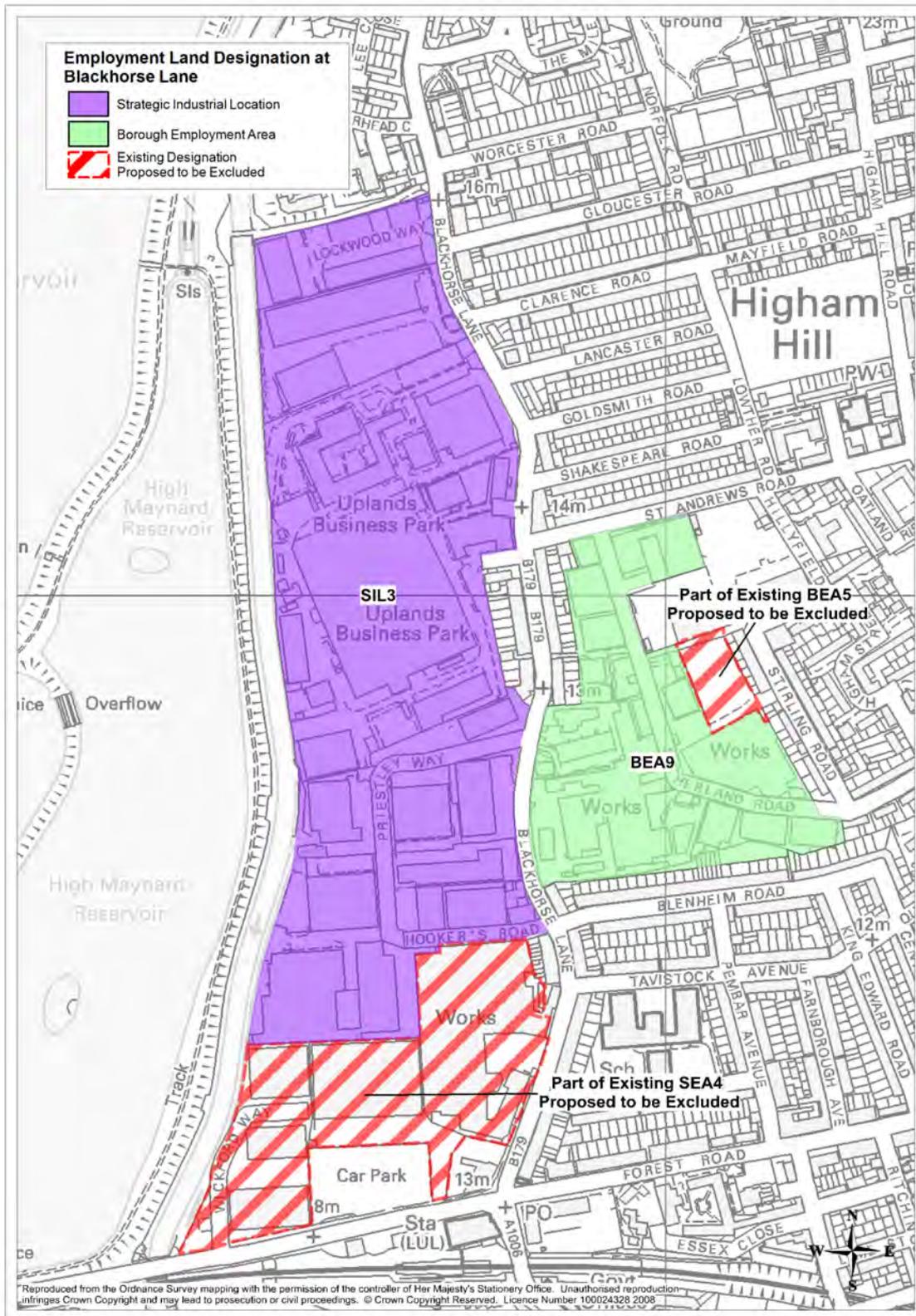
Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
Hall Lane	Land comprising: Hall Lane; Chingford Industrial Centre (all units)	CS8/ DM18	SIL1	SEA1
North Circular Road	Land comprising: North Circular Road: premises occupied by F.R. Shadbolt and Sons Ltd and former LRC Products Ltd site, plus land to the rear of these premises as far west as drain on east side of aqueduct.	CS8/ DM18	SIL2	SEA2
Blackhorse Lane	Land bounded by Blackhorse Lane; private road at rear of Units 9 and 10 Lockwood Way; fence on east side of Lee Flood Relief Channel; Hookers Road and land to the north of 8 and 9 Wickford Way.	CS8/ DM18	SIL3	SEA4 (but boundaries have changed from this designation)
Argall Avenue	Land comprising: Argall Avenue (all premises including Leyton Industrial Village, Roxwell Trading Park); Staffa Road, 1-5 (odd), Dorma Trading Park and Cromwell Industrial Estate; South Access Road; 44,66, Forest Business Park and former Tip site; East 10 Enterprise Park (excluding 14a Burwell	CS8/ DM18	SIL4	SEA5 (but boundaries have changed from this designation)

	Road, 16 Wellington Road, and 97 Lea Bridge Road			
Rigg Approach	Land comprising: Rigg Approach; all: Lea Bridge Road; sites of 65-79, 85-89, 91 (including Greyhound Public House): Lea Way; 1, 1a.	CS8/ DM18	SIL5	SEA6
Lammas Road	Land comprising:1-4 Lammas Road, including Period Works (all units) and FairwaysBusinessPark (all units)	CS8/ DM18	SIL6	SEA7
Former Town Gas works site	1-5 Orient Way and land onto road frontage	CS8/ DM18	SIL7	SEA8

Table 1.1

NB UDP designation SEA9 (Lea Bridge Gas Works) has been removed. UDP Designation SEA3 (Cabinet Way) has been re-classified as a Borough Employment Area – see Schedule 2.





Schedule 2 - Borough Employment Areas

2 Schedule 2 - Borough Employment Areas

Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
Howard Road	Howard Road; Acacia Business Centre 1-16 (all); Harrow Road; 2-8 (even); 396-444 High Road Leytonstone (even)	CS8/DM19	BEA1	Partly covered by LEA6 designation. Extent of new designation is larger though
Sherrin Road	Land comprising Sherrin Road, Units 1-27 (all), including New Spitalfields Market, Allen House, Balch House, Hornet House, Spital House	CS8/DM19	BEA2	BEA12
Auckland Road	Land bounded by: Oliver Road allotments; Osier Way; highway: Coronation Gardens Extension: Auckland Road; highway: Buckingham Road link to the Leyton Relief Road and the Leyton Relief Road.	CS8/DM19	BEA3	BEA13
Dunton Road	Land bounded by Dunton Road, railway line, Lea Bridge Road, Pardoe Road and Beaumont Road	CS8/DM19	BEA4	None
Eltoe Road/ Simonds Road	Eltoe Road; Leyton Business Centre, Units 1-30 (all); Simonds Road; Orient Industrial Park, Units 1-11 (all)	CS8/DM19	BEA5	BEA10
Church Road	Land comprising Estate Way, Units 1-11 (all); Church Road, 210 including Bakery and Fibre Optic Works), 238-240	CS8/DM19	BEA6	BEA9

Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
	(even), Zenith House, Leyton Works Building A; Marsh Lane, 2			
Heybridge Way	Lea Bridge Road; 221-227 (odd)Heybridge Way: Lea Bridge Industrial Centre; Units 1-18 (all): Flempton Road; 1 & 3	CS8/DM19	BEA7	BEA7
Argall Avenue Extension	Land to west of storm water tanks and east of waste transfer station, including Low Hall Depot, and curtilage of 42 South Access Road	CS8/DM19	BEA8	None
Sutherland Road	Sutherland Road; 33-79 (odd), 30: Blackhorse Lane; 108-114 (even); including Highams Lodge Business Centre; Blackhorse Mews; Units A-K: Sutherland Road Path (but excluding plot east of Headbourne House); 1,2: St.Andrews Road; vacant land at the site of former no.8,32: Blenheim Road; Vacant Land at r/o 33-89 (odd); Sterling Road; 51-57 (Unity Works)	CS8/DM19	BEA9	BEA5 (but boundaries have changed from this designation – now covers a smaller area)
Clifford Road	Clifford Road; Walthamstow Business Centre, Units 1-36 (all); 26 (Arley Works): Victoria Road; 30 (Victoria Works) Fulbourne Road: 43 (West Works)	CS8/DM19	BEA10	BEA4
Waltham Park Way	Waltham Park Way; Units 1-20 (all): Billet Road; 2-10	CS8/DM19	BEA11	BEA3

Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
Justin Road/Trinity Way	Land comprising: Justin Road; Avenue Industrial Estate, Units 1-12 (all), Trinity Way: TrinityPark, Barclay House (Units 1-2), Avocet House (Units 1-4), Kingfisher House (Units 1-6), Curlew House (Units 1-3), Osprey House (Units 1-5).	CS8/ DM19	BEA12	BEA1
Highams Parks Industrial Estate	Land comprising: Units 1-11(all) Jubilee Avenue, Units 13, 15-18 (all) Hickman Avenue.	CS8/ DM19	BEA13	BEA2
Montague Road and Courtenay Road Arches	Railway arches and surrounding land at Harrow Road, Briscoe Court and Neville Court	CS8/ DM19	BEA14	None
Temple Mills Lane	Land bounded by: Ruckholt Road; MainLeeValley railway line and Temple Mills Lane	CS8/ DM19	BEA15	BEA14
Cabinet Way	Land comprising: Cabinet Way: Deacon Estate, Units 1-10 (all)	CS8/ DM19	BEA16	SEA3
Joseph Ray Road	Joseph Ray Road; 2-20 Josphe Ray Road; Railway Arches; No's 234-256	CS8/ DM19	BEA17	LEA5

Location	Properties/Land included	Relevant Policy	Map Ref.	Previous UDP Map Ref.
Hainault Road	The Sidings; Hainault Road Industrial Estate Units 1-28 (all)	CS8/DM19	BEA18	BEA11
Hatherley Mews	Hatherley Mews; Units 1-40	CS8/DM19	BEA19	LEA1
Lancaster Road Arches	Railway arches and surrounding land at Lancaster Road, Leytonstone High Road, and Landsdowne Road	CS8/DM19	BEA20	None
East London Office Centre	80-86 St Mary Road	CS8/DM19	BEA21	None
Barrett Road	Land bounded by Greenacre Gardens; 1-32: Barrett Road; highway: Wood Street; highway: Railway Line	CS8/DM19	BEA22	Partly covered by old MURA5 designation
E10 Business Centre	Municipal Offices bounded by Adelaide Road, Leyton High Road, and Ruckholt Road. Excludes public library adjacent	CS8/DM19	BEA23	None

Table 2.1

NB the following designations from the UDP have been removed:

- BEA6 – Brunner Road
- BEA8 – Church Road
- BEA15 – Ruckholt Road
- LEA2 – Ravenswood Industrial Estate
- LEA3 – Lennox Road
- LEA4 – Shaftesbury Court

Schedule 3 - Walthamstow Major Centre

3 Schedule 3 - Walthamstow Major Centre

Properties/Land Included	Relevant Policies	Map Ref.
<p>High Street; all including Palace Parade 1-20 (all), Central Library, Palace Mews: Pretoria Avenue; 2-10 (even): St. James's Street; (all) including Health Centre, car parks and public conveniences: Station Road; 2-8 (even): Markhouse Road; 2: Coppermill Lane; 1b: Carisbrooke Road; 1-5 (odd); Buxton Road; 1 & 2 Mission Grove; all land and properties on south side; Palmerston Road; 12-22 (even): Osborne Grove; all (including Osborne Mews): Storey Road; 1, 5-17 (odd): 2-8 (even): Truro Road; all: Eldon Road; 13-19 (odd), including Marsh Street Mission: Erskine Road; 4-30 (even): Somers Road; 70-96 (even): Westbury Road; 1-31 (odd), 4-8 (even): Cleveland Park Avenue; 40-44 (even): Courtenay Mews; all: Courtenay Place; all: Cranbrook Mews; all: Brunner Road; all: Side Road; car park and lorry park: South Grove; 60,76,78,80, land to east bounded by Netley Road, Longfield House and railway embankment: Gosport Road; 1a: Willow Walk: all: Selborne Road; all, including Station Chambers, Selborne Recreation Ground, Bus Station, and adjoining landscaped areas and paths: Vernon Road; all, including Vernon Mews: Selborne Avenue; all: Selborne Walk; all: Rosebank Villas; site of 1-4 (all): Tower Mews; all: Hoe Street; 91-277 (odd), including Central Parade 1-45 (all); access road and garages at rear of 154-350 (even); including The Arcade site; Hatherley Mews (all), and access road and garages at rear Milton Road; 2a: Church Hill; 2-10, Ross Wyld Hall: Stainforth Road; 55: St. Mary Road; 80-86 (even), landscaped area adjoining 81: First Avenue; landscaped area, footpaths and cycle paths adjoining 1: Station Yard; all, including Station car park and former Hoe Street Goods Yard: Priory Avenue; 1b Exeter Road; Site of former Walthamstow Power Station: Sylvia Road; 17 (Electricity Transformer Station): Railway and embankment between Somers Road and Shrubland Road, including Walthamstow Queen's Road Station: Railway and embankment between a line joining rear boundary of 20 and 24 St. James's Street and eastern side of Hoe Street bridge, including Walthamstow Central Station.</p>	<p>DM25</p>	<p>MC</p>

Table 3.1

Schedule 4 - District Centres

4 Schedule 4 - District Centres

Location	Properties/Land Included	Relevant Policies	Map Ref
North Chingford	Station Road; Chingford Assembly Hall, Electric House, 2-180 (even), 1-165 (odd), including Chingford Methodist Church, and The Village Arcade, Units 1-15, and rear of 73: Richmond Road; car park, former milk depot adjoining 2: Buxton Road; 2a Stanley Road; 2a: Connaught Road; 1, 2, electricity sub-station and car park adjoining 2, Chingford Bus and Train stations.	DM25	DC1
South Chingford	Albert Crescent; 1-9 (all): Cherrydown Avenue; 2-6 (even), 1-11 (odd), car park at rear of 11-23 (odd): Chingford Mount Road; 225-275 (odd), including land at rear of 249-259 (odd), 218-270 (even): Hall Lane; 1a, 1b, 1c; 1- 31 (odd) including multi-storey car park, 2-8 (even), land at rear of 7-9 (odd): Land bounded by Albert Crescent, Hall Lane and Old Church Road; New Road: 1: Old Church Road; 1 (including public house, car park and ramp adjoining 104 Brook Crescent); 3-113 (odd); 2-98 (even).	DM25	DC2
Highams Park	Beech Hall Road; 2a: Hale End Road; 400-428 (even), 477a-509 (odd): The Avenue; 1-7a (odd), 4-38a (even): Station Approach; 1-3 (all): Bank Buildings; 1-3a: James Yard; (all): Larkshall Road; 440-506 (even): The Broadway; 1a, 1-12 (all): Broadway Parade; 1-8 (all): Winchester Road; 2a, 2b, 2-18 (even), 5-39 (odd): Cavendish Road; 1a (Cavendish House): Area of land fronting Larkshall Road and Jubilee Avenue occupied by Tesco store and residential/commercial units at the rear.	DM25	DC3
Wood Street	Wood Street; 10-176 (even), including Antique City, Georgian Village and Wood Street Market (all units), Golden Parade 1-6; 13-171 (odd), including land at rear of 159-171: Marlowe Road; Children's playground, public gardens and public car	DM25	DC4

Location	Properties/Land Included	Relevant Policies	Map Ref
	park: Cuthbert Road; car parks, 2-6 (even): Linford Road; car parks, 2a-28 (all): Brandon Road; car parks: Vallentin Road; 97		
Bakers Arms	Belmont Park Road; 1a: High Road; 784-844 (even) including car park adjoining 798, 763-817 (odd), 819- 847 (Tesco superstore and car park) 849-859 (odd): Hoe Street; 400-498 (even), 351-413 (odd): Stanley Road; car parks, site of 10-22 (even): Westerham Road; 1a: Lea Bridge Road; 553-637 (odd), 592-736 (even)	DM25	DC5
Leytonstone	High Road; 729-801 (odd), 809-819 (odd), 829- 861 (odd), 865-873 (odd), 875-899 (odd) 616-632 (even), site of 634 and 636, 638-762 (even): Land bounded by Tesco store, Moreia Welsh Church, and former Leytonstone House hospital, Kirkdale House, Kirkdale Road; 11, (Robart House), 15, 17, 20-28 (all): Gainsborough Road; 11, 2-10 (even): LRT Underground Station and Bus station, Leytonstone Plaza, Church Lane car park, Harvey Road; 1b, 1-7 (odd), site of 9, 11 and Harvey Gardens (1-6): Church Lane; 5-34 (all), including Leytonstone Library, 46-54 (all): Lemna Road; 3, 15: Burghley Road; Burghley Hall.	DM25	DC6
Leyton	High Road; 186-362 (even), including Trinity Methodist Church and Hall, 229-401 (odd), Leyton Mills (all), Leyton Underground Station, Municipal Offices, Public Library: Buckingham Road; 1a: Sedgwick Road; 2: Sidmouth Road; car park	DM25	DC7

Table 4.1

NB: The designated boundaries as defined above are subject to subsequent review as may be necessary as part of emerging development plan documents, in particular:

- Wood Street Area Action Plan
- Northern Olympic Fringe Area Action Plan.

Schedule 5 - Primary Shopping Frontages

5 Schedule 5 - Primary Shopping Frontages

Location	Properties/Land Included (Relevant Frontage indicated in brackets)	Relevant Policies	Map Ref.
Walthamstow Major Centre	High Street: (109-115), (121-143) (145-155), (157-181), (183-195), (1-10 Palace Parade), (201-215), (219-259) , (98-110a), (112), (114-120), (122-138), (140-158), (160-202), (Selborne Walk; all)	DM25	MC
North Chingford District Centre	Station Road; (2a Electric House-24), (26-60), (1-13), (15-47), (49-63), (65-79), (81-97) (99-105), (107-113)	DM25	DC1
South Chingford District Centre	Chingford Mount Road; (239-251), (253-255), (257-275), (244-270) Old Church Road; (1-13), (15-41), (43-59), (2-52), (54-86) Albert Crescent; (1-5), (6-10) Hall Lane; (1a-13) Cherrydown Avenue; (2-8)	DM25	DC2
Highams Park District Centre	The Avenue; (1-3 Bank buildings) (4-16) Hale End Road; (422-428), (499-509) Larkshall Road; (472-478), The Broadway; (1a-12) Broadway Parade; (1-8)	DM25	DC3
Wood Street District Centre	Wood Street; (84-86), (88-112), (114-132), (148-162), (164-168), (91-109), (111-127), (129-145), (147-155)	DM25	DC4
Bakers Arms District Centre	High Road; (816-836), (838-844), (819-859) Lea Bridge Road; (606-616), (618-652), (561-575), (577-605) Hoe Street; (488-498), (401-413)	DM25	DC5

Location	Properties/Land Included (Relevant Frontage indicated in brackets)	Relevant Policies	Map Ref.
Leytonstone District Centre	High Road; (809-819), (829-837), (640-692) Church Lane; (4-34) Church Lane; (46-54) Kirkdale Road; (20-28)	DM25	DC6
Leyton District Centre	High Road Leyton; (206-222), (224-238), (240-252), (254-268), (280-290), (267-283), (285-301)	DM25	DC7

Table 5.1

NB: The designated frontages as defined above are subject to subsequent review as may be necessary as part of emerging development plan documents, in particular:

- Walthamstow Area Action Plan
- Wood Street Area Action Plan
- Northern Olympic Fringe Area Action Plan.

Schedule 6 - Secondary Shopping Frontages

6 Schedule 6 - Secondary Shopping Frontages

Location	Properties/Land Included (Relevant Frontage indicated in brackets)	Relevant Policies	Map Ref.
Walthamstow Major Centre	High Street: (204- 234), (261-267), (7-17), (19- 37), (39-65), (67-87),(91-107), (2-32), (34-54), (58-96) Hoe Street; (188-210), (111-129), (Central Parade; 1-10), (141-187 and Church Hill; 2), (212-264), St.James Street; (7-23), (2-46)	DM25	MC
North Chingford District Centre	Station Road; (115-165), (86-106), (108-130)	DM25	DC1
South Chingford District Centre	Chingford Mount Road; (219-237), (218-242) Old Church Road; (61-79), (81-95), (88-98) Cherrydown Avenue; (1-11) Hall Lane; (2-8)	DM25	DC2
Highams Park District Centre	Winchester Road; (2a- 16) (18), (5-27) Hale End Road; (477a-497), (400-420) The Avenue; (18-38a)	DM25	DC3
Wood Street District Centre	Wood Street; (60-78 including Golden Parade 1-6), (15-21), (39-45), (51-59) (81-89), (157-171)	DM25	DC4
Bakers Arms District Centre	Hoe Street; (460-486), (377-399) Lea Bridge Road; (592-604), (654-682), (553-559), (607-613) High Road, Leyton; (766-814), (795-817)	DM25	DC5

Location	Properties/Land Included (Relevant Frontage indicated in brackets)	Relevant Policies	Map Ref.
Leytonstone District Centre	High Road, Leytonstone; (757-801), (839-861), (616-638), (694-708), (710-732)	DM25	DC6
Leyton District Centre	High Road, Leyton; (349-367), (369-389), (391-401), (292-306), (308-322), (324-342), (344-362 including Sedgwick Road; 2)	DM25	DC7

Table 6.1

NB: The designated frontages as defined above are subject to subsequent review as may be necessary as part of emerging development plan documents, in particular:

- Walthamstow Area Action Plan
- Wood Street Area Action Plan
- Northern Olympic Fringe Area Action Plan.

Schedule 7 - Neighbourhood Centres

7 Schedule 7 - Neighbourhood Centres

Location	Properties/Land Included	Relevant Policy	Map Ref.
Sewardstone Road Neighbourhood Centre	Sewardstone Road E4; 31- 77 (odd), 46-74 (even)	DM25	NC1
Hatch Lane Neighbourhood Centre	Hatch Lane E4; 1-19, 37-43, 73-75 (odd), 14-52 (even)	DM25	NC2
Chingford Mount Road Neighbourhood Centre	Chingford Mount Road E4; 33-83 (odd), 34-104 (even)	DM25	NC3
Forest Road Neighbourhood Centre	Forest Road, E17; 267-287, 1-9 Market Parade, 333-339, Fire Station, 345-359 (odd), 248-310 (even)	DM25	NC4
Blackhorse Lane Neighbourhood Centre	Blackhorse Lane, E17: 6-20 (even), Forest Road, E17; 65-75 (even), Blackhorse Road Station, 9-10 Forest Road, Land incorporating the former Tryst Public House and Standard Music Venue and Car Park (up to boundary of Transport for London Car Park), 5 Blackhorse Lane, and carriageway of Standard Junction.	DM25	NC5
Markhouse Corner Neighbourhood Centre	Lea Bridge Road, E10; 299-415 (odd), 330-408 (even), Church Road E10; 373-383 (odd), 262-276 (even)	DM25	NC6
Francis Road Neighbourhood Centre	Francis Road E10; 157-193 (odd), 196-242 (even)	DM25	NC7
Thatched House Neighbourhood Centre	High Road Leytonstone E11; 138-238 (even); 245-319 (odd)	DM25	NC8

Table 7.1

NB: The designated frontages as defined above are subject to subsequent review as may be necessary as part of emerging development plan documents, in particular:

- Blackhorse Lane Area Action Plan
- Northern Olympic Fringe Area Action Plan

Schedule 8 - Neighbourhood Retail Parades

8 Schedule 8 - Neighbourhood Retail Parades

Location	Properties/Land Included	Relevant Policy	Map Ref.
Sewardstone Road E4	Sewardstone Road E4; 55-75 (excluding 61-67) (odd) 60-74 (even)	DM25	NRP1
Hatch Lane E4	Hatch Lane E4; 14-52	DM25	NRP2
Chingford Mount Road, E4	Chingford Mount Road E4; 52-80 (even), 61-69a (odd)	DM25	NRP3
Forest Road E17	Forest Road E17; 281-287, 333-339 (odd), 1-9 Market Parade, 248-250, 256-264 (even)	DM25	NRP4
Markhouse Corner	Lea Bridge Road E10; 323-341, 343-361 (odd) 370-380 (even), Church Road; 379-383	DM25	NRP6
Francis Road E10	Francis Road E10; 196-216, (even) 157-175, 177-193 (odd)	DM25	NRP7
Thatched House	High Road Leytonstone E11; 182-202 (even), 247-281a (odd)	DM25	NRP8

Table 8.1

NB: The designated frontages as defined above are subject to subsequent review as may be necessary as part of emerging development plan documents, in particular:

- Blackhorse Lane Area Action Plan
- Northern Olympic Fringe Area Action Plan.

Schedule 9 - Local Retail Parades

9 Schedule 9 - Local Retail Parades

Location	Properties/Land Included	Relevant Policy	Map Ref.
Hall Lane E4	Hall Lane; 283-301b	DM25	LRP01
Billet Road E17	Billet Road; 174, 190-208, 210	DM25	LRP02
Chingford Road E17	Chingford Road; 214-220, 222-234	DM25	LRP03
Carr Road E17	Carr Road; 143, Carr Road; 250, Rushbrook Crescent; 8a	DM25	LRP04
Higham Hill Road, E17	Higham Hill Road; 301-311, 313-329	DM25	LRP05
Blackhorse Lane, E17	Blackhorse Lane; 6-20, Forest Road E17; 67-75	DM25	LRP06
Bell Corner	Forest Road E17; 607-615, 617-619, 623-637 Chingford Road E17; 2-16	DM25	LRP07
Whipps Cross Corner	Lea Bridge Road; 861-869, 877-891	DM25	LRP08
Queens Road E17	Queens Road; 46, 50-62	DM25	LRP09
Grove Road E17	Grove Road; 71-85	DM25	LRP10
Orford Road E17	Orford Road; 24-42, 19, 23-31, 37-47, 57-71	DM25	LRP11
Colworth Road E11	Colworth Road; 79-87	DM25	LRP12
Vicarage Road E10	Vicarage Road; 128-136 (even) 113-123 (odd)	DM25	LRP13
Grove Green Road E11	Grove Green Road; 334-344, 370-372, 374-376 (even) Richmond Road; 2-8 (even)	DM25	LRP14

Location	Properties/Land Included	Relevant Policy	Map Ref.
Hainault Road E11	Hainault Road; 47-67 (odd)	DM25	LRP15
Leytonstone High Road E11	High Road, Leytonstone; 625-631, 633-645	DM25	LRP16
Leyton High Road E15	High Road, Leyton; 98-102, 106-116, 118-140, 142-164 (even)	DM25	LRP17
Cann Hall Road E11	Cann Hall Road; 96-100, 102-108, 137-143	DM25	LRP18
Lea Bridge Road West	Lea Bridge Road E10; 169-187, 189-207 (odd)	DM25	LRP19

Table 9.1

Core Strategy Update

The above changes supersede the information shown on Figure 29 of the Core Strategy (Hierarchy of Centres) about the locations of local retail parades as follows:

- Deletions: Markhouse Road E17; Church Road, E10.
- New Designations: Hainault Road E11; Lea Bridge Road West.

NB: The designated frontages as defined above are subject to subsequent review as may be necessary as part of emerging development plan documents, in particular:

- Blackhorse Lane Area Action Plan
- Northern Olympic Fringe Area Action Plan

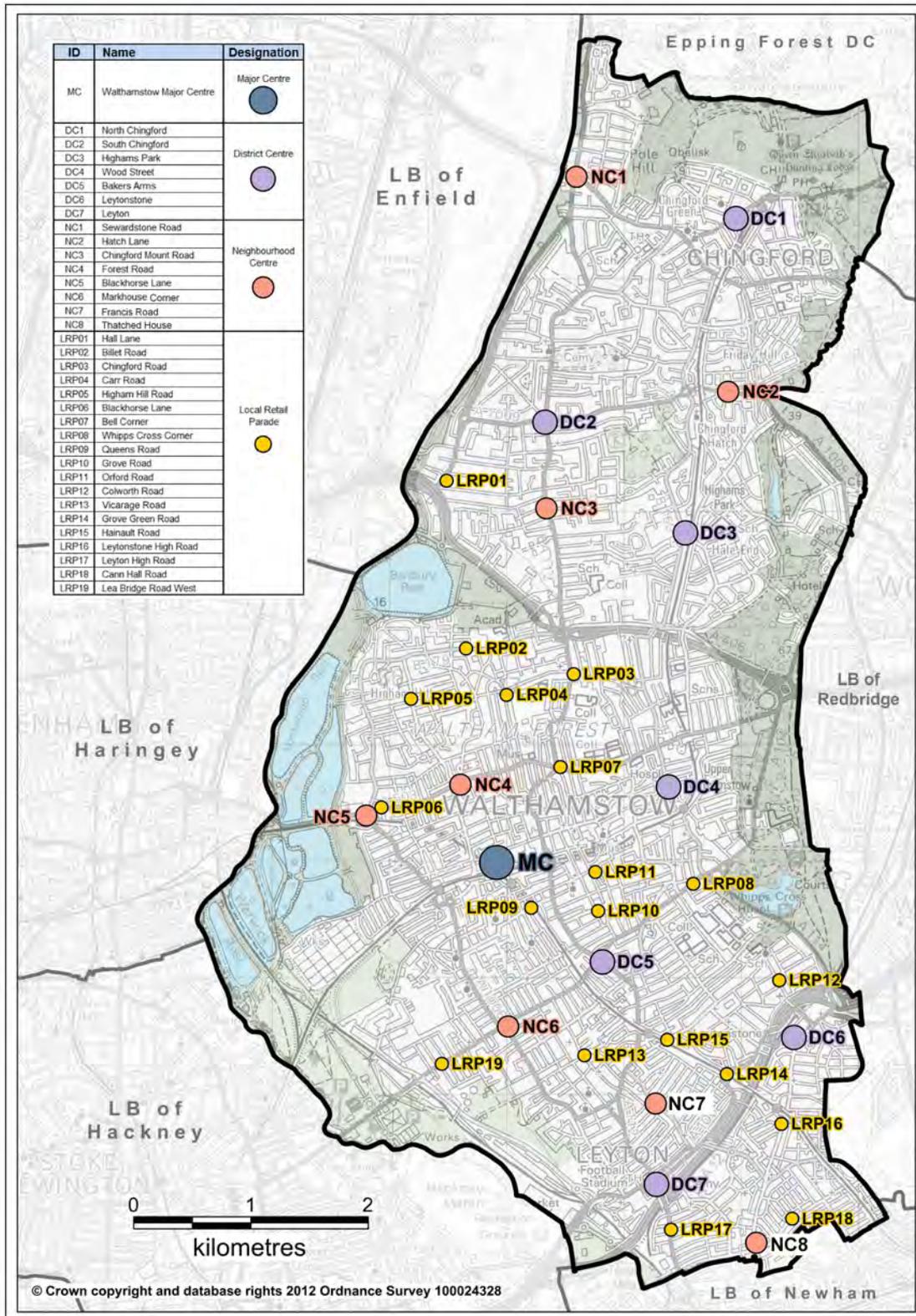


Figure S9.1 Retail Locations in Waltham Forest

Schedule 10 - Roads: Transport for London Road Network

10 Schedule 10 - Roads: Transport for London Road Network

Road Name	LAND INCLUDED	RELEVANT POLICY
M11 Link Road	-	DM13, DM14
A406 (North Circular Road)	Lea Valley Viaduct E4: Walthamstow Avenue E4: Wadham Road E17: Southend Road E17 and E18	DM13 to DM15

Schedule 11 - Strategic Road Network

11 Schedule 11 - Strategic Road Network

ROAD NAME	LAND INCLUDED	RELEVANT POLICY
A104	Woodford New Road E17, E18 and Woodford Green: Lea Bridge Road E10 and E17	DM13 to DM15
A110	Lea Valley Road E4: King's Head Hill E4: The Green E4: King's Road E4: Whitehall Road E4	DM13 to DM15
A112	Sewardstone Road E4: Mansfield Hill E4: Old Church Road E4: Chingford Mount Road E4: Chingford Road E4 and E17:Hoe Street E17:High Road E10: Grange Park Road E10 (from High Road E10 to Church Road E10): Church Road E10 (from Grange Park Road E10 to High Road E10): High Road Leyton E15	DM13 to DM15
A114	Whipps Cross Road E11 (From Lea Bridge Road E10 to Leyton Way E11)	DM13 to DM15
A1006	Blackhorse Road E17: St. James Street E17: Markhouse Road E17: Church Road E10 (from Lea Bridge Road E10 to Grange Park Road E10)	DM13 to DM15
A1009	Hall Lane E4: New Road E4: Hatch Lane E4 (from New Road E4 to Friday Hill E4): Chingford Lane, Woodford Green	DM13 to DM15
A1037	Waltham Way E4	DM13 to DM15
A1069	Station Road E4: Ranger's Road E4	DM13 to DM15
A503	Forest Road E17	DM13 to DM15

Table 11.1

Schedule 12 - Metropolitan Open Land

12 Schedule 12 - Metropolitan Open Land

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICIES	MAP REF.
Larkswood	Larkswood Park, including former playing field area: Epping Forest land and footpath from New Road to Larkshall Road at rear of 28-41 (even) Mead Crescent: Open land (partly Epping Forest) adjoining 2-6 Ropers Avenue E4: Bailey Close; 20 (Scout Hut) and adjoining land.	DM12	MOL1
Walthamstow Marshes	Land bounded by channel adjacent to Horse Shoe Point; Coppermill Stream; Coppermill Lane (highway); fence on the east side of the Lee Flood Relief Channel; Coppermills Water Treatment Works; 35-129 (odd) Salop Road; Essex Road (highway); South Access Road (highway); Forest Business Park; Leyton Industrial Village; 2-12 Argall Avenue; footbridge over Lee Valley railway line; fence on the east side of the Lee Flood Relief Channel; Lea Bridge Riding School; Lea Bridge Playing Fields; and the Borough boundary.	DM12	MOL2
Lea Bridge (South)	Land bounded by Walthamstow Marshes in the north and by the Borough boundary in the west and south. In the east the boundaries are Rigg Approach and Lammas Road (Main Industrial Zones); the railway line and Sherrin Road (Main Industrial Zone). Essex and Eastward Wharves are excluded from this site, although the channel of the River Lee is included.	DM12	MOL3
Leyton Marshes	Marsh Lane Playing Fields, Marsh Lane E10 (including children's playground); Ive Farm Sports	DM12	MOL3

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICIES	MAP REF.
	Ground, Ive Farm Lane (excluding 1.26 hectare adjoining Clifford Hicks Tower and Arthur Punshon Tower, Oliver Close); Seymour Road: Eton Lodge; Marsh Lane; 1a, 1c The Cottage (and adjoining land), Manor Lodge: Oliver Road Allotments, Dagenham Brook and adjoining land from south-east corner of factory at 149 Seymour Road downstream to culvert under Temple Mills Marshalling Yard.		
Quartermile Lane E15	Land comprising Eastway Sports Centre; land between eastern boundary of Eastway Sports Centre and proposed realignment of Temple Mills Lane; land between northern boundary of Eastway Sports Centre and Ruckholt Road excluding land required for M11 Link Road and associated embankments.	DM12	MOL5
Temple Mills	Triangle of land bounded on the south and west by Temple Mills Lane and on the east by the main railway line; including part of the site of 48-86 Temple Mills Lane.	DM12	MOL6

Schedule 13 - SSSI - Sites of Special Scientific Interest

13 Schedule 13 - SSSI - Sites of Special Scientific Interest

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
Chingford Reservoirs	<p>(North of Lea Valley Road)</p> <p>Land bounded in the south by the Lea Valley Road; the Borough boundary to the west and in the east by the r/o properties which back onto the Lee Diversion. This site extends northwards along the Lee Valley Diversion as far as Spencers Farm and includes the reservoir margins extending up to the extreme north of the Borough.</p> <p>(South of Lea Valley Road)</p> <p>Land bounded by the Borough boundary in the west; the Lea Valley Road in the north, and in the south by the footbridge which crosses the aqueduct and the River Lee Diversion. The eastern boundary of this site follows the rear of properties on the west side of Waltham Way as far North as No.281 Waltham Way; from that point north to the Lea Valley Road the site comprises the Lee Diversion and a narrow strip of land between it and property boundaries in Waltham Way and Sewardstone Road.</p>	DM35	SSSI1
Epping Forest	Land, mainly Epping Forest land, comprising the following: (a) Pole Hill, Hawkwood and part of Yardley Hill (b) Bury Wood, and part of Chingford Plain east of Queen Elizabeth's Hunting Lodge (c) The Warren, except Connaught Lawn Tennis Club (d) Bluehouse Grove, Hatch Forest and Hatch Grove (e) Highams Park, including Boating	DM35	SSSI2

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
	Lake (f) Oak Hill, The Sale and part of Mallinson Park (g) Walthamstow Forest, north and south of Southend Road (A406) (h) Canada Plain, and land around Bullrush Pond (i) Gilbert Slade (j) Leyton Flats, including Hollow Ponds		
Walthamstow Reservoirs	Land comprising reservoirs, islands, embankments and immediately adjoining land, at: (a) Walthamstow Reservoirs Nos.1-5 (b) Warwick Reservoirs, East and West (c) Maynard Reservoirs, High and Low (d) Lockwood Reservoir.	DM35	SSSI3
Walthamstow Marshes	Land bounded by main Lee Valley railway line, former aqueduct, Lea Bridge Playing Field, River Lee and Coppermill Stream, including triangle of land between railway lines east of main marsh.	DM35	SSSI4

Schedule 14 - Sites of Metropolitan Importance to Nature Conservation

14 Schedule 14 - Sites of Metropolitan Importance to Nature Conservation

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
Epping Forest North	<p><u>Chingford Plain (West) & Pole Hill</u> - Open land, mainly Epping Forest, bounded by Bury Road, the edge of the built-up area and the Borough boundary including Hawkwood Nursery and Hawkswood School, but excluding Jubilee Retreat, the southern part of the Chingford Golf Course and St. Francis Church and Hall.</p> <p><u>Chingford Plain (East) & Bury Wood</u> - Open land, mainly Epping Forest, bounded by Bury Road, Ranger's Road and the Borough boundary, but excluding the Chingford Golf Club House and adjoining car parks and hard standing areas, and the Royal Forest Hotel, Queen Elizabeth's Hunting Lodge and adjoining buildings at 2-12 (even) Ranger's Road.</p> <p><u>Warren Pond & Whitehall Plain</u> - Open land, mainly Epping Forest, bounded by Ranger's Road, Whitehall Road, the edge of the built-up area and the Borough boundary, but excluding Connaught Lawn Tennis Club and 110-116 (even) Whitehall Road.</p> <p><u>Hatch Forest</u> - Open land, mainly Epping Forest, bounded by Whitehall Road, the edge of the built-up area and the Borough boundary, and the Chingford F.C. football ground off Newgate Street but excluding Bluehouse Field.</p> <p><u>Hatch Plain</u> - Open land, mainly Epping Forest, bounded by Chingford Lane, Wood Lane, the edge of the built-up area and the Borough boundary, including part of Woodford Golf Course but excluding Woodford Green Junior and Infants' School.</p>	DM35	M012

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
	<p><u>HighamsPark</u> - Open land (including the Boating Lake) mainly Epping Forest, bounded by Chingford Lane, The Charter Road, the edge of the built-up area and the western edge of the formal area of Highams Park.</p> <p><u>Oak Hill</u> - Open land, mainly Epping Forest, bounded by The Charter Road, Oak Hill, the eastern edge of the Borough's built-up area and the Borough boundary, including Mallinson Park, but excluding the Michael Mallinson Scout Centre, Woodford Rugby Football Club ground, the gardens of the White House, and built up areas at Bridle Path, Harman Avenue, Lodge Villas, Woodford Moat House Hotel and 16-22 (even) Oak Hill.</p> <p><u>Walthamstow Forest (North)</u> - Open land, mainly Epping Forest, bounded by Southend Road (A406), Woodford New Road, Oak Hill and the eastern edge of the Borough's built-up area, excluding Hale Brinks (north) and built-up areas at Gascoigne Gardens, Oak Hill Gardens and 15-31 (odd) Oak Hill.</p> <p><u>Walthamstow Forest (South)</u> - Open land, mainly Epping Forest, bounded by Southend Road (A406), Waterworks Roundabout, Forest Road and Beacontree Avenue, excluding the covered reservoir north of Forest Road.</p> <p><u>Gilbert's Glade & Rising Sun Wood</u> - Open land, mainly Epping Forest, bounded by Forest Road, Waterworks Roundabout, Borough boundary, Snaresbrook Road and eastern edge of Borough's built-up area, excluding Forest Road allotments, Woodford Pumping Station and reservoirs, Snaresbrook Sports Ground, Forest School, Rising Sun Public House, housing development at St. Peter's Avenue,</p>		

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
	<p>Oakhurst Gardens, Oakhurst Court, College Place, The Forest, Forest Court, Buxton Drive.</p> <p><u>Leyton Flats</u> - (a) Open land, mainly Epping Forest, bounded by Snaresbrook Road, Lea Bridge Road, Whipps Cross Road, Hollybush Hill and Borough boundary, excluding grounds of Snaresbrook Crown Court, and former landfill site ad joining London Transport Central line (b) Open land, mainly Epping Forest, bounded by Whipps Cross Road, Forest View Avenue, Whipps Cross Hospital (includes two areas within the hospital grounds to the north and east of the hospital), Samuel Boyce Lodge, Leytonstone School and Forest Glade.</p>		
Epping Forest South	<p><u>Wanstead Flats</u> - Open land, (small area) mainly Epping Forest, bounded by Cambridge Park, (the M11 Link Road forms the northern boundary of the site). Green Man Roundabout, Bush Road and Borough boundary</p>	DM35	M109

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
The Lea Valley	<p><u>Lee Diversion & Margins (North of Lea Valley Road)</u> - Land bounded in the south by the Lea Valley Road; the Borough boundary to the west and in the east by the r/o properties which back onto the Lee Diversion. This site extends northwards along the Lee Valley Diversion as far as Spencer's Farm.</p> <p><u>Lee Diversion & Margins (South of Lea Valley Road)</u> - Land bounded by the Borough boundary in the west; the Lea Valley Road in the north, and in the south by the footbridge which crosses the aqueduct and the River Lee Diversion. The eastern boundary of this site follows the rear of properties on the west side of Waltham Way as far north as No. 281 Waltham Way and includes open space area from No. 281 up to and adjoining Lee Valley Playing Fields; from that point north to the Lea Valley Road the site comprises the Lee Diversion and a narrow strip of land between it and property boundaries in Waltham Way and Sewardstone Road.</p> <p><u>Walthamstow Reservoirs (North)</u> - Land, including Low and High Maynard Reservoirs and Lockward Reservoir, bounded by Forest Road, fence on east side of Lee Flood Relief Channel, and Borough boundary.</p> <p><u>Walthamstow Reservoirs (South)</u> - Land, including Warwick Reservoirs, Walthamstow Reservoirs 1-5, and Lee Flood Relief Channel, bounded by Forest Road, Douglas Eyre Sports Ground, Coppermill Lane, Coppermill Stream, Spring Hill Path and Borough boundary, excluding Old Coppermills Works and adjoining land.</p> <p><u>Walthamstow Marshes</u> - Open land, including marshland and various railway tracks, embankments and ancillary land, bounded by Spring Hill Path, Coppermill</p>	DM35	M071

LOCATION	LAND INCLUDED	RELEVANT POLICY	MAP REF.
	<p>Stream, Coppermill Playing Field, Coppermill Water Treatment Works, Lee Flood Relief Channel, Lea Bridge Riding School, Lea Bridge Sports Ground and the Borough boundary. In addition this site includes a narrow strip of land along the River Lee from the southern edge of Walthamstow Marshes downstream to Lea Bridge Road (excluding Eastwood & Essex Wharves).</p> <p><u>Essex Filter Beds</u> - Open land, comprising a new nature reserve at the former Essex Filter beds, bounded by Lea Bridge Road, fence along eastern side of Lee Flood Relief Channel, Lea Bridge Golf Course, River Lee and former aqueduct.</p> <p><u>Temple Mills</u> - River Lee and land along the east bank between Lea Bridge Golf Course and Hackney Marshes, bounded on north-east side by main railway line.</p>		

Table 14.1

Schedule 15 - Sites of Borough Importance to Nature Conservation

15 Schedule 15 - Sites of Borough Importance to Nature Conservation

LOCATION	LANDED INCLUDED	GRADE	RELEVANT POLICY	MAP REF.
Larkswood	Woodland forming the greater part of Larkswood Park, including Epping Forest land at rear of 28-41 (all) Mead Crescent.	1	DM35	WFBI02
Ainslie Wood	Woodland bounded by Ainslie Wood Sports Ground, 1-39 (odd) Rolls Park Road, 1-59 (odd) Cranston Gardens, 83 Ropers Avenue, 38-40 (even) Underwood Road, 40 Woodside Gardens	1	DM35	WFBI03
Banbury Reservoir	Land, including reservoir, bounded by footpath from Sinnott Road, Lee Flood Relief Channel, Folly Lane, Ching Brook and Borough boundary plus Folly Lane Community Woodland and Cheney Row open space. Land, to the north of the reservoir, including land east of the River Lee Diversion adjacent to industrial estate up to the North Circular Road.	1	DM35	WFBI04
Tottenham Marshes East	This site is bounded on the west by the Borough boundary and in the south by Lockwood Reservoir. The eastern boundary is the Lee Flood Relief Channel. In addition, the site includes a small area of land on the eastern side of the Lee Flood Relief Channel immediately to the south of the footpath which connects Sinnott Road with Chalk Bridge.	1	DM35	WFBI07

LOCATION	LANDED INCLUDED	GRADE	RELEVANT POLICY	MAP REF.
Mansfield Park	Valley Side; 24-90 (even): Silverthorn Gardens; 2-40 (even), 47: Mansfield Hill; 1-13 (odd), 15-41 (odd), highway: Belle Staines Pleasaunce; 9-12 (all): Lawrence Hill; 6-40 (even): Mulberry Close Allotments: Old Church Road; highway: Footpath from Mansfield Hill to Valley Side.	2	DM35	WFBII01
Ching Brook in central Walthamstow	Ching Brook and adjoining land, from The Charter Road downstream to culvert under Walthamstow Stadium, and from Chingford Road downstream to culvert entrance south of Chingford Hall Primary School.	2	DM35	WFBII02
Sewardstone Road Rough	Open land bounded by Sewardstone Road and Borough boundary, northwards from the Evangelical Church, Sewardstone Road.	2	DM35	WFBII03
Pimp Hall Nature Reserve	Site of former Pimp Hall Nurseries; small pond and immediately adjoining land in Pimp Hall allotment site; Pimp Hall Park: Simmons Lane Allotment site; Pimp Hall Allotment gardens	2	DM35	WFBII04
Low Hall Farm	Land bounded by: 57-93 (odd) and 92-94 (even) Markhouse Avenue; Low Hall Farm allotments; drain along west side of Low Hall tip; rifle range; southern boundary of Low Hall depot; Dagenham Brook	2	DM35	WFBII05

LOCATION	LANDED INCLUDED	GRADE	RELEVANT POLICY	MAP REF.
Chingford to Walthamstow RAILSIDES	Land along both sides of the railway line from North Chingford to Walthamstow	2	DM35	WFBII06

Schedule 16 - Sites of Local Importance to Nature Conservation

16 Schedule 16 - Sites of Local Importance to Nature Conservation

LOCATION	LANDED INCLUDED	RELEVANT POLICY	MAP REF.
Chingford Mount Cemetery	Chingford Mount Cemetery, including land to east of footpath from Harold Road to Grove Road	DM35	WFL01
Lloyd Park	Part of park south of footpath from Bedford Road to Winns Terrace and north of Water House (William Morris Gallery), including moat and Waltham Forest Theatre	DM35	WFL02
Low Hall Wood	Part of Low Hall Sports Ground, bounded by North Access Road, Dagenham Brook, Arena and Groundsman's houses. (Site identified as Low Hall Wood by the London Ecology Unit)	DM35	WFL03
Dagenham Brook	Dagenham Brook and immediately adjoining land downstream from south east corner of 149 Seymour Road (factory) as far as culvert under Temple Mills Marshalling Yard	DM35	WFL05
St Mary's Churchyard, Walthamstow Village	Churchyard of Parish Church of St. Mary's	DM35	WFL06
St. Mary the Virgin Churchyard, Leyton	St. Mary the Virgin Churchyard	DM35	WFL07
St. Patrick's Cemetery	St. Patrick's Cemetery	DM35	WFL08
Greenway Avenue Wood	Land bounded by: Greenway Avenue: 87-115 (odd), 131a, Tennis Courts: Upper	DM35	WFL09

LOCATION	LANDED INCLUDED	RELEVANT POLICY	MAP REF.
	Walthamstow Road; 78-124 (even): Forest Rise; 107-109 (all)		
The Copse	Open land, mainly Epping Forest land, bounded by: Forest Side; highway, 34-37 (all), and 38-45 (all): The Copse; highway: Forest Court; 1 and 2	DM35	WFL11
Green Lanes	(a) Epping Forest land and footpath from Organ Lane and Mays Lane to Endlebury Road at rear of 1a-65 (odd) Elmsfield Road. (b) Epping Forest land and footpaths (Organ Lane) from The Ridgeway, to Larkshall Road, crossing Endlebury Road and Colvin Gardens, and comprising land at the rear of Leeview Court, 29 The Ridgeway; 1-89 (odd) Warren Road; 2-88 (even) Dale View Crescent; 118-130 (even) Harold Road; 2-33 (even) Colvin Gardens (These sites were identified as Green Lanes by the London Ecology Unit)	DM35	WFL12
Newport Schools Nature Area	Land between 195 and 197 Dawlish Road and rear of 126 - 156 St. Mary's Road	DM35	WFL14
Bisterne Avenue Park	Bisterne Avenue; 43-57(odd): Avonfield Court; 1-9(odd): Fyfield Road; highway	DM35	WFL15
Leyton Manor Park	Capworth Street; highway, 104: Shortlands Road; highway, 35: Bickley Road; highway, 16	DM35	WFL16

LOCATION	LANDED INCLUDED	RELEVANT POLICY	MAP REF.
Sidmouth Park	Huxley Road; 47-101 (odd): St. Mary's Road; 24-86 (even): Sidmouth Road, Alice Burrell Centre: Dawlish Road; 233	DM35	WFL17

Schedule 17 - Parks

17 Schedule 17 - Parks

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Drysdale Park, Drysdale Avenue E4	Drysdale Avenue; highway,43: Dells Close; highway, 37:Amesbury Drive: 20-34 (even)	DM12	PK1
Mansfield Park; Mansfield Hill E4	Valley Side; 24-90 (even): Silverthorn Gardens; 2-40 (even), 47: Mansfield Hill; 1-13 (odd), 15-41 (odd), highway: Belle Staines Pleasaunce; 9-12 (all): Lawrence Hill; 6-40 (even): Mulberry Close Allotments: Old Church Road; highway: Footpath from Mansfield Hill to Valley Side	DM12	PK2
Ridgeway Park, The Ridgeway E4	Old Church Road; 219-265 (odd): Wellington Avenue;66, highway, former Chingford High School site: Retingham Way; Moresby House, 21-33: Goldsborough Crescent;6-38 (even): Endlebury Road; 137: Chingford Avenue; 36-80 (even): The Ridgeway; 107-135 (odd), Telephone Exchange	DM12	PK3
Pimp Hall Park (extension) Kings Road E4	Pimp Hall Park: Simmons Lane Allotment site; Pimp Hall Allotment gardens	DM12	PK4
Pimp Hall Park, Simmons Lane E4	Pimp Hall Allotment Gardens: Pimp Hall Nurseries: Friday Hill West; 103-135 (odd): Simmons Lane; 4-56 (even), Allotment site	DM12	PK5
Chase Lane Park, Waverley Avenue E4	Waverley Avenue; 19-85 (odd): Hampton Road; 124-176 (even): Chase Lane Primary School: Hall Lane:107-121 (odd)	DM12	PK6
War Memorial Recreation Ground, Chingford Mount Road E4	Larkswood Road: 2-60 (even), Libro Court: Ainslie Wood Gardens; 13-85 (odd): Ainslie Wood Road; 65-83 (odd): Acorn Close; 1-15 (odd): Genever Close: 8-16 (all):	DM12	PK7

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
	Kingsley Gardens; 15-18 (all): Chingford Mount Road:206-212 (even), Waltham Forest College Annexe		
The Highams Park	Henrys Avenue,Woodford Green Montalt Road;23-73 (odd): Henrys Avenue;5-51 (odd): The Charter Road;66-68 (even): Tamworth Avenue; 9; Epping Forest Land:Marion Grove; 1-11 (odd)	DM12	PK8
Vincent Road Open Space,Woodford Green	Vincent Road,26, highway: Alders Avenue; Oak Lodge, footpath: Hollywood Way: 22-52 (even), allotments	DM13	PK9
Cheney Row E17	Cheney Row; 1-10 (all), and car park adjoining 11, Tine Acre Playing Field: Durban Road; 12-24 (even): Folly Lane Cemetery	DM13	PK10
Higham Hill Recreation Ground Hecham Close E17	Hecham Close; 75-77 (odd), 85,85a,68: Higham Hill Road; 369-431 (odd): Norfolk Road; highway: Billet Road; 253-275 (odd): Sutton Road; Day Nursery: The Mile End; 38-60 (even), Higham Hill House: Gloucester Road; 69-101 (odd)	DM12	PK11
Lloyd Park,Forest Road E17	Aveling Park School: Aveling Park Road; 19-81 (odd): Chingford Road; 141 (LRT Walthamstow Garage): Bedford Road;9-91 (odd): Forest Road; highway: Winns Terrace; highway: Carr Road; 2-248 (even): Winns Avenue; 4: Brettenham Road;1 0-288 (even)	DM12	PK12
Kitchener Road Park, Kitchener Road, E17	Cheshire Close; 1-26(even): Wadham Road; highway,122: Garner Road: 93-125(odd): Wadham Lodge Sports Ground	DM12	PK13

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Stoneydown Park, Blackhorse Road E17	Pretoria Avenue; highway, Stoneydown Park Junior and Infants School: Longfield Avenue; highway, St. Patrick's R.C. Junior School: Blackhorse Road; highway, 154 (Stoneydown House): St. Patrick's Parish Hall	DM12	PK14
Selborne Park, Selborne Road E17	Walthamstow Central Bus Station: Selborne Road (highway): Selborne Walk Centre: Footpath from Selborne Road to High Street	DM12	PK15
Bisterne Park, Bisterne Avenue, E17	Bisterne Avenue; 43-57(odd): Avonfield Court; 1-9(odd): Fyfield Road; highway	DM12	PK16
St.James's Park, Essex Road E17	Cheshire Field Allotment Gardens: South Access Road; highway: Essex Road; highway: North Access Road; private road	DM12	PK17
Thomas Gamuel Park, Colchester Road, E17	Chelmsford Road; highway: Lennox Road; highway: Colchester Road; highway, garage court on northside; Thomas Gamuel Junior and Infants School	DM12	PK18
Wingfield Park, Grosvenor Road E17	Pembroke Road; 25 (highway): St.Stephen's Close; 30 (highway): Grosvenor Park Road (highway)	DM12	PK19
Knotts Green, Lea Bridge Road E10	Lea Bridge Road; highway, 7: Essex Road; 195, highway: Knotts Green Road; 110-130 (even)	DM12	PK20
Leyton Manor Park, Capworth Street, E10	Capworth Street; highway, 104: Shortlands Road; highway, 35: Bickley Road; highway, 16	DM12	PK21
Skelton's Lane Recreation Ground, Skelton's Lane E10	Farmer Road; 91-185 (odd): Skelton's Lane; 75-133 (odd): Byron Road; 86,87: Burchell Road; 88-110 (even): Railway Line	DM12	PK22

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Abbotts Park, Abbotts Park Road E10	Fletcher Lane;highway:Leigh Road; highway: Abbotts Park Road; highway High Road Leyton; 666-690 (even)	DM12	PK23
The Henry Reynolds' Garden, Bush Road E11	Browning Road (highway, car park): Bush Road; highway	DM12	PK24
Coronation Gardens, High Road E10	Lyttelton Road; highway: Oliver Road; highway; Buckingham Road; highway: High Road Leyton; highway	DM12	PK25
Sidmouth Park, Sidmouth Road E10	Huxley Road; 47-185 (odd): St. Mary's Road; 24-86 (even): Sidmouth Road, Alice Burrell Centre, Council Offices: Dawlish Road; 170,233	DM12	PK26
Langthorne Park, High Road, E11	Langthorne Road; 5-13(odd): Thorne Close; 1-11(odd): Birch Grove; 39-49(odd): Union Close; 1-32(all): South Birbeck Road; 102-170(even): High Road; 313-419(odd): Holloway Road; highway: Cathall Road Estate: Holy Trinity Church	DM12	PK27
Cann Hall Park, Cann Hall Road E11	Land comprising: Cann Hall Road; 260-288 (even)	DM12	PK28

Table 17.1

Schedule 18- Parks and Gardens of Local Historic Interest

18 Schedule 18- Parks and Gardens of Local Historic Interest

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
FAIRMEAD PARK	Epping Glade; (all): South Avenue; (all): Holly Drive; (all): Hawksmouth; (all): Blandford Crescent 16-19; (all): Woodberry Way 1-33; (odd): Forest View 1-41; (all): Forest Avenue 1-11 (all): Crescent Road 1-21 (all): Warren Lodge: Warren Pond Road 1-4 (all): Forest Side 1-14 (odd): Whitehall Road (Seymour Court) 1-49 (all):	DM12	PLH1
HIGHAM'S PARK (INCLUDING ADJACENT LAKE)	Keynsham Avenue; 44: Marion Grove; 3-11 (odd): Montalt Road 23-73 (odd): Henry's Avenue 1-84 (all): Tamworth Avenue; 1-9 (all):	DM12	PLH2
MALLINSON PARK	Nesta Road; 11-55 (odd): Charter Road: (Woodford County High School): Churchill Mews; 1-5 (odd): Harman Avenue; 1-20 (all); the White House; North lodge:	DM12	PLH3
LLOYD PARK	Carr Road; 2-6 (even): Winns Terrace; 7-66 (all): Lloyd Park House; 1-12 (all): Forest Road; 430-456 (even): Bedford Road 9-63 (odd):	DM12	PLH4
CORONATION GARDENS	Lyttelton Road; highway: Oliver Road; highway; Buckingham Road; highway: High Road Leyton; highway:	DM12	PLH5

Schedule 19 - Allotment

19 Schedule 19 - Allotment

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Hawkwood	Epping Way;5-39 (odd): Drysdale Avenue;79-123 (odd): Sewardstone Road;182-212 (even): Hawkwood Crescent; 8-36 (even)	DM12	A1
Kings Road	Kings Road;27-53 (odd): Glendower Road; 23: Cambridge Road; highway, Chingford C of E Junior School: Railway Sidings	DM12	A2
Mulberry Close	Belle Staines Pleasaunce;4-9 (all): Lambourne Gardens; 22-36 (even): Mulberry Close;9-14 (all): Silverthorn Gardens; 39-47 (odd): Mansfield Park	DM12	A3
Mount Avenue/Suffield Hatch	Alpha Road;72-106 (even),115 (Winters Court): Mount Avenue;42-56 (even): Templeton Avenue; 67-95 (odd), 88: Chivers Road; 33: Flaxen Road; vacant land at western end: New Road; Larkswood Junior & Infants Schools	DM12	A4
Pimp Hall	Kings Road; highway: Friday Hill West; 135-149 (odd): Pimp Hall Park: Pimp Hall Nurseries: Drain adjoining access road to Nurseries	DM12	A5
Simmons Lane	Pimp Hall Park: Railway Line: Simmons Lane; 58-72 (even): Simmons Lane; (highway) Site of Pimp Hall nurseries	DM12	A6
Bateman Road	Rowan Avenue; 21-45 (odd): Westward Road; 73-115 (odd): Ashley Road; 1-7 (odd): Bateman Road; 71: May Road; 1 (Coombe House): Silver Birch Avenue; highway	DM12	A7
Hoxton Manor	Salisbury Hall Playing Fields: Chingford Road; 31-61 (all):	DM12	A8

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
	Salisbury Hall Gardens Open land adjacent to Ching Brook		
Beechwood	Larkshall Road; 194, St Anne's Church, 202-250 (even), Whitehall Lawn Tennis Club, highway: Coolgardie Avenue; 164-172 (even): Railway Line	DM12	A9
Wickham Road	Ching Brook Wickham Road; 22-66 (even)	DM12	A10
Hollywood Way	Ching Brook: Hale End Road; highway: Hollywood Way; 2a-20 (even): Vincent Road: open space	DM12	A11
Brookfield	Gordon Avenue; 39-55 (odd): Ching Brook Epping Forest: Armstrong Avenue; 66-92 (even): Footpath from Alders Avenue to Church Avenue	DM12	A12
Sinnot Road	Billet Road; 366-414 (even): Aqueduct; Lee Flood Relief Channel: Lee Close; 9-13 (all): Gurney Close; 35: Travers Close; 1-11 (odd)	DM12	A13
Trencherfield	Lowther Road; highway: Lancaster Road: highway: Mayfield Road; 1-57 (odd): Higham Hill Road; 223-225: Church Road; 10-17 (all): Lowther Road; 12	DM12	A14
Higham Hill	Common Priors Croft; 2-66 (even): Colville Road; 2-54 (even): Hamilton Road; 8-12 (even): Oakfield Road; 89-109 (odd): Priory Court Estate: Green Pond Road; highway	DM12	A15
Chestnuts Farm	Forest Road: Civic Centre: Farnan Avenue; 43-125 (odd): Waltham Forest Pool and car park: Chestnuts Sports Ground	DM12	A16
Hale End Road	Pentire Road; 2-30 (even): Carnanton Road; 2-62 (even): Belle Vue Road; 2-52 (even): Hale End Road; 74-84 (even), highway	DM12	A17

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Cheshire Field	St James's Park: South Access Road; highway: Dagenham Brook: North Access Road (private road)St James's Park: South Access Road; highway: Dagenham Brook: North Access Road (private road)	DM12	A18
Honeybone and Low Hall Lane	Low Hall Lane; highway, 20,Ferguson Centre: Markhouse Avenue; 22-110 (even)	DM12	A19
Low Hall Farm	verton Road;1-31(all): Argall Avenue; Roxwell Trading Park: Staffa Road; Cromwell Industrial Estate (unit 10): Hitcham Road; 2,4: Vacant Land adjacent Markhouse Avenue; 1-53 (odd): Flempton Road; Flexi Works, Drain extending from Roxwell Industrial Park to r/o 55 Markhouse Avenue	DM12	A20
Markhouse Common	Queen's Road Recreation Ground: Lennox Road: 10-37 (all): Richmond Close; 7-26 (all): Beaconsfield; 75-79 (odd): Queen's Road; highway: Markhouse Road: Kelmscott School	DM12	A21
Forest Road	Hylands Road; 96-107 (all): Hillside Gardens; 53 and 54: Epping Forest	DM12	A22
Seymour Road	Seymour Road; 65-143 (odd): Dagenham Brook: Lea Bridge Road: 282 (Leyton F.C. Football Ground)	DM12	A23
Oliver Road	Oliver Close Housing Estate: Ive Farm Sports Ground: Dagenham Brook: Osier Way; highway, vacant land on north side, Orient Works, storm water tanks and lorrypark	DM12	A24
Auckland Road	Auckland Road; highway, NLWA depot: Vacant land adjacent to 132 Dunedin Road: Temple Mills Marshalling Yard	DM12	A25
Ruckholt Close	North of Ruckholt Close	DM12	A26

NAME	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
(2 sites)	Ruckholt Close;2-6(even)highway: South of Ruckholt Close Land adj to No's 33 &35 Ruckholt Close;(even):		
Dawlish Road	Dawlish Road; highway, 135, 159, 161Francis Road; 164-182 (even)	DM12	A27
King's Passage	King's Path: King's Road; 22-44 (even): Wallwood Road; 127-151 (odd)	DM12	A28
Browning Road	Hartley Road; 2, 12-16 (even): Woodville Road; 7-11 (odd), 19: Mornington Road; 29-53 (odd): Browning Road; 25-51 (odd): Beacontree Road; 17-39 (odd)	DM12	A29
Downsell Road	Downsell Road; 52-80 (even): Leslie Road; 38-60 (even): Downsell Junior School Playground	DM12	A30
Allotment sites owing to their small site area not shown on the Proposals Map	Cherrydown Close: r/o1-3(odd); Cherrydown Avenue: r/o142-150(even) Priory Avenue; r/o 65-73(odd) Southwest Road: No11 Willow Tree Farnan Avenue: r/o 123 to 125 (odd)	DM12	-

Schedule 20 - Playing Fields

20 Schedule 20 - Playing Fields

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
St Egberts Playing Fields, Sewardstone Road, E4	Waltham Way; 87-91(odd): Sewardstone Road; highway,31: Low Hall Close; 5-12 (all): Lee Diversion: Lee Valley Playing Fields	DM12	F1
Lee Valley Playing Fields, Waltham Way, E4 (Chingford Rugby Football Club)	Low Hall Close; 1-4 (all), vacant land adjoining No.5: Mansfield Hill; 73: Waltham Way (highway), fence west from opposite 33: Valley Side; Fence on east side of River Lee Diversion	DM12	F2
Chingford School, Nevin Drive, E4	Nevin Drive 15-29 (odd): College Gardens Nursery School; Mount Echo Drive 13-49 (odd) & 2-20 (even)	DM12	F3
Chingford Cricket Club, Kimberley Way E4 (Forest Side Cricket Ground)	Victoria Road: 1-41a (odd): Kimberley Way; 1-27 (odd): Woodedge Close; 7-24 (all): Faversham Avenue; 2-24 (even), site of Waltham Forest School: Forest Side; 97 (Riding School)	DM12	F4
Heathcote High School, Normanton Park, E4	Heathcote High School: Bluehouse Road 130-166 (even): Bluehouse Grove: Roslyn Avenue No.37 only.	DM12	F5
Bluehouse Field, Bluehouse Road, E4	Bluehouse Road; highway, footpath serving 130-146 (even): Hornbeam Grove; highway: Epping Forest Land	DM12	F6
Chingford Football Ground, Newgate Street, E4	This site comprises the playing pitch at Chingford Football Ground	DM12	F7
Chase Lane Junior and Infants School, York Road, E4	York Road 49-79 (odd): Hampton Road 90-120 (even): Chase Lane Park.	DM12	F8
Ainslie Wood Sports Ground,	Ainslie Wood Road; highway, 128: Ainslie Wood: Underwood Road; highway	DM12	F9

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Ainslie Wood Road E4			
Rolls Sports Ground, Hickman Avenue E4	Ropers Avenue; 21-79 (odd): Woodside Gardens; 2-46 (even): Larkshall Road; Health Authority site: Hickman Avenue; highway, Units 13 & 15 Highams Park Industrial Estate: Lena Kennedy Close; 1-18 (all): Higham Station Avenue; 117 (Hawthorn Court), 121 (Fern Court): Coningsby Gardens; 92: Underwood Road: 42, 107	DM12	F10
Jubilee Sports Ground, The Avenue E4	Richmond Crescent: 52a-90e (even): Abbots Crescent; 11-51 (odd): Harman Close; 1-8 (all): Manor Way; former Credit Lyonnais Sports Ground: The Avenue; 155-173 (odd), Larkswood Court	DM12	F11
Woodford Rugby Football Club, High Road, Woodford Green	Nesta Road; 29-45 (odd): High Road; The White House, Woodford County High School for Girls: Mallinson Park: The Charter Road; Mallinson Scout Centre	DM12	F12
Woodford County High School for Girls, High Road, Woodford Green	Charter Road: No.11 only: Nesta Road 5-29 (odd). The White House.	DM12	F13
Salisbury Hall Playing Field	Supermarket: Ching Brook: Rear of 14-30 (all) Salisbury Hall Gardens: Hoxton Manor Allotment Site: North Circular Road: Trinity Way/Justin Road Industrial Estate.	DM12	F14
Parmiters Sports Ground, Nelson Road E4	Nelson Road; 50-116 (even): Cavendish Playing Field: Rushcroft Road; Rushcroft School, Site of former Rowden Park allotments: Loxham Road; 40: Minerva Road; 15	DM12	F15
Cavendish Playing Field, Cavendish Road E4	Nelson Road: 110-128 (even): Parmiters Sports Ground: Selwyn Avenue; 196-216 (even): Footpath from Cavendish Road to Empress Avenue: Fence on north side of	DM12	F16

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
	Ching Brook: Rushcroft Road: site of former Rowden Park allotments		
Hale End Sports Ground, Wadham Road E17	Grove Park Avenue; highway: Wadham Road; highway, 103: Footpath from Empress Avenue to Cavendish Road: Wadham Avenue; 1-67 (odd), land at rear of 69-85 (odd)	DM12	F17
The Peter May Sports Centre, Wadham Road E17	Wadham Avenue; 2-86 (even), land at rear of 69-85 (odd):Footpath from Empress Avenue to Cavendish Road: Fence on south side of Ching Brook adjoining 105-187 (odd) Cavendish Road: Wickham Road; 49, 80, 82: Alma Avenue: 2-52 (even): Evanston Avenue; 9-49 (odd): Wadham Road; 127, 145, 147 (Goodridge House),161 (Roberts Hall), 163-205 (odd), land adj.207	DM12	F18
Highams Park School, Handsworth Avenue, E4	Church Avenue: Vincent Road. Flats 35-76: Joseph Clarke School: Silverdale Road No. 25 only: Beverley Road Nos. 16 & 31 only: Handsworth Primary School.	DM12	F19
Broadfield Sports Ground, North Circular Road E17	North Circular Road; highway, Fairways Golf Driving Range: Footpath from Walthamstow Avenue to Folly Lane	DM12	F20
Tyne Acre Sports Ground, Cheney Row E17	Footpath from Walthamstow Avenue to Folly Lane: Billet Road; Britannia Sports Ground, Billet Works, Kimberley Industrial Estate: Cheney Row Open Space.	DM12	F21
Britannia Sports Ground, Billet Road E17	Footpath from Walthamstow Avenue to Folly Lane, and footpath/private road from this to 132 Billet Road: Billet Road; McEntee School, 160, Billet Works: Cheney Row; Tine Acre Sports Ground	DM12	F22
Kingfisher Sports Ground, Billet Road E17	Walthamstow Avenue; highway: Waltham Park Way: Units 3-15 (all): Footpath from Walthamstow Avenue to Folly Lane, and footpath/private road from this to 132 Billet Road	DM12	F23

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
George White Sports Ground, Billet Road E17	Billet Road: highway, 27: Cecil Road; 56a-74 (even) :Mansel Grove: 19, 20: Douglas Avenue; 75-101 (odd): Knebworth Avenue; 69, 70	DM12	F24
Kitchener Road Sports Ground, Kitchener Road E17	Wadham Road; highway: Kitchener Road; highway: Garner Road; 93-125 (odd): Brookscroft Road; Wadham Lodge Trust Sports Ground	DM12	F25
Wadham Lodge Trust Sports Ground, Brookscroft Road E17	Garner Road; 1-91, Waltham Court: Kitchener Road; highway, Kitchener Road Sport's Ground: Brookscroft Road; 75-169 (odd), but excluding an area of 0.5ha along frontage with Kitchener Road	DM12	F26
Sir George Monoux Sixth Form College, Chingford Road, E17 (Two Sites)	(North of School) St. Johns Church and Vicarage: Chapel End Infants School: Sturge Avenue 24-48 even: Chingford Road. (South of School) Chingford Road: Waltham Forest Athletics Track & Pool: Sturge Avenue 56-72 (even): Warburton Terrace 1-20 (all).	DM12	F27
Waltham Forest Athletics Track, Chingford Road E17	Chingford Road; Sir George Monoux Sixth Form College, Waltham Forest Pool: Chestnuts Farm allotments: Warburton Terrace; highway: Un-named watercourse from Spruce Hills Road to Chingford Road	DM12	F28
Chestnuts Sports Ground, Forest Road E17	Spruce Hills Road: 47-67 (odd), 79,81: Forest Road; Civic Centre, Waltham Forest College: Chingford Road; Chestnuts Farm allotments: Un-named watercourse from Spruce Hills Road to Chingford Road	DM12	F29
Douglas Eyre Sports Centre, Coppermill Lane E17	Former Blackhorse Road Goods Yard: Edward Road; 1-271 (odd), Coppermill Junior and Infants School: Coppermill Lane; 150-168 (even): Dagenham Brook: BR Kentish Town - Barking railway line.	DM12	F30
Walthamstow Cricket Club, Greenway Avenue E17	Greenway Avenue; 48-98 (even) The Risings; 19-49 (odd): Morgan Avenue; highway: Buck Walk; (footpath):Wood Street; 215-253 (odd)	DM12	F31

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
(Buck Walk Cricket Ground)			
Forest School, College Place, E17	Oakhurst Gardens: Epping Forest.	DM12	F32
Low Hall Farm Sports Ground, South Access Road E17	South Access Road; highway, Forest Business Park, Units 17-34 (all): Argall Avenue; Leyton Industrial Village, Units 6-22 (all): Lee Flood Relief Channel: Wood on west bank of Dagenham Brook: Dagenham Brook	DM12	F33
St Saviour's C of E Junior and Infants School, Verulam Avenue, E17	Dagenham Brook: Theydon Street 44-112 (even): Samantha Close 7-16 (all): St. Saviour's Church	DM12	F34
Hare and Hounds Football Ground, 282 Lea Bridge Road E10	Seymour Road; allotments, 1-63 (odd): Lea Bridge Road: 278a,280, 282a, 300-308 (even): Dagenham Brook	DM12	F35
Leyton Sixth Form College, Essex Road, E10	Nottingham Road: Peterborough Road: Tennis Courts	DM12	F36
Marsh Lane Playing Field, Marsh Lane E10	Clementina Road;50-140 (even): Seymour Road; highway, 149, 151: Dagenham Brook: Temple Mills Marshalling Yard: Marsh Lane; North End Gate House: Perth Road; Gas Holder Station	DM12	F37
Leyton Youth Sports Centre (incl. West Essex Bowling Club,	Brewster Road E10); highway: High Road; 563-595 (odd), highway: Crawley Road; highway	DM12	F38
Ive Farm Sports Ground, Ive Farm Lane E10	Ive Farm Lane; private road: Villiers Close; 48-77 (all): Ive Farm Close; 31-40: Oliver Close Estate: Osier Way; Oliver Road allotments; Dagenham Brook, but	DM12	F39

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
	excluding area of about 1.26ha adjoining Oliver Close Estate		
Oliver Road Playing Fields, Oliver Road, E10	Auckland Road:Oliver Road; highway: Osier Way; highway, former Council depot land, Orient Works: Dunedin Road; 94-120 (even)	DM12	F40
Eastway Sports Centre, Quatermile Lane E15	Temple Mills Lane; highway: Quatermile Lane; highway: Private road off Quatermile Lane, south of Ruckholt Road: Ruckholt Road; BRS Depot, Site of former Cherry Orchard Sidings	DM12	F41
Drapers Field, Gordon Road E15	High Road; highway, 101: Temple Mills Lane; highway: Lee Valley railway line: Westdown Road; Electricity Transformer Station (LRT): Gordon Road; 18,20,23	DM12	F42

Schedule 21 - Conservation Areas

21 Schedule 21 - Conservation Areas

Conservation Area	Properties/Land Included	Relevant Policy	Map Ref
Chingford Green	<p>The Green Walk;1-10 (all), Mornington Hall: 1-4 Jubilee Villas; Creswick Cottage; Carbis Cottage: Queen's Walk; 1-4 (all): King's Head Hill;1-7 (odd),4, 2a (King's Head Public House), 2 (Police Station): The Ridgeway;1a,1b,1c: The Green; Courtlands, Highcroft, Beechcroft, The Lodge, Kilgreana Tudor Lodge, Summerdown: Elmdene; 1-6 (all); Crown Buildings, Crown Garage: Bull and Crown Public House; St.Peter's and St.Paul's Church; North Chingford Library, Chingford Assembly Hall; Station Road; 1-47 (odd), 2 (Electric House), St.Mary's R.C. Junior School, St.Mary's Roman Catholic Church, Chingford Methodist Church: Kings Road; 1 (Presbytery): Woodberry Way;73 and 74: Carbis Close;1: Open land, (Chingford Green) bounded</p> <p>by Green Walk; The Green; Station Road and Parkhill Road, forming Chingford Green.</p>	DM28	C1
Ropers Field	<p>Ropers Avenue;1-83 (odd), 2-82 (even), Inks Green Bowling Green/Pavilion: Inks Green;1-9 (odd), 2-68 (even): Underwood Road;75- 107 (odd), 38-42 (even): Larkshall Road;315-321(odd).</p>	DM28	C2
Woodford Green	<p>Chingford Lane:72 (Village Heights 1-49): Churchill Mews; 1-5 (all): High Elms; Woodford Green United Free Church, 1-3 (all), and 1- 3 (all) Elm Terrace: High Road; Woodford</p> <p>County High School for Girls, including school buildings, sports ground and pavilion, and tennis courts: Mill Lane;39: Sunset Avenue; Woodford Green Primary School: The Charter Road; 2: The Square; 10,20 and 22: Epping Forest Land bounded by Lodge Villas (highway); Woodford New Road, St. Margarets Church, & 1-5 Churchills Mews, White House building and grounds; including North and South Lodge and horse ride: Epping Forest Land between</p>	DM28	C3

Conservation Area	Properties/Land Included	Relevant Policy	Map Ref
	Woodford Green Primary School and Village Heights and Woodford Green United Free Church, and bounded on the east side by the Borough boundary. Note: Land on the east side of the Borough boundary adjoining this Conservation Area has been designated as a Conservation Area by the London Borough of Redbridge.		
Leucha Road	Leucha Road;1-175, 185-231 (odd), 2-184 (even)	DM28	C4
Walthamstow St James	Main building - Mission Grove primary school, land south of Mission Grove; including car park, former Buxton Road Bingo Hall, car park and service area of 43-49 High Street,1-9 Clockhouse, 13 Pretoria Avenue, Car park at 12 Mission Grove, High Street; 7-107 (odd) and 2-96 (even), St James street; 7-23 (odd) and St James Street station buildings, St James Street; 2– 20 (even).	DM28	C5
St Mary's Church (Walthamstow Village)	Church Hill; Walthamstow Girls' School including School Lodge 115,117 (Vicarage), Monoux Almshouses 1-14 (all): Woodbury Road; Church Hill Nursery School: Church End; St.Mary's Church (including graveyard and ancillary land); 2-7 (all), 8 (St.Mary's Welcome Centre), 9 & 10, Squires Almshouses 1-6 (all): Church Path;1-21 (odd): Vestry Road; National Spiritualist Church, Vestry House Museum and adjoining land: Church Lane; 2-12 (even): Bishops Close;19-21 (all): Orford Road;2-12 (even),1a-11 (odd), 13 (St.Mary's Church House 1-31 all): St.Mary's Road; 2,2a: Railway cutting between Vestry Road and Orford Road.	DM28	C6
Forest School	Oakhurst Gardens;1-13 (odd): Oakhurst Close; 1-13 (all): College Place;1-17 (odd), Forest School (all buildings and land including sports ground): Forest Court;1-63 (all): Buxton Drive; Buxton Lodge; 1-6 (all): Buxton House;1-40	DM28	C7

Conservation Area	Properties/Land Included	Relevant Policy	Map Ref
	(all): The Forest; Oxley House (1-2), Evesden (1-2), Gwydr Lodge, Ivy Cottages (1-2), Wistaria Cottage, Clyptos, Marryatt's Lodge: Epping Forest land bounded by Oakhurst Gardens, Forest School Horse Ride, Snaresbrook Road and Woodford New Road.		
Orford Road	Grosvenor Park Road;2-78 (even), 17-25 (odd): Park Court;1-44 (all), Employment Service Offices,59-73 (odd): Grosvenor Rise East;1-13 (odd), 15 (Public House), 2-32 (even), 34-42 (even), 44 (Flats 1-6): Pembroke Road;1-21 (all), and 21a, 1a (Hastingwood Court, Flats 1-21), 23 (Windmill Public House), 2-36 (even): East Avenue;1-27 (odd), 2-8 (even): Wingfield Road; 1-47 (odd), 2-26 (even), 1a (Arden Court, Flats 1-8): Orford Road;17-71 (odd), 73 (Orford House) including bowling green, 14 (Homecroft House Flats 1- 50), 14a,14b (Old Town Hall), 16-18 (even), 18a (Asian Centre), 20-42: Eden Road;1-23,25 (1-22 Cherry Close), 27-45 (odd), 2-60 (even): Beulah Road; 9-103 (odd), 2-118 (even): Grove Road;123: Vestry Road;1-5 (odd), 7 (Post Office Depot), 11, Hillside Children's Playground (Formerly Church Common): Berryfield Close;1 (Flats 1-6), 3-15 (odd): Ravenswood Road; 46 Comely Bank Clinic & Toy Library and adjacent site: Randolph Road;1- 21 (all): Eden Grove; 9-18 (all): Shirley Close;1-19 (all), 20 (Tom Thumb Nursery): Addison Road;1a (Clinic), 1b (Toy Library)	DM28	C8
Leytonstone	Forest Road; Leytonstone School and adjoining school grounds, 1-13 (odd), St.Andrew's Church and Hall: Colworth Road; 122-128 (even): Hainault Road;224, 329: Forest Glade;1-24 (all): Whipps Cross Road;107- 157 (odd), Hindu Mandir (Temple): Epping Forest land bounded by James Lane, Whipps Cross Road and Forest Glade, St Andrew's Church and Hall, and Leytonstone School	DM28	C9
Browning	Browning Road; 1-51 (odd), 2-14, 18-26, 26A, 28-32	DM28	C10

Conservation Area	Properties/Land Included	Relevant Policy	Map Ref
Road	(even), 52-58 (consecutive): Beacontree Road; 7		
Thornhill Road	Thornhill Road;35-41 (odd), 57-75 (odds), and 18-70 (even): Rosedene Terrace; 25-27 (all).	DM28	C11
Leyton Town Centre	186 – 306 (even, including upper floor addresses) High Road Leyton, Leyton Library, High Road Leyton E10, Former Leyton Municipal Offices, including 2a Ruckholt Road, 267 – 301 (odd, including upper floor addresses) High Road Leyton, Coronation Gardens (bounded by High Road Leyton, Lyttelton Road, Oliver Road and Buckingham Road.	DM28	C12

Table 21.1

NB the names of the Conservation Areas have been amended in the Development Management Policies document so that they are consistent with their names when they were designated:

- The Green, Chingford Green (now referred to as Chingford Green)
- Ropers Avenue/Inks Green, Highams Park (now referred to as Ropers Filed)
- Leucha Road, Walthamstow (now referred to as Leucha Road)
- Orford Road/Eden Road/Grosvenor Park Road, Walthamstow (now referred to as Orford Road)
- Whipps Cross Road/Forest Glade, Leytonstone (now referred to as Leytonstone)
- Browning Road, Leytonstone (now referred to as Browning Road)
- Thornhill Road, Leyton (now referred to a Thornhill Road)

Schedule 22 - Area of Special Character

22 Schedule 22 - Area of Special Character

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
The Higham's Estate, Woodford Green	Keynsham Avenue 1 to 44 (all); Mason Road 1 to 7 (all); Lichfield Road 1 to 29 (all); Wood Lane (NOT INCLUDED); Marion Grove 1 to 12 (all); Montalt Road 15 to 93 (odd) 64 to 82 (even); Henrys Avenue 1 to 51 (odd) 2 to 42 (even); The Charter Road 2 to 84 (even) 11 to 55 (odd); Tamworth Avenue 1 to 9 (all); Nesta Road 1 to 41 (odd) 4 to 26 (even); Crealock Grove 1 to 19 (odd) 2 to 28 (even)	DM28	SC

Schedule 23 - Archaeological Priority Zones

23 Schedule 23 - Archaeological Priority Zones

Relevant Policy DM29 - Heritage Assets

No.	Properties/Land Included	Map Ref
1.	The River Lee Valley and its tributaries is an area characterised by alluvial deposits, which have been shown to preserve important archaeological remains dating from the prehistoric period and later. The alluvial deposits also preserve palaeo-environmental remains, which indicate changing environmental conditions during prehistoric and historic periods.	APZ1
2.	Area focused on Queen Elizabeth Hunting Lodge originally constructed in the 16th Century.	APZ2
3.	Probably area of medieval settlement at Chingford Green.	APZ3
4.	Mountecho Farm: Moated farmstead probably with Medieval origins.	APZ4
5.	Pimp Hall: Medieval Manor House dating from at least the 13th century.	APZ5
6.	Oldmans Farm: Moated site probably with Medieval origins	APZ6
7.	Settlement including All Saints Church, which dates from the 12th century, and a house existed here by the 14th century.	APZ7
8.	Area of potential Roman activity.	APZ8
9.	River Ching. Possible focus of activity where archaeological evidence may be preserved in alluvial deposits.	APZ9
10.	Area of probable Saxon occupation and medieval manor of Hecham, which was in existence by the 11th century. Also 18th century Highams House and Park.	APZ10
11.	Moons Medieval moated Manor House.	APZ11
12.	Water House: Moated house existed in the 17th century but may have medieval origins.	APZ12
13.	Walthamstow: The medieval settlement dates back to at least the 11th century, and was probably centered around the church "Village". Settlement expanded along the High Street during the Post-Medieval period.	APZ13
14.	Whipps Cross: Roman finds have been recovered here and roads and land boundaries are recorded from the medieval period.	APZ14

No.	Properties/Land Included	Map Ref
15.	Leyton, Leyton Green, Area of medieval and early post-medieval settlement. Also evidence for Roman settlement in the area.	APZ15
16.	Low Leyton: Area of medieval settlement with St. Mary the Virgin Church dating from the 12th century. There is also evidence for prehistoric activity and settlement, particularly from the Bronze Age, on the gravel terrace, which overlooks the Lee valley to the west.	APZ16
17.	River Fillebrook. Possible focus of activity where archaeological evidence may be preserved in alluvial deposits.	APZ17
18.	Leytonstone High Street. An important ancient route, which may have evolved from a Roman road. Medieval and later settlement expanded along the road.	APZ18
19.	Mark house Medieval manor.	APZ19
20.	Cann Hall: Medieval Manor dating from at least 11th Century.	APZ20

Table 23.1

Schedule 24 - RAMSAR

24 Schedule 24 - RAMSAR

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
Walthamstow Reservoirs (South)	Land, including Warwick Reservoirs, Walthamstow Reservoirs 1-5, and Lee Flood Relief Channel, bounded by Forest Road, Douglas Eyre Sports Ground, Coppermill Lane, Coppermill Stream, Spring Hill Path and Borough boundary, excluding Old Coppermills Works and adjoining land.	DM35	RAMSAR1 RAMSAR3
Walthamstow Reservoirs (North)	Land, including Low and High Maynard Reservoirs and Lockward Reservoir, bounded by Forest Road, fence on east side of Lee Flood Relief Channel, and Borough boundary	DM35	RAMSAR2

Schedule 25 - Special Areas of Conservation

25 Schedule 25 - Special Areas of Conservation

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
Chingford Plain West	Land, mainly Epping Forest land, comprising the following: Pole Hill, Hawkwood and part of Yardley Hill	DM35	SAC1
Chingford Plain East	Land, mainly Epping Forest land, comprising the following: Bury Wood, and part of Chingford Plain east of Queen Elizabeth's Hunting Lodge	DM35	SAC2
Warren Pond & Whitehall Plain	Open land, mainly Epping Forest, bounded by Ranger's Road, Whitehall Road, the edge of the built-up area and the Borough boundary, but excluding Connaught Lawn Tennis Club and 110-116 (even) Whitehall Road	DM35	SAC3
Hatch Forest	Open land, mainly Epping Forest, bounded by Whitehall Road, the edge of the built-up area and the Borough boundary, and the Chingford F.C. football ground off Newgate Street but excluding Bluehouse Field.	DM35	SAC4
Highams Park	Keynsham Avenue; 44:Marion Grove; 3-11(odd): Montalt Road 23-73(odd): Henry's Avenue 1-84(all): Tamworth Avenue; 1-9 (all).	DM35	SAC5
Oak Hill	Open land, mainly Epping Forest, bounded by The Charter Road, Oak Hill, the eastern edge of the Borough's built-up area and the Borough boundary, including Mallinson Park, but excluding the Michael Mallinson Scout Centre, Woodford Rugby Football Club ground, the gardens of the White House, and built up areas at	DM35	SAC6

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
	Bridle Path, Harman Avenue, Lodge Villas, Woodford Moat House Hotel and 16-22 (even) Oak Hill		
Walthamstow Forest (North)	Open land, mainly Epping Forest, bounded by Southend Road (A406), Woodford New Road, Oak Hill and the eastern edge of the Borough's built-up area, excluding Hale Brinks (north) and built-up areas at Gascoigne Gardens, Oak Hill Gardens and 15-31 (odd) Oak Hill	DM35	SAC7
Walthamstow Forest (South)	Open land, mainly Epping Forest, bounded by Southend Road (A406), Waterworks Roundabout, Forest Road and Beacontree Avenue, excluding the covered reservoir north of Forest Road	DM35	SAC8
Gilbert's Glade & Rising Sun Wood	Open land, mainly Epping Forest, bounded by Forest Road, Waterworks Roundabout, Borough boundary, Snaresbrook Road and eastern edge of Borough's built-up area, excluding Forest Road allotments, Woodford Pumping Station and reservoirs, Snaresbrook Sports Ground, Forest School, Rising Sun Public House, housing development at St. Peter's Avenue, Oakhurst Gardens, Oakhurst Court, College Place, The Forest, Forest Court, Buxton Drive.	DM35	SAC9 SAC10

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
Leyton Flats	(a) Open land, mainly Epping Forest, bounded by Snaresbrook Road, Lea Bridge Road, Whipps Cross Road, Hollybush Hill and Borough boundary, excluding grounds of Snaresbrook Crown Court, and former landfill site adjoining London Transport Central line (b) Open land, mainly Epping Forest, bounded by Whipps Cross Road, Forest View Avenue, Whipps Cross Hospital (includes two areas within the hospital grounds to the north and east of the hospital), Samuel Boyce Lodge, Leytonstone School and Forest Glade	DM35	SAC11

Table 25.1

Schedule 26 - Special Protection Areas

26 Schedule 26 - Special Protection Areas

LOCATION	PROPERTIES/LAND INCLUDED	RELEVANT POLICY	MAP REF.
Walthamstow Reservoirs (South)	Land, including Warwick Reservoirs, Walthamstow Reservoirs 1-5, and Lee Flood Relief Channel, bounded by Forest Road, Douglas Eyre Sports Ground, Coppermill Lane, Coppermill Stream, Spring Hill Path and Borough boundary, excluding Old Coppermills Works and adjoining land.	DM35	SPA1 SPA3
Walthamstow Reservoirs (North)	Land, including Low and High Maynard Reservoirs and Lockward Reservoir, bounded by Forest Road, fence on east side of Lee Flood Relief Channel, and Borough boundary	DM35	SPA2

Schedule 27 - Lee Valley Regional Park - Park Development Framework

27 Schedule 27 - Lee Valley Regional Park - Park Development Framework

1. Park Development Framework Area 2 Proposals – the Three Marshes Walthamstow, Leyton and Hackney. See Figure S27.1.
2. Area 2 Proposals relevant to land within the London Borough of Waltham Forest included in the Development Management Document in accordance with the Lee Valley Regional Park Act 1966, (refer to Policy DM12 H).

Visitors	Sport & Recreation	Biodiversity	Community	Landscape & Heritage	Environment
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Table 27.1

Map ref	Area name	Area proposal (divided by theme)
2.A.3	Low Hall & St James' Park	<p>Enhance the quality and safety of existing pedestrian and cycle routes into the Park from the east.</p> <p>Work with the London Borough of Waltham Forest, the Environment Agency and other stakeholders to develop, maintain and sign connecting routes for pedestrians and cyclists between sites and through existing industrial areas in order to re-connect St James's Park and the Low Hall area with the Park and improve the provision of facilities for visitors.</p> <p>Improve the existing bridge crossings over the flood relief channel and provide a new path across the dismantled railway land at Hall Farm Curve to link Low Hall Playing Fields with the wider Walthamstow Marsh area. In the event of the reinstatement of a railway track at Hall Farm Curve a means of access across this track will need to be secured.</p> <p>Establish links to heritage assets outside the Park such as the Walthamstow Pump House Museum to strengthen leisure interest in the area.</p>
		<p>Work with the London Borough of Waltham Forest to protect the good quality sports and recreational facilities at St James' Park and Low Hall sports ground and investigate the potential to enhance their regional value.</p>
		<p>Work in partnership to create new habitat margins around the Low Hall sports ground and safeguard existing ecological values at Low Hall Farm Flood Meadow, to be managed as a nature reserve with controlled public access. Engage with the Environment Agency on options to identify and implement measures to improve biodiversity of the Flood Relief Channel. Support the enhancement and management of other sites of</p>

		ecological value and potential including Low Hall woodland, the Dagenham Brook corridor and land between the railway lines and Low Hall Sports Ground with new pedestrian links established between and from these sites through to adjoining areas of nature conservation importance.
		<p>Improve the landscape quality throughout this area with particular attention focused on the management of the woodland between St James’s Park and Low Hall Playing Fields. Improve the screening of housing and industry within and adjoining the Park in order to maximise its green edge and establish buffer strips. Explore options with the Environment Agency to improve the landscape value of the Flood Relief Channel.</p> <p>Support the London Borough of Waltham Forest in management of recreational allotments and community gardens. Facilities at allotments to be maintained to a high standard and special attention focused on improving the edges of plots and boundaries shared with the Park.</p> <p>Opportunities to open up pedestrian access alongside the Flood Relief Channel to be explored with the Environment Agency.</p>

Table 27.2

Map ref	Area name		Area proposal (divided by theme)
2.A.4	Walthamstow Marsh & Coppermills Fields		Safeguard the openness of this area and enhance existing route networks to maintain the established link between clusters of facilities at Springfield Park and Marina, Lea Bridge Road and beyond to the Queen Elizabeth Olympic Park.
			<p>Maintain the area as a space for informal leisure. Work with landowners to increase the area of open space available for informal leisure within and to the south of Coppermills Fields.</p> <p>Enhance and maintain existing horse riding routes especially on land to the north of the Riding Centre.</p>
			Protect, restore and manage the mix of floodplain grassland and fen and small open water areas within Walthamstow Marsh Nature Reserve and SSSI to enhance its ecological value.

		<p>Working in partnership with landowners manage sites outside the Reserve to enhance their ecological values and contribution to the biodiversity.</p> <p>Measures to improve public access for nature conservation, educational and heritage interests will be developed further to support the development of this area together with other sites nearby (2.A.6) as a flagship ‘access to nature’ destination.</p>
		<p>Support volunteer activity on Walthamstow Marshes as part of the management and enhancement of the Marshes, its biodiversity value and related educational role. Target ‘hard to reach’ groups through the volunteer programme in this area, working with key stakeholders such as the London Boroughs of Waltham Forest and Hackney.</p>
		<p>Protect and enhance the positive and natural characteristics of the landscape, including the openness of the valley and its heritage features. Strengthen landscape quality in the north at Coppermill Fields and along the eastern edge of the area, work with landowners to rationalise the varied infrastructure that creates both physical and visual barriers to include the removal or relocation of fences where these unnecessarily restrict access. Improve the quality and accessibility of pedestrian and cycle routes into the Marshes.</p> <p>Protect and promote the history of the Marsh and associated heritage assets within the area through interpretational guides and signage, trails and links though to other sites of heritage value for example at Springfield, Coppermills Water Treatment works, and at the Walthamstow Pump House.</p>
		<p>Work with partners including the Environment Agency to:</p> <ul style="list-style-type: none"> ● improve water quality and water management particularly in relation to enhancing and maintaining floodplain, grassland and fen habitats on Walthamstow Marsh and to help meet the targets of the Thames River Basin Management Plan; ● identify and implement measures to improve the biodiversity value of the Flood Relief Channel, opportunities to open up pedestrian access alongside and crossing points over the channel and into the Park whilst maintaining its role in managing flood risk, and to ● research options for using the Marshes to help manage flood risk and provide additional flood storage capacity where this will improve site resilience to climate change

			and also benefit and enhance ecological value and SSSI status of the site.
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Table 27.3

Map ref	Area name		Area proposal (divided by theme)
2.A.6	Lea Bridge Road area		<p>Develop the Lea Bridge Road area as a major visitor node. This will include:</p> <ul style="list-style-type: none"> • Development of a new waterside leisure facility, and a visitor focal point, potentially including visitor accommodation, at Essex and Eastwood Wharf to provide opportunities for water related recreational uses, for example a canoe trail. This development will provide support facilities for visitors enjoying the range of activities and events available within this area. Development of the site which is not appropriate under the terms of the Park Act 1966 and the Park Authority's remit and does not accord with the proposals set out in the Park Development Framework will be resisted • Enhancement of existing visitor facilities at the Waterworks Centre and a broadening of visitor facilities at the Ice Centre and Riding Centre to provide services to the general Park visitor. • Provision of visitor accommodation as part of the enhanced visitor offer at the Waterworks Centre. Options could include youth hostel style facilities, pods and/or chalets to develop the site as a visitor base, encourage young people and families to visit and complement visits to the Queen Elizabeth Olympic Park and the wider Regional Park. Proposals for visitor accommodation would need to satisfy the requirements of the sites designation as Metropolitan Open Land, and be of a scale and design appropriate to the open character, ecological value and landscape quality of the Park. • Improve the quality and accessibility of walking and cycling routes into the Park from Clapton Station with the provision of clear directional signage through the residential areas. • The enhancement and maintenance of a network of all weather shared use paths between visitor facilities, open spaces, and the strategic routes; the Lee Valley Pathway and Lea Valley Walk along the towpath, to provide access for all abilities and users. • Working with stakeholders, including Transport for London on the feasibility of extending cycle hire schemes throughout the Lee Valley with the provision

		<p>of docking stations at locations such as the Waterworks Centre.</p> <ul style="list-style-type: none"> ● Enhancement of the quality and safety of existing bridge crossings over the flood relief channel in the east for both pedestrians and cyclists. Work with partners to ensure these crossings link into accessible path networks and open spaces within the adjoining residential and business communities. ● Protection of routes used by horse riders and an exploration of the options to extend these south onto Hackney Marsh and through to Olympic Park in association with the operation of the Lee Valley Riding Centre. ● Development of opportunities in partnership with BW to increase recreational use of the waterways for pleasure boating and as a means of transporting visitors to and from the area. This should complement the proposed waterside leisure centre at Essex and Eastwood Wharf.
		<p>Enhance the range of existing sport and recreation facilities provided at the Ice Centre, Riding Centre and Waterworks Centre. This will include:</p> <ul style="list-style-type: none"> ● At the Riding Centre - increased use of outdoor areas for schooling and exercise and an expanded activities programme. ● At the Ice Centre – options for an additional ice pad and the expansion of sporting and leisure use of the Ice Centre to be explored. ● Development of playable space and play provision at the Waterworks Centre <p>Develop new leisure and recreation facilities within the Lea Bridge Road visitor node. Potential sites for such development include the Thames Water Depot (see inset 2.A.6 .1), land adjoining the Waterworks Centre, reuse of existing buildings at Connaught Close and redevelopment of existing industrial land along the eastern edge of the Park. Such development would need to contribute to an enhanced regional offer and would have to be considered in terms of its impact on Metropolitan Open Land, the openness of the Park, its ecological value and need to enhance landscape quality and views through to the rest of the Park.</p> <p>Ensure opportunities for informal recreational activity are available throughout the area, particularly on Leyton Marsh and alongside the waterways.</p>

		<p>Develop the Waterworks Nature Reserve as a regionally significant access to nature destination building on the core visitor infrastructure and link this to Walthamstow Marshes and to proposed visitor facilities at Walthamstow Reservoirs. Enhance and restore habitats within the Essex Filter Beds Conserve, enhance and manage habitats within Middlesex Filter Beds to complement ecological areas on Essex Filter Beds. Establish new habitat margins along the southern and western boundaries of the Thames Water Depot to complement the ecology of the waterways and reinforce connections between Essex and Middlesex Filter Beds.</p> <p>Work with the Environment Agency to protect, enhance and manage the River Lee Navigation and River Lea and associated waterside environment along the western boundary of this area as wildlife corridors interconnected with the wider ecological resource on Walthamstow Marshes and Middlesex Filter Beds. Support the naturalisation of bank habitats along the Navigation including fish refuges, the installation of fish and eel passes and improved conditions for public access.</p>
		<p>Enhance the capacity of the existing facilities at the Waterworks Centre, Riding Centre and Ice Centre to accommodate events, formal and informal learning and arts related activities. Further investment in infrastructure and event management regimes to be undertaken to establish Leyton Marsh as an events space and protect biodiversity, landscape and recreational assets.</p> <p>The Waterworks to be developed and promoted as the area's base for learning and volunteer related activity. The educational resource at the Centre and natural areas to be safeguarded and enhanced for youth and schools activities and to continue and expand provision of environmental and heritage based education programmes.</p> <p>Target 'hard to reach' groups through the volunteer programme in this area, working with key stakeholders such as the London Boroughs of Waltham Forest and Hackney, building upon the 'Your Space – Wild Space' initiative.</p> <p>Upgrade interpretation, signage and path networks throughout the area to enable visitors to explore the biodiversity, heritage and open recreational spaces of the Park.</p>
		<p>Implement major improvements to landscape quality as a whole, especially to the south of Lea Bridge Road and adjacent to the industrial areas along the eastern edge of the area and to the environment surrounding the Ice Centre to better integrate these areas into the wider valley</p>

		<p>landscape. Landscape improvements should support and be sensitive to the biodiversity of key sites and heritage assets and aim to strengthen the river valley corridor and its associated waterways, maintaining and creating views out, to and from the valley.</p> <p>Protect, enhance and interpret the important heritage assets that form a core part of the visitor experience at Essex and Middlesex Filter Beds.</p> <hr/> <p>Work with the Environment Agency to identify and implement measures to improve the biodiversity value of the Flood Relief Channel, and the crossing over the channel into the Park north of the Riding Centre. Support work to improve water quality and to control and eradicate invasive alien species particularly along the River Lea and minimise their impact on the ecology, landscape and recreational enjoyment of the Park.</p> <p>Explore the options with BW for increased commercial use of the Navigation providing this use will not impact upon biodiversity, recreation and heritage assets.</p> <p>Maximise efficient use of energy across the existing built facilities.</p>
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Table 27.4

Map ref	Area name	Area proposal
2A6.1	Thames Water Depot site	<p>Work with Thames Water, London Borough of Waltham Forest and other stakeholders to identify options for a development at the Thames Water Depot site that will bring this site into a Park compatible use. Appropriate uses would include (but are not restricted to) one or more of the following:</p> <ul style="list-style-type: none"> • a waterside visitor hub incorporating leisure related uses; • a biodiversity based and/or heritage related visitor attraction; • accommodation serving visitors to the Park • ‘community’ related activity and uses as defined by the Authority’s adopted Thematic Proposals; and • new recreational or sporting facilities <p>The type, scale and design of any development would need to be appropriate in term of the sites designation as Metropolitan Open Land and its location within the heart of the Regional Park. Development or use of the site would be expected to support and complement existing leisure and nature conservation activity and facilities in the area. It should also enhance landscape quality, the ecological values of the environment and adjoining waterways and protect and bring back into public use buildings of heritage value. The frontage of the site on to the waterways should be protected from any development as an ecological margin. Development of the site should encourage sustainable modes of transport, improve pedestrian and cycle networks and safeguard the route of the Black Path through part of the site.</p> <p>Development of the site which is not appropriate under the terms of the Park Act 1966 and the Park Authority’s remit and does not accord with the proposals set out in the Park Development Framework will be resisted.</p>

Table 27.5

Map ref	Route name	Route proposal
2.R.1	Coppermill Lane	Improve Coppermill Lane as a secondary entry point to the Park focused on pedestrian and cycle access – in particular focusing on accessibility improvements at Coppermill railway viaduct and High bridge over the River Lea and measures to improve the landscape corridor along Coppermill Stream.
2.R.2	Lea Bridge Road	<p>Significantly improve the quality of Lea Bridge Road as a focus for entry to and activity within the Park by:</p> <ul style="list-style-type: none"> ● Enhancing existing pedestrian and cycle paths adjacent to the Road and across the Navigation and Flood Relief Channel ● Co-ordinating public transport along this corridor including location and quality of bus stops/shelter ● Supporting, in principle the reopening of Lea Bridge station, to improve public transport provision for visitors directly into the Park ● Enhancing and creating new crossing points as key features of the 'Park road' to ensure priority is given to park visitors. New pedestrian crossings should provide safe access directly to Park facilities and visitor nodes such as the Waterworks centre ● Improving the landscape quality of the road to strengthen the presence and awareness of crossing the park/valley, establishing selective visual connections to the open spaces of the valley to the north and south ● implementing a co-ordinated landscape treatment for the road frontage including directional and entrance signage that reflects the range of facilities available.
2.R.3	Homer-ton Road & Ruckholt Road	Work with partners to undertake comprehensive improvements to the visual appearance and environment of Ruckholt Road as it enters the Park from the east to establish a definite entrance into the Park. Improve the provision of public transport infrastructure along the route from Ruckholt Road to Homerton Road including the location and quality of bus stops/shelters to ensure it serves Park visitors.
2.R.4	Lee Valley Pathway	Maintain and enhance the route of the Pathway for walkers and cyclists as part of the strategic route through the Park. Establish connecting paths especially from open spaces, residential and industrial areas to the east and from the Low Hall area. Create and enhance key entrance points onto the route at Coppermill Lane, Lea Bridge Road and Homerton Road.
2.R.5	Black Path	Entry into the Park along the approximate route of the Black Path to be established in the north east and south west. A route across the Park between Waltham Forest and Hackney will be maintained using existing path networks around the facilities on Lea Bridge Road. Opportunities for interpretation of this historic route and the financing of any engineering works to be explored with key stakeholders.

Table 27.6

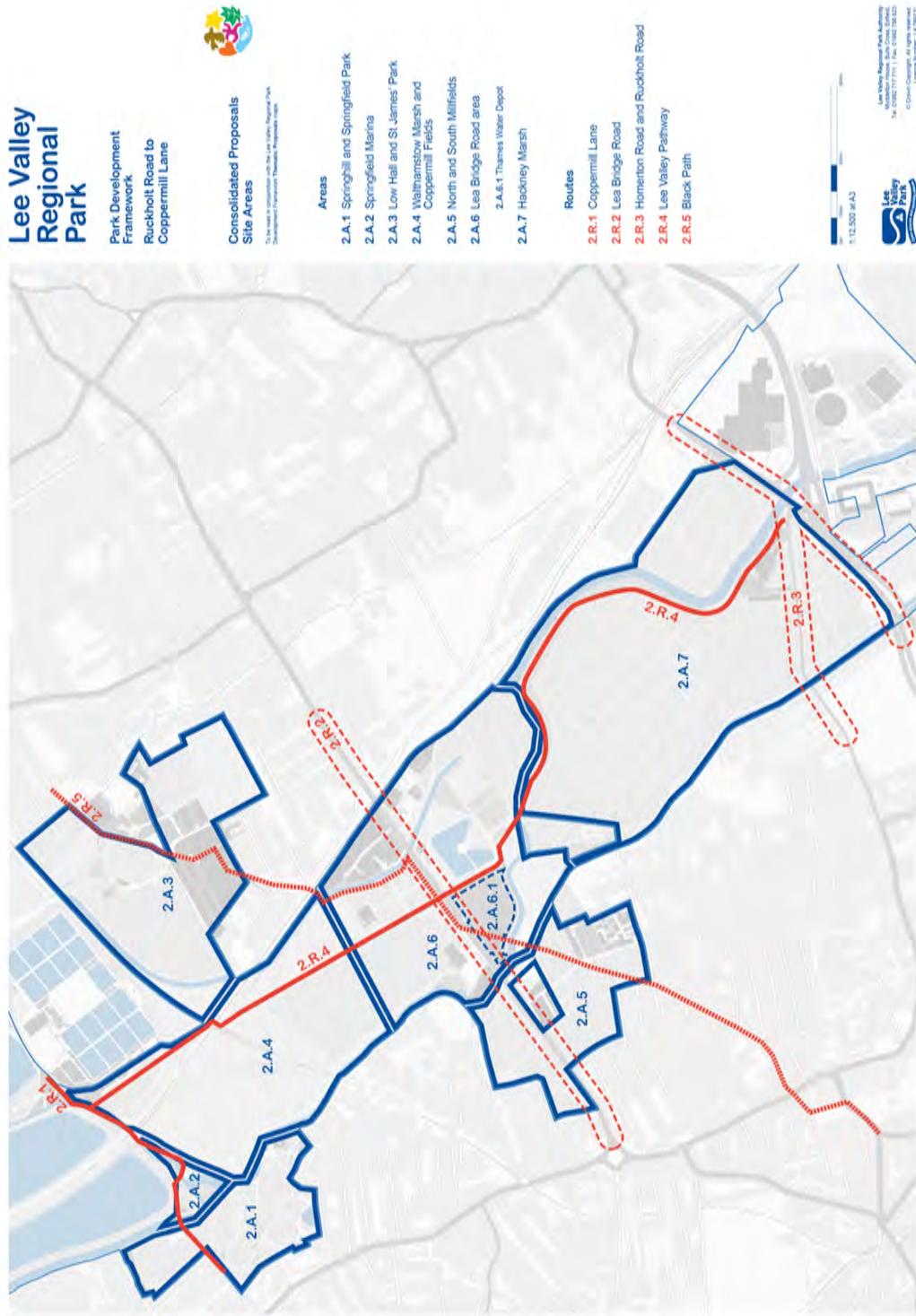


Figure S27.1 Lee Valley Regional Park Plan

Schedule 28 - Habitat Enhancement

28 Schedule 28 - Habitat Enhancement

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Hawkwood Pond	Path from Hawkwood Crescent to Yardley Primary School: Adjoining to northern boundary of St Francis Church: Adjoining to western boundary of 115 Hawkwood Crescent (Hawkwood Nursery).	DM35	EH1
British Legion Road Open Space	British Legion Road; highway and 1-2: Whitehall Road; highway and 75-81.	DM35	EH2
Pimp Hall Nature Reserve	Site of former Pimp Hall Nurseries; small pond and immediately adjoining land in Pimp Hall allotment site	DM35	EH3
Mansfield Park	Valley Side; 24-90 (even): Silverthorn Gardens; 2-40 (even), 47: Mansfield Hill; 1-13 (odd), 15-41 (odd), highway: Belle Staines Pleasaunce; 9-12 (all): Lawrence Hill; 6-40 (even): Mulberry Close Allotments: Old Church Road; highway: Footpath from Mansfield Hill to Valley Side	DM35	EH4
Ridgeway Park	Old Church Road; 219-265 (odd): Wellington Avenue; 66, highway, former Chingford High School site: Retingham Way; Moresby House, 21-33: Goldsborough Crescent; 6-38 (even): Endlebury Road; 137: Chingford Avenue; 36-80 (even): The Ridgeway; 107-135 (odd), Telephone Exchange	DM35	EH5
Chingford Mount Cemetery	Chingford Mount Cemetery, including land to east of footpath from Harold Road to Grove Road	DM35	EH6
Larkwood and Larkwood Playing Fields	Larkwood Park, including former playing field area: Epping Forest land and footpath from New Road to Larkshall Road at rear of 28-41 (even) Mead Crescent: Open land (partly Epping Forest) adjoining 2-6 Ropers Avenue E4: Bailey Close; 20 (Scout Hut) and adjoining land.	DM35	EH7

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Ainslie Wood Sports Ground	Ainslie Wood Road; highway, 128: Ainslie Wood: Underwood Road; highway	DM35	EH8
Ainslie Wood	Ainslie Wood Road;112-128 (even): Rolls Park Road;1-39(odd): Cranston Gardens; 1-59 (odd): Underwood Road;38-42(even): Woodside Gardens No.46 only.	DM35	EH9
Mallinson Park Woods	Harman Avenue;1-20: Adjoining eastern boundary of Woodford Rugby Football Club: adjoining southern boundary of Woodford County High School for Girls.	DM35	EH10
Lloyd Park and Aveling Park	Aveling Park School: Aveling Park Road; 19-81 (odd): Chingford Road; 141 (LRT Walthamstow Garage): Bedford Road;9-91 (odd): Carr Road; 6-248 (even): Winns Avenue; 4: Brettenham Road;10-288 (even)	DM35	EH11
Lloyd Park and Aveling Park	Carr Road; 2-6 (even): Winns Terrace; 7-66 (all): Lloyd Park House; 1-12 (all): Forest Road; highway: Bedford Road 9-63 (odd)	DM35	EH12
Greenway Avenue Nature Reserve	Greenway Avenue: 87-115 (odd), 131a, Tennis Courts: Upper Walthamstow Road; 78-124 (even): Forest Rise; 102-109 (all)	DM35	EH13
Low Hall Conservation Area	Part of Low Hall Sports Ground, bounded by North Access Road, Dagenham Brook, Arena and Groundsman's houses.	DM35	EH14
Low Hall Sports Ground	South Access Road; highway, Forest Business Park, Units 17-34 (all): Argall Avenue; Leyton Industrial Village, Units 6-22 (all): Lee Flood Relief Channel: Wood on west bank of Dagenham Brook: Dagenham Brook	DM35	EH15
St John the Baptist's Churchyard	Chruch Lane; rear of 46 - 54 and highway: Kirkdale Road; rear of 20 - 28 and highway: Buildings of St John the Baptist's Church: Carpark of 829 to 837 High Road Leytonstone	DM35	EH16

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
St Mary's Churchyard	Goldsmith Road; rear of 2-8, highway; Church Road; highway, rear of 1-8 Almshouses, rear of 45 - 63: Crescent Road: rear of 1-17 and land between 17 and 23	DM35	EH17
Marsh Lane Playing Field	Dagenham Brook: Marsh Lane; highway: Orient Way; highway	DM35	EH18

Table 28.1

Schedule 29 - Local Nature Reserves

29 Schedule 29 - Local Nature Reserves

LOCATION	SITE BOUNDARIES	RELEVANT POLICY	MAP REF.
Ainslie Wood, Ropers Avenue, E4	Ainslie Wood Road; 112-128 (even); Rolls Park Road; 1-39 (odd); Cranston Gardens 1-59 (odd); Underwood Road; 38-42 (even); Woodside Gardens No. 46 only	DM35	LNR

Table 29.1

Schedule 30 - Locally Important Geological Site

30 Schedule 30 - Locally Important Geological Site

LOCATION	LANDED INCLUDED	RELEVANT POLICY	MAP REF.
Chingford Hatch (Larkwood)	Woodland forming the greater part of Larkwood Park, including Epping Forest land at rear of 36-41 (all) Mead Crescent.	DM35	GLA 5

Schedule 31 - Buildings of Importance to the Character of Town Centre Areas

31 Schedule 31 - Buildings of Importance to the Character of Town Centre Areas

PROPERTIES/LAND INCLUDED	RELEVANT POLICY
High Street; 7-17 (odd), 19-37 (odd), 39-65 (odd), 67, 145, 219-239 (odd), 2-24 (even), 78, 114, 184-200, Central Library, 230-234 (even)	DM28
Hoe Street; 184B, 186, 186A, 186B, 212-264 (even), 278-284 (even), 316-326 (even), 263-265 (odd), 269-277 (odd)	DM28
St. James's Street; 2-10 (even), 12-20 (even), 70-72 (even), 7-23 (odd), 23A	DM28
Markhouse Road; 2	DM28

Table 31.1

Glossary

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

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

Affordable Rented Housing - Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of local market rents.

Air Quality Management Area- an area declared by a local authority where it predicts that national air quality objectives will not be met.

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.

Appropriate Assessment- required where plans or projects that are not directly linked to the management of a Natura 2000 site (a Special Protection Area (SPA), Special Area for Conservation (SAC) or proposed SPAs and Ramsar sites) may have a significant effect on the conservation objectives and would ultimately affect the integrity of the site, as outlined in Article 6.3 of the Habitats Directive 92/43/EEC.

Area Action Plan - 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.

Blue Ribbon Network- includes the Thames, the canal network, the other tributaries, rivers and streams within London and London's open water spaces such as docks, reservoirs and lakes. It includes culverted (or covered over) parts of rivers, canals or streams.

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

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.

Brown roofs are similar to green roofs (See Living Roofs). When a brown roof is designed, the overriding aim is to encourage biodiversity. Brown roofs usually utilise local soil and spoil to provide the substrate for the roof, the roof will often initially be brown in colour. However, over time plant species will grow over this substrate and the end result will be a green-coloured roof.

Buffer Zone (Waterways)- an area of land adjacent to waterways identified to be kept free of any permanent structures.

Building Research Establishment Environmental Assessment Method (BREEAM)– the standard for assessing the sustainability and environmental performance of 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.

'Call-in' or Called-in Planning Application- The Secretary of State can "call in" certain planning applications that local authorities propose to approve. For example, where it may have wider effects beyond the immediate locality, significant regional or national controversy, or potential conflict with national policy. These will then be subject to a public inquiry presided over by a Planning Inspector who will make recommendation to the Secretary of State who will decide the application instead of the local planning authority.

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 Facilities- 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).

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.

Convergence - principle that regeneration of 2012 host boroughs will mean that within 20 years the communities within will have the same social and economic chances as their neighbours across London.

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.

Crossrail 2- Crossrail 2 (formerly known as the safeguarding Chelsea- Hackney Line) will link north east and south-west London. The route alignment is currently being considered by TfL.

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.

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.

Geodiversity – The range of rocks, minerals, fossils, soils and landforms.

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.

Green Chain - principally an ecological link that connects green spaces.

Green Corridor- accessible routes for people and wildlife.

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.

Green Roofs - See Living Roofs.

Greenway- network of mainly off-road routes which connect people and open spaces through links with other non-motorised users.

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.

Heat Island Effect- can also referred to as the urban heatisland effect and is an effect where the average temperature of an area is higher than nearby rural areas.

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.

Household Waste Recycling Centre (HWRC)– facilities to which the public can bring household waste, such as bottles, textiles, cans, paper, green waste and bulky household items/waste for free disposal.

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.

Intermediate Affordable Rent - Housing at prices and rents above those of social rent, but below market price or rents.

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.

Landfill– the deposit of waste onto and into land, in such a way that pollution or harm to the environment is prevented and, through restoration, to provide land which may be used for another purpose.

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 (LDD)- 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 Legacy Development Corporation (LLDC)- the Olympic Park Legacy Company (OPLC) should be reformed as a London Legacy Development Corporation, reporting directly to the Mayor and democratically accountable to Londoners

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.

London Plan Apportionment- allocates to each individual borough a given proportion of London's total waste (expressed in tonnes) for which sufficient sites for managing and processing waste must be identified within their Local Development Frameworks.

Lower Super Output Area- unit of geography used for statistical analysis matters such as deprivation. Typically smaller than ward level, usually covering an area of population of approximately 1500.

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.

Monitoring Indicators generally include three types of indicators: contextual indicators, output indicators and local indicators including significant effects indicators. Contextual indicators provide the background information of the Borough such as population, ethnic composition, crime statistics, local history/distinctiveness etc. Output indicators are used to measure policy targets. Some local indicators as significant effects indicators measure the significant effects of the plan or programme along with sustainability appraisal objectives. Some indicators reflecting cross-cutting issues (for example crime figures) provide valuable information to help identify any unintended and unforeseen consequences. Getting continual feedback from monitoring indicators will enable the Council to identify the necessary action to attain the desired outcomes.

Multi-Use Games Area (MUGA) - An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side soccer or netball.

Natura 2000 Network– the European network of protected sites established under the Birds Directive and Habitats Directive (includes SPA, SAC, Ramsar).

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 Legacy Supplementary Planning Guidance (OLSPG):The OLSPG clarifies the Mayor of London's priorities for the Olympic Park and the surrounding areas. It considers social and community infrastructure requirements, and sets out how the area around the Olympic Park can benefit from the legacy proposals. This document will also promote the further managed release of appropriate industrial sites for mixed use development. This Guidance will supersede the Lower Lea Valley Opportunity Area Planning Framework (LLV OAPF) where the two areas overlap when it is formally published by the Mayor following consultation.

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.

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.

Riparian- the riparian area refers to the interface between land and a river or stream.

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

Section 106 agreement- a legal agreement under section 106 of the 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- a wide variety of services that are essential to the sustainability and wellbeing of a community. This includes educational facilities, health services, sports and leisure facilities, libraries, jobs brokerage centres, community space and faith facilities, cultural facilities and meeting rooms, halls and pubs.

Social Rented Housing - Rented housing owned and managed by local authorities and registered social landlords, for which guideline targets rents are determined through the national rent regime.

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.

Source Protection Zone– area designated to protect groundwater.

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.

Strategic Industrial Location (SIL)- an industrial area identified in the London Plan as being of strategic importance for employment uses of a more industrial/ manufacturing nature than Borough Employment Areas.

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.

Swale- a long shallow channel which can be a natural or artificial landscape feature. Artificial swales can be used to manage water runoff, filter pollutants, and increase rainwater infiltration.

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.

