

Waltham Forest Local Plan



WALTHAMSTOW TOWN CENTRE AREA ACTION PLAN

Inspector's Post Hearing 'Additional Modifications'

March 2014



INTERPRETING AND TRANSLATION ASSISTANCE

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<p>অনুরোধক্রমে এই ডকুমেন্ট অথবা এর সারসর্ম অন্যান্য ভাষায়, বড় ছাপার অক্ষরে, ব্রেইল বা অক্লিপিতে, অডিও টেইপ বা বাজিয়ে শোনার কেসেটে অথবা অনুবাদ করে দেয়ার ব্যবস্থা করা যাবে। আপনার যদি এসব সেবাসমূহের প্রয়োজন হয়, তাহলে অনুগ্রহ করে আমাদের সাথে নীচের ঠিকানায় যোগাযোগ করুন।</p> <p style="text-align: right;">Bengali <input type="checkbox"/></p>	<p>ਇਹ ਪਰਚਾ ਜਾਂ ਇਹਦਾ ਖੁਲਾਸਾ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ, ਜਾਂ ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ, ਅਤੇ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ ਤਰਜਮਾ ਕਰਨ ਦੀ ਸਹੂਲਤ ਵੀ ਮਿਲ ਸਕਦੀ ਹੈ। ਜੇ ਇਹਨਾਂ ਸਹੂਲਤਾਂ ਦੀ ਤੁਹਾਨੂੰ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।</p> <p style="text-align: right;">Punjabi <input type="checkbox"/></p>
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<p>Ce document ainsi que son résumé sont disponibles dans d'autres langues, en gros caractères, en braille et sur support audio. Une version traduite peut également être obtenue sur demande. Pour obtenir l'un de ces services, veuillez nous contacter à l'adresse ci-dessous.</p> <p style="text-align: right;">French <input type="checkbox"/></p>	<p>یہ دستاویز یا اس کا خلاصہ دیگر زبانوں، بڑے حروف، یا آڈیو ٹیپ کی شکل میں دستیاب ہو سکتا ہے، یا درخواست کرنے پر ترجمے کی سروس دستیاب ہو سکتی ہے۔ اگر آپ ان سروسز تک رسائی حاصل کرنا چاہتے ہیں تو براہ مہربانی ہم سے نیچے دیے گئے پتے پر رابطہ کیجئے۔</p> <p style="text-align: right;">Urdu <input type="checkbox"/></p>
<p>Name _____</p> <p>Address _____</p> <p>_____</p> <p>_____</p> <p>Telephone No _____</p>	<p>CONTACT: Planning Policy Team Environment and Regeneration London Borough of Waltham Forest Sycamore House, Waltham Forest Town Hall Forest Road, Walthamstow, London, E17 4JF</p> <p>Telephone 020 8496 3000 Email: planning.policy@walthamforest.gov.uk Web site: www.walthamforest.gov.uk</p>

Purpose of this schedule:

This schedule contains the 'Additional Modifications' proposed to be made to the submitted Walthamstow Town Centre Area Action Plan. 'Additional Modifications' are considered to be minor changes to the Plan.

One of Waltham Forest Council's priorities is to regenerate Walthamstow Town Centre to make it a better place to live, work and enjoy life. The Council has prepared the Walthamstow Town Centre Area Action Plan and the documents sets out our plans, policies and proposals which will facilitate this regeneration and attract investment, jobs and growth into the town centre.

The Examination in Public of the Walthamstow Town Centre Area Action Plan was held on 17th December 2013. Following the hearing sessions and after considering all the comments and representations received on the AAP, the Planning Inspector assessing the Plan has proposed a schedule of 'Additional Modifications' to the Walthamstow Area Action Plan.

Note there is also an additional schedule of 'Main Modifications' to the AAP.

It is the Council's view that these 'Additional Modifications' (together with the 'Main Modifications') strengthen and improve the AAP's ability to regenerate Walthamstow Town Centre.

The modifications below are expressed either in the conventional form of ~~striketrough~~ for deletions and **bold** for additions of text.

The page numbers and paragraph numbering below refer to the Walthamstow Town Centre Area Action Plan - Proposed Submission – March 2013.

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Purpose of the Document

1 Purpose of the Document

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

Area Action Plan Boundary

2 Area Action Plan Boundary

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

How the Document has been Developed

3 How the Document has been Developed

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

Document Structure

4 Document Structure

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

Location and Local Context

4 Location and Local Context

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

History and Development

5 History and Development

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

Key Issues

6 Key Issues

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

Policy Context

7 Policy Context

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM1	Throughout	Throughout	References to policies in the Development Management Plan have been revised to reflect changes following independent examination of that Plan. This has no effect on the policy content of the Plan.	Update policy reference in line with adopted Development Management DPD	LBWF

Walthamstow Town Centre Vision and Objectives

8 Walthamstow Town Centre Vision and Objectives

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

Town Centre Neighbourhood

9 Town Centre Neighbourhood

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

High Quality Shopping, Business and Visitor Centre

10 High Quality Shopping, Business and Visitor Centre

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM2	37	Paragraph 10.2	Amend the fifth sentence of paragraph 10.2 as follows: Fourthly, venues such as the unique EMD Cinema and the Arcade Site which offer opportunities to develop a pan London regional visitor destination and evening economy offer.	Consistency in reference throughout the document.	LB Waltham Forest
AM3	38	Paragraph 10.3	Amend paragraph 10.3 to state: It is these factors that give Walthamstow its uniqueness and we will build on these factors to create a town centre with a unique and alternative retail, leisure and entertainment offer which has a wide ranging appeal.	Clarify the boarder attraction of the town centre	LB Waltham Forest
AM4	39	Paragraph 10.4	Amend 10.4 as follows: Good quality shops, restaurants, leisure and entertainment facilities and community uses will draw people into the town centre and are central to stimulating the local economy and redefining Walthamstow's image. Promoting the town centre as a desirable place to shop and spend time is fundamental to its rejuvenation and the improvement of the town's image and character.	Typing correction	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM5	39	Paragraph 10.5 last sentence	Amend 10.5 as follows: A2 Services are slightly overrepresented at 15.8% which is 6.3% above the national average.	For clarity	LB Waltham Forest
AM6	40	Paragraph 10.8 last sentence	Amend paragraph 10.8 as follows: Walthamstow has the capacity to accommodate approximately 234 ,000 sqm of new retail floorspace.	Amend floorspace figures for consistency throughout the document.	LB Waltham Forest
AM7	40	Paragraph 10.11 last sentence	Amend paragraph 10.11 as follows: The addition of approximately 250 new homes above will create additional footfall both during the day and the evening helping to sustain and revitalise this end of the High Street and the development of the St James Street Quarter which is naturally developing .	For clarity	LB Waltham Forest
AM8	40/41	Paragraph 10.14, last sentence	Amend paragraph 10.14 as follows: An extension to the west could improve the connections between the existing Shopping Centre and High Street and improve pedestrian access to Walthamstow bus and rail station and Queens Road rail station .	Clarity benefits to Queens Road Station	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM9	43/44	Paragraph 10.25, fifth sentence	Amend paragraph 10.25 as follows: In order to develop a “more than local significant” night-time economy cluster we will support night-time uses in both the 'Leisure and Entertainment Hub' and the 'St James Street Quarter' as they are considered to be the most appropriate locations for such uses given their excellent accessibility and nature of the existing uses.	Additional justification	LB Waltham Forest
AM10	44	Inert new heading after paragraph 10.26	New heading as follows: Cumulative Impact Policy (CIP)	Formatting	LB Waltham Forest
AM11	44	Paragraph 10.29, second sentence	Amend paragraph 10.29 as follows: The servicing arrangements to Selborne Walk Shopping Centre should be reviewed as part of any proposed redevelopment and Masterplan.	For clarity	LB Waltham Forest
AM12	45	Paragraph 10.33, second sentence	Amend paragraph 10.33 as follows: Furthermore, it is likely to increase the role of the market as a tourism destination in North London with regional appeal which would result in attracting more tourist expenditure into the local economy.	Consistency in reference throughout the document.	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM13	45	Paragraph 10.34	<p>Amend paragraph 10.34 as follows:</p> <p>In accordance with Development Management Policy DM23 - Tourism Development and Visitor Attractions we will also aim to develop tourism opportunities in order to develop a destination with regional appeal and build on the influx of tourists to East London as part of the Olympic legacy experience. Given its excellent transport links, the centre is an ideal location for new tourism uses such as hotels and visitor attractions. Hotels can play an important role in promoting a sustainable visitor economy and supporting local business needs. They encourage longer visits, generate expenditure within the town centre, support the evening economy and increase linkages to other tourism opportunities such the Arcade Site, EMD Cinema and William Morris Gallery. Building on the existing market offer, establishing the 'Leisure and Entertainment Hub' and 'St James Street Quarter', improving the quantity and quality of leisure and entertainment facilities and cultural offer will increase the attraction to tourists and visitors and help develop the tourism sector in the centre. In addition, DM23 seeks to resist the loss of tourist and visitor attractions.</p>	<p>Consistency in reference throughout the document.</p> <p>Unnecessary repetition of Development Management Policy.</p>	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM14	46	Paragraph 10.36, first sentence	Delete first sentence of paragraph 10.36 as follows: This is important not only in improving the quality of life of local residents but in raising the retail expenditure capacity available to support businesses in the town centre.	Unnecessary justification	LB Waltham Forest
AM15	46	Paragraph 10.37, last sentence	Amend paragraph 10.37 as follows: We would support the development of a BID a BID if one were developed.	Typing correction	LB Waltham Forest
AM16	42	Paragraph 10.22	Amend the 9 th sentence of paragraph 10.22 to states. “In order to support this designation, we will actively encourage leisure, entertainment, cultural (such as theatres) , restaurants and cafes to locate in this frontage....”	Clarify that theatre role would be supported in the leisure and entertainment quarter.	LB Waltham Forest

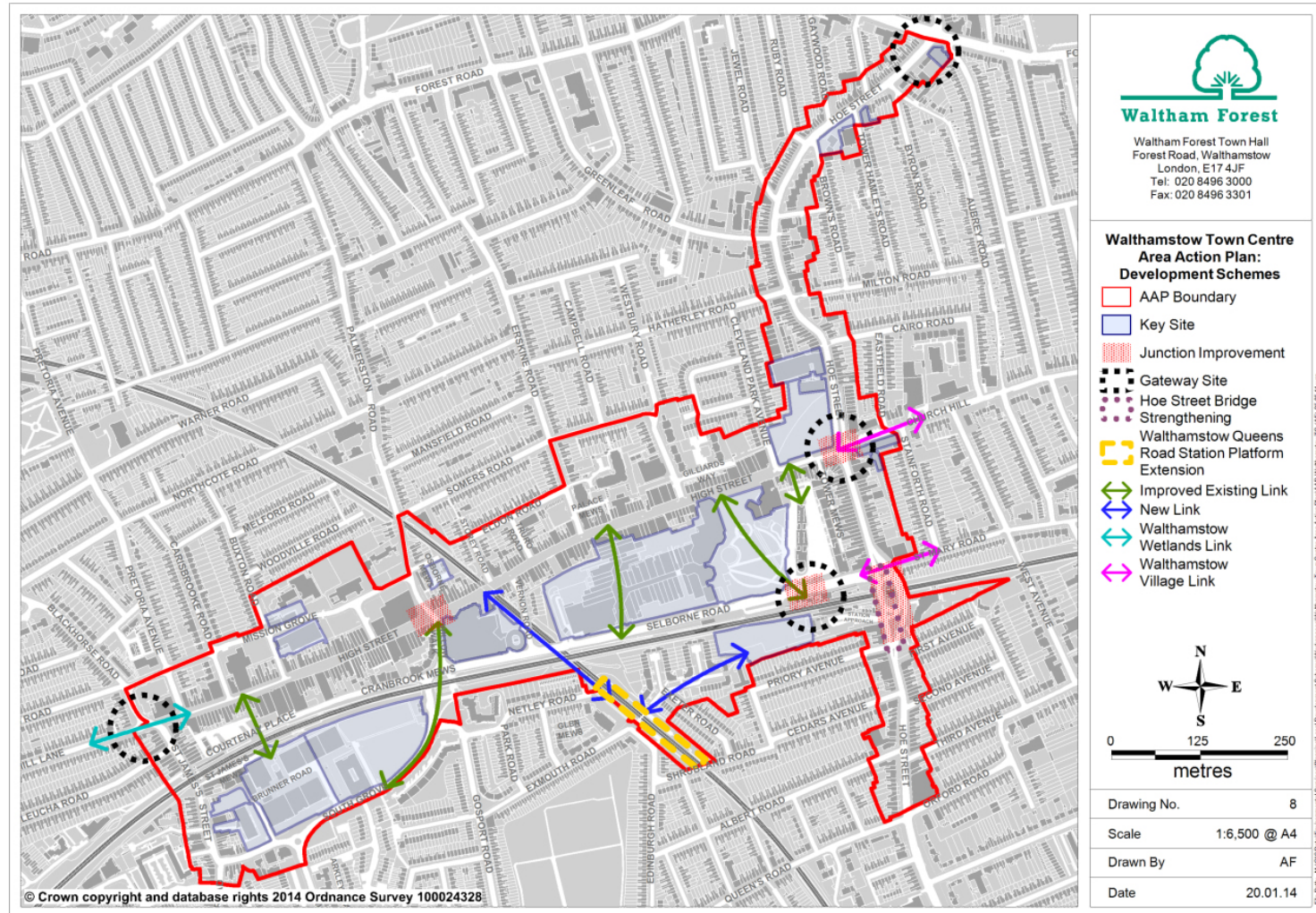
Movement and Accessibility

11 Movement and Accessibility

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM17	52	Paragraph 11.7, delete part of third sentence	<p>Delete of part of the third sentence in paragraph 11.7 as follows:</p> <p>The Council will seek funding from TFL for a 'Major Scheme' within the town centre. If successful, the Council intends to develop and consult on an integrated set of 'Better Streets' place making proposals to enhance the public realm, improve pedestrian and cycling accessibility and address congestion and road safety. The proposed scheme(s) should would complement similar public realm schemes at Wood Street and Leytonstone and contribute towards improving accessibility and connectivity, sustainable transport use and promoting economic growth.</p>	Unnecessary reference	LB Waltham Forest
AM18	56	Figure 11.2, amendments	<p>Amend figure 11.2 as follows:</p> <p>Include illustrations of 1) Traffic Management on Hoe Street, Selborne Road, South Grove and St James Street 2) Plaform extension at Queens Road 3) Bridge Strengthening at gyratory (see below)</p>	Mapping of transport proposals	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM19	54	Paragraph 11.13, delete heading and paragraph	<p>Delete paragraph 11.13 and heading as follows:</p> <p>Travel Plans and Transport Assessments</p> <p>In accordance with Development Management Policy DM14 – Co-ordinating Land Use and Transport, development proposals where there is expected to be significant transport impacts must be accompanied by a Transport Assessment and a Travel Plan. The Travel Plan should set out a range of actions to encourage safe, healthy and sustainable travel options. Measures will vary depending on site specific circumstances. We will seek that sustainable transport options are incentivised alongside the discouragement of private car use. Travel Plans should take a holistic view and consider a wide range of options to encourage sustainable transport options.</p>	Unnecessary repetition of Development Management Policy.	LB Waltham Forest

Map Map changes as described in AM18



Design and Place Making

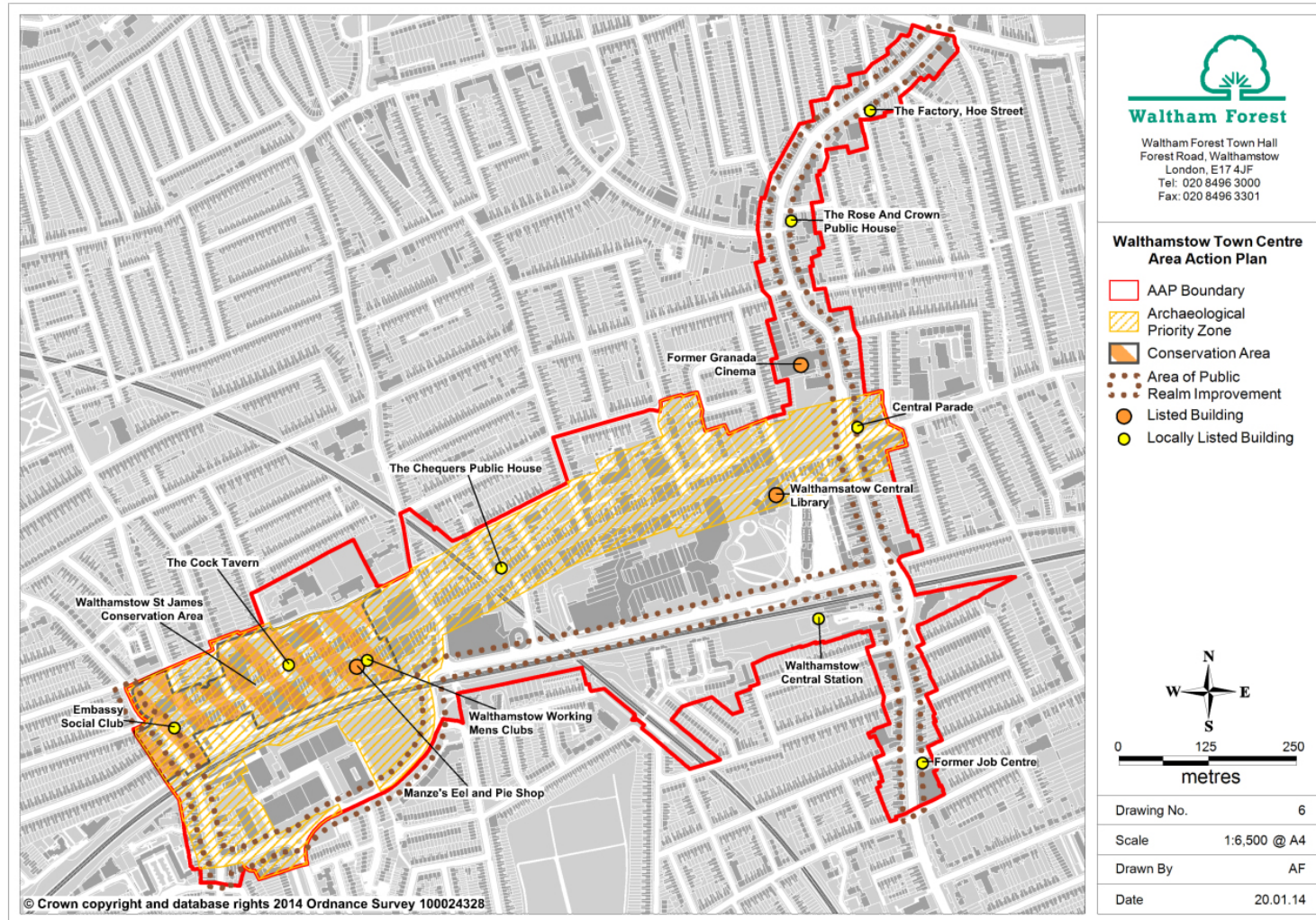
12 Design and Place Making

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM20	58	Paragraph 12.2, delete second sentence.	Delete second sentence of paragraph 12.2 as follows: We seek that development proposals give recognition to the town centre's unique characteristics and local context. -	Unnecessary repetition of Development Management Policy.	LB Waltham Forest
AM21	63	Paragraph 12.14, amend third sentence	Amend paragraph 12.14 as follows: Any extension or redevelopment of the shopping centre should improve strategic connections between both the existing Mall and the existing market and create new and/or improved pedestrian linkages to the nearby transit hubs, both rail and bus (see WTCP8 and 9) .	Additional referencing	LB Waltham Forest
AM22	63	Paragraph 12.16, amend second sentence	Amend paragraph 12.16 as follows: Active frontages will be sought on buildings surrounding the Town Square and Gardens. Uses such as cafés and speciality shops, whose shop fronts and outdoor seating will help to enliven and animate the square (see WTCP8 and 9) .	Additional referencing	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM23	69	Figure 12.3	Amend figure 12.3 as follows: Highlight Factory on Tower Hamlets Road as 'Locally Listed'.	Factual Update	LB Waltham Forest
AM24	59	Policy WTC9, delete part e	Delete part e of policy WTC9 as follows: Promote the restoration and improvement of existing buildings within the centre, such as through shop front improvements (see policy WTC11); -	Unnecessary repetition of policy WTC11	LB Waltham Forest
AM25	59	Policy WTC9, additional bullet point	Additional bullet point in Policy WTC9 as follows: Improve the external articulation of the Shopping Centre and its permeability and integrated in the town centre.	Bring policy which was in the justification into a policy	LB Waltham Forest
AM26	59	Policy WTC10, amend bullet point a	Amend bullet point a in policy WTC10 as follows: Conserve and enhance the centre's historic environment and heritage assets, including EMD Cinema, The Chequers Pub and Central Parade and ensure it is a key feature of the town centres regeneration.	Highlight examples of heritage assets in the town centre.	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.

Map Modifications as described in AM23



A Sustainable Centre

13 A Sustainable Centre

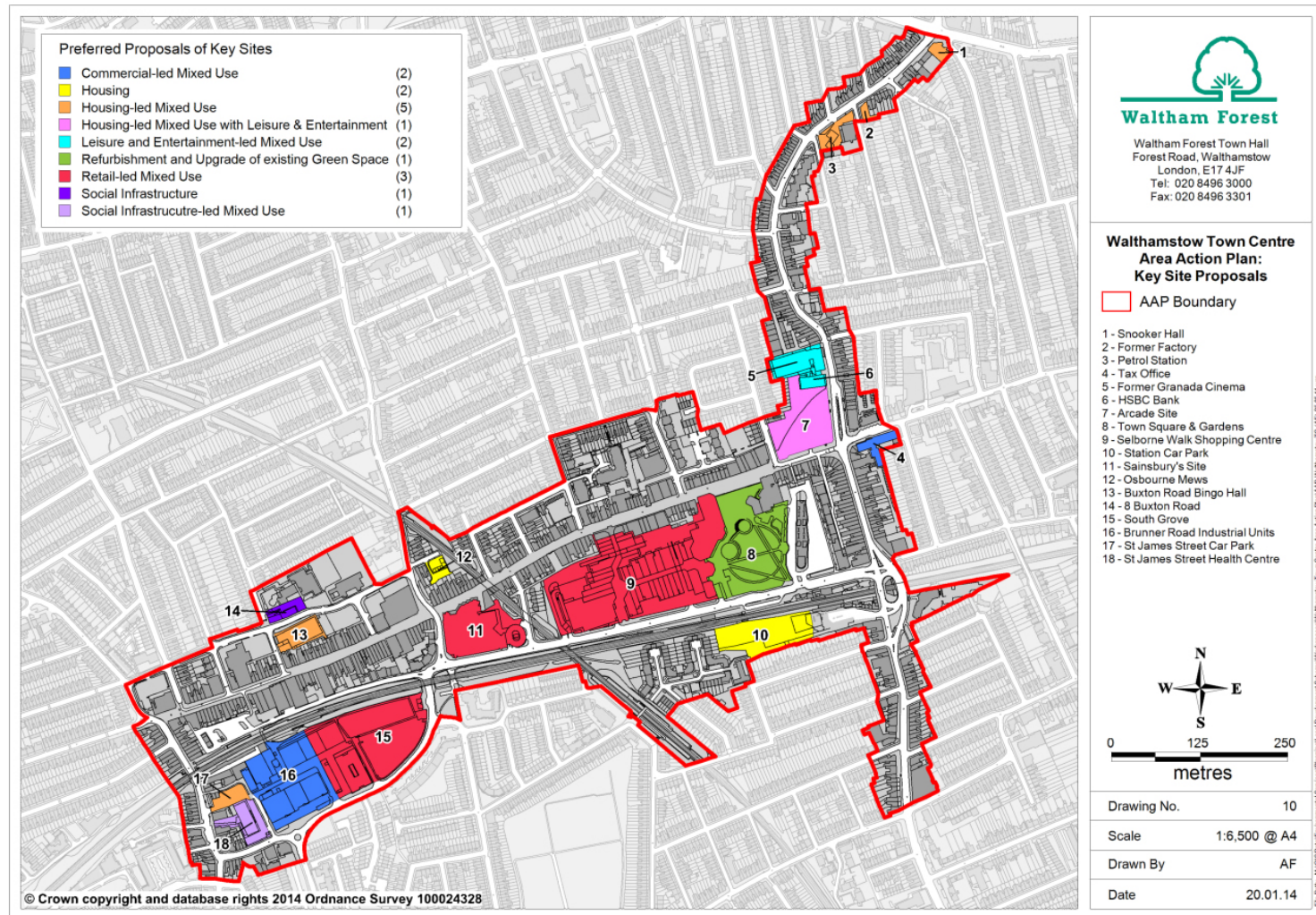
Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM27	72/73	WTC13 part a, delete	Delete part a of WTC13 as follows: Resist the loss of existing social infrastructure in the centre in accordance with DM18; -	Unnecessary Repetition of Development Management Policy	LB Waltham Forest

Key Opportunity Sites

15 Introduction

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM28	78	Paragraph 15.1, first sentence	Amend paragraph 15.1 as follows: This section sets out our policy proposals for the key 'Opportunity Sites.....	For clarity to make it clear that site proposals have policy weight	LB Waltham Forest
AM29	80 -136	Give a policy number to each Site Opportunity	Give a policy number to each Site Opportunity E.g. Opportunity Site 1 - Policy WTCOP 1	For clarity to make it clear that site proposals have policy weight	LB Waltham Forest
AM30	78	Paragraph 15.2, first sentence	Amend paragraph 15.2 as follows: Indicative development parameters e.g. Figures for either (or both) the number of homes or the amount of gross non residential floorspace have been proposed.	For clarity and consistency	LB Waltham Forest
AM31	80 -136	All floorspace references in Opportunity Site proposals	Include ' net ' after all floorspace figures in Opportunity Site proposals	For clarity and consistency	LB Waltham Forest

Map Modifications as described in AM23



16 Opportunity Site 1 - Snooker Hall at Junction of Hoe Street and Forest Road

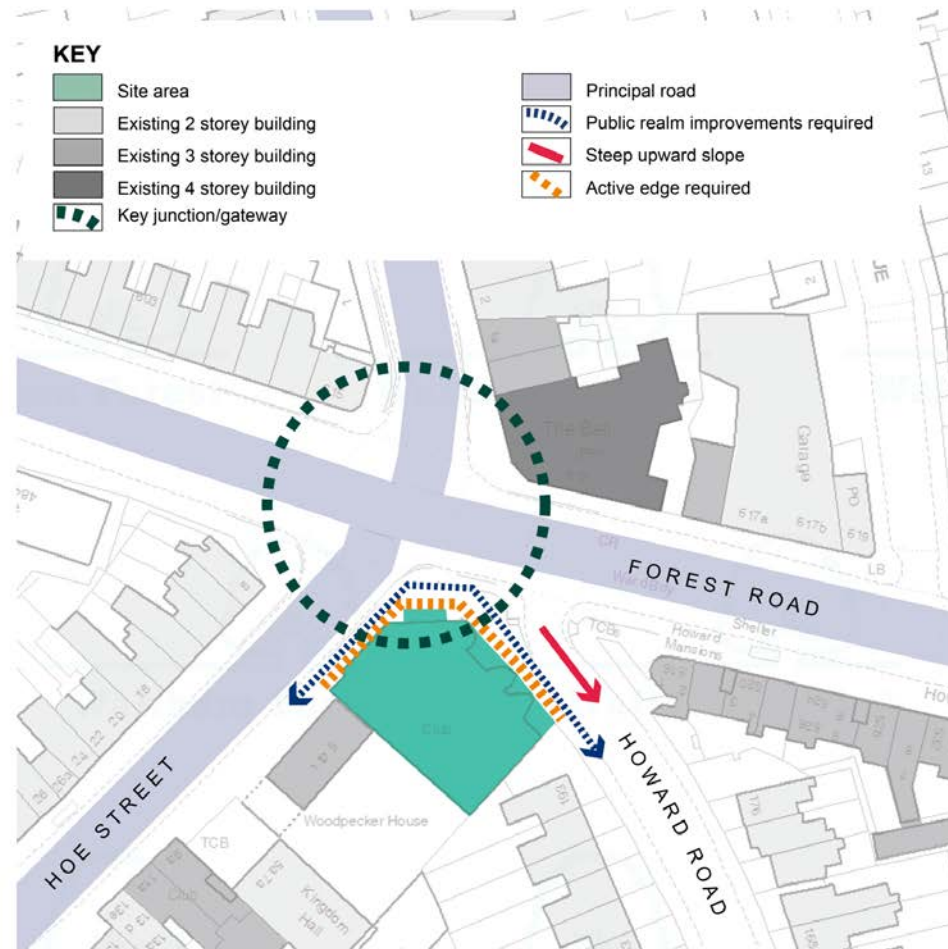
Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM32	80	Opportunity Site 1 - Planning History, delete first bullet point	Delete 'Planning History' as follows: 2008 – Refusal of a free standing telephone box (the proposal would constitute an inappropriate and incongruous feature that is detrimental to the visual amenity of the area).	Unnecessary inclusion	LB Waltham Forest
AM33	81	Opportunity Site 1 - Prominent Location, amend first sentence	Amend 'Prominent Location' paragraph as follows: The site is highly visible on a key junction (both Hoe Street and Forest Road are 'principal' roads), is a gateway into the town centre and therefore proposals would be required to exhibit the highest quality of architecture in terms of design, detailing and workmanship, and positively respond to local context and character.	Highlight its important location.	LB Waltham Forest
AM34	82	Opportunity Site 1 - Site map, map name change and insert new image	Amend title as follows: Opportunity Site 1 (see below)	For Clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM35	81	Opportunity Site 1 - Activity, amend second sentence.	Amend 'Activity' paragraph as follows: The commercial and social infrastructure use should be on the ground floor with residential uses on the upper floors.	Consistency with site proposals	LB Waltham Forest

Picture Modifications as described in AM34

Opportunity Site 1

Snooker Hall



17 Opportunity Site 2 - Former Factory Tower Hamlets Road

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM36	83	Opportunity Site 2 - Current Use, amend first sentence	Amend sentence as follows: Vacant factory Commercial	For clarity	LB Waltham Forest
AM37	83/84	Opportunity Site 2 - Building of Architectural Merit, amend first sentence	Amend Building of Architectural Merit paragraph as follows: The site is Locally Listed The existing building on the site is seen as a building of merit and should ideally be retained as part of proposals.	For clarity	LB Waltham Forest
AM38	85	Opportunity Site 2 - Site Plan, amend plan title name	Amend plan title as follows: Opportunity Site 2 Former Factory Tower Hamlets Road/Hoe Street	For clarity	LB Waltham Forest
AM39	83	Opportunity Site 2 - Proposed Use, amend first sentence	Amend Proposed Use sentence as follows: Housing led mixed use scheme including commercial use including live/work.	For clarity	LB Waltham Forest

Picture Modifications as described in AM38

Opportunity Site 2

Factory Tower Hamlets Road/
Hoe Street



18 Opportunity Site 3 - Former Petrol Station Hoe Street

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM40	88	Opportunity Site 3 - Site Plan, change tile	Change title of site plan as follows: Opportunity Site 3 Petrol Station Hoe Street	For Clarity	LB Waltham Forest

Map Modifications as described in AM40

Opportunity Site 3

Petrol Station Hoe Street



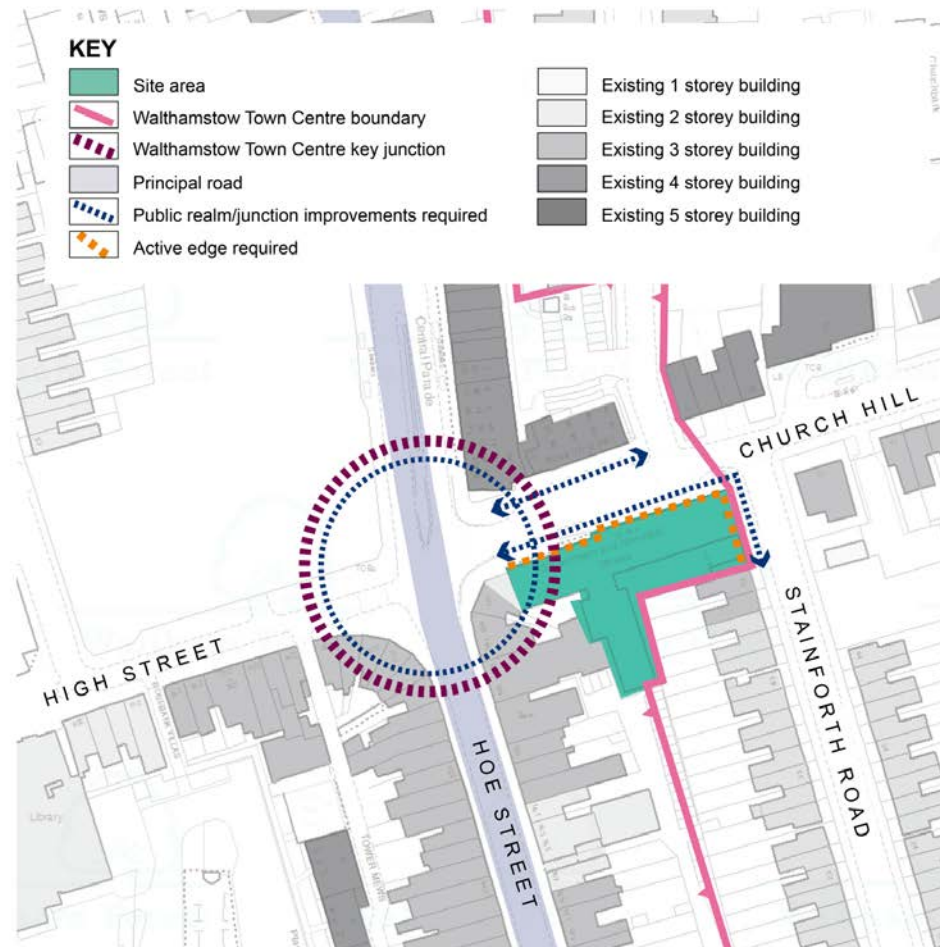
19 Opportunity Site 4 - Tax Office on Corner of Church Hill and Hoe Street

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM41	91	Opportunity Site 4 - Site Plan, amend title	Amend title as follows: Opportunity Site 4	For Clarity	LB Waltham Forest

Map Modifications as described in AM41

Opportunity Site 4

Tax Office



20 Opportunity Site 5 - EMD Cinema

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM42	92	Opportunity Site 5 - Planning History, amend paragraphs	<p>Amend Planning History paragraphs as follows:</p> <p>2002 - Refused - Change of use from cinema (use class D2) to conference centre/exhibition hall/public worship/advice centre with ancillary facilities including creche and library (use class D1). Internal alterations to listed building involving removal of partitions to form one auditorium area. This decision was subject to an unsuccessful appeal in 2003.</p> <p>2011 - Refused - Change of use of former cinema and the Victoria Public House to a mixed use development comprising of religious, community/assembly, café and retail uses (A1/A3/D1/D2 Use Classes) involving rear extensions at ground and upper floor levels to facilitate the provision of residential accommodation for staff, alterations and restoration of the Listed Building, alterations to front façade and elevations and associated plant, servicing and works. Internal and external alterations to listed building including limited demolition works, construction of rear extensions at ground and upper floor levels, alterations and restoration of the Listed Building, alterations to front façade and elevations and associated plant, servicing and works.</p> <p>2012 - Refused - Redevelopment proposals and associated alterations and works including change of use to mixed use development comprising religious, community, cinema, cafe</p>	For Clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			and retail uses (D1/D2/A3/A1 Use classes) with ancillary residential accommodation comprising two x 2 bed and three x 1 bed units.		
AM43	96	Opportunity Site 5 - Site Plan, amend title	Amend title as follows: Opportunity Site 5	For Clarity	LB Waltham Forest
AM44	94	Opportunity Site 5 - Heritage Asset, after sentence 9, add additional text.	Additional text to Heritage Asset paragraph as follows: Proposals should reinforce the qualities that make them significant so they can stimulate environmental, economic and community regeneration.	Relate to area wide policies	LB Waltham Forest
AM45	96	Opportunity Site 5 - Addition of a Site Plan	New site plan	For Clarity	LB Waltham Forest

Map Modifications as described in AM43 and 45

Opportunity Site 5
EMD Cinema

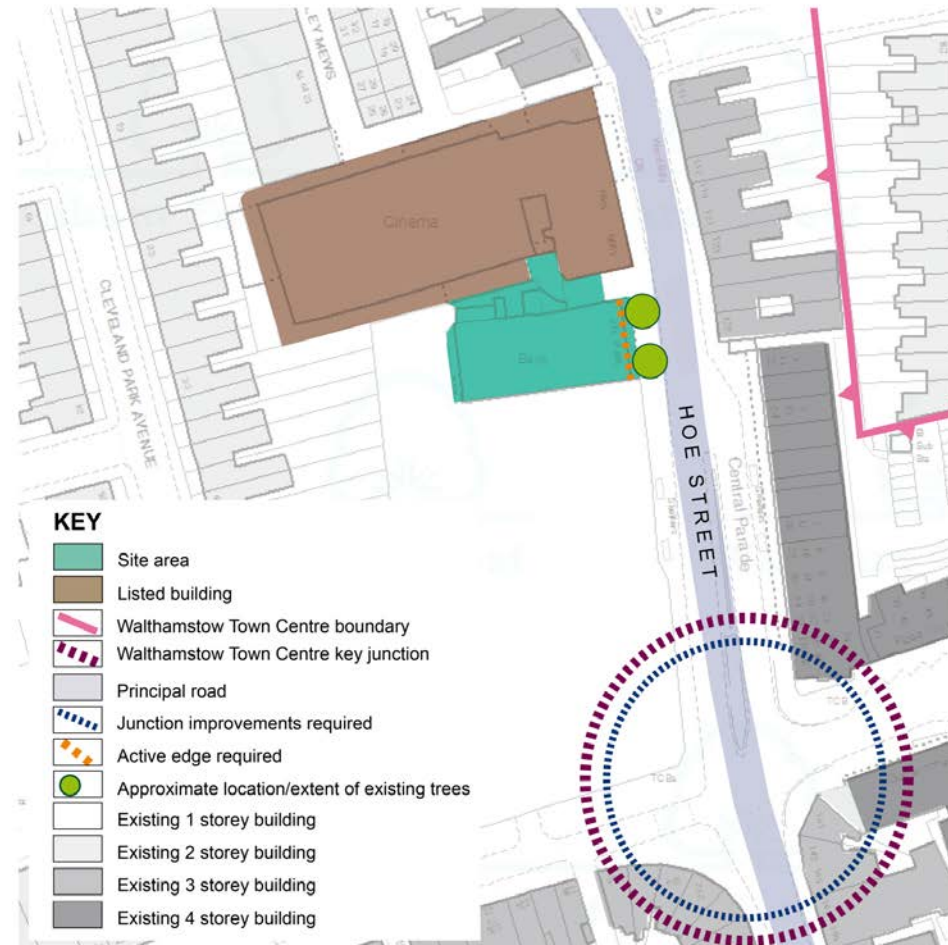


21 Opportunity Site 6 - HSBC Site

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM46	98	Opportunity Site 6 - Site Plan, amend title	Amend title as follows: Opportunity Site 6	For Clarity	LB Waltham Forest

Map Modifications as described in AM46

Opportunity Site 6
HSBC Site

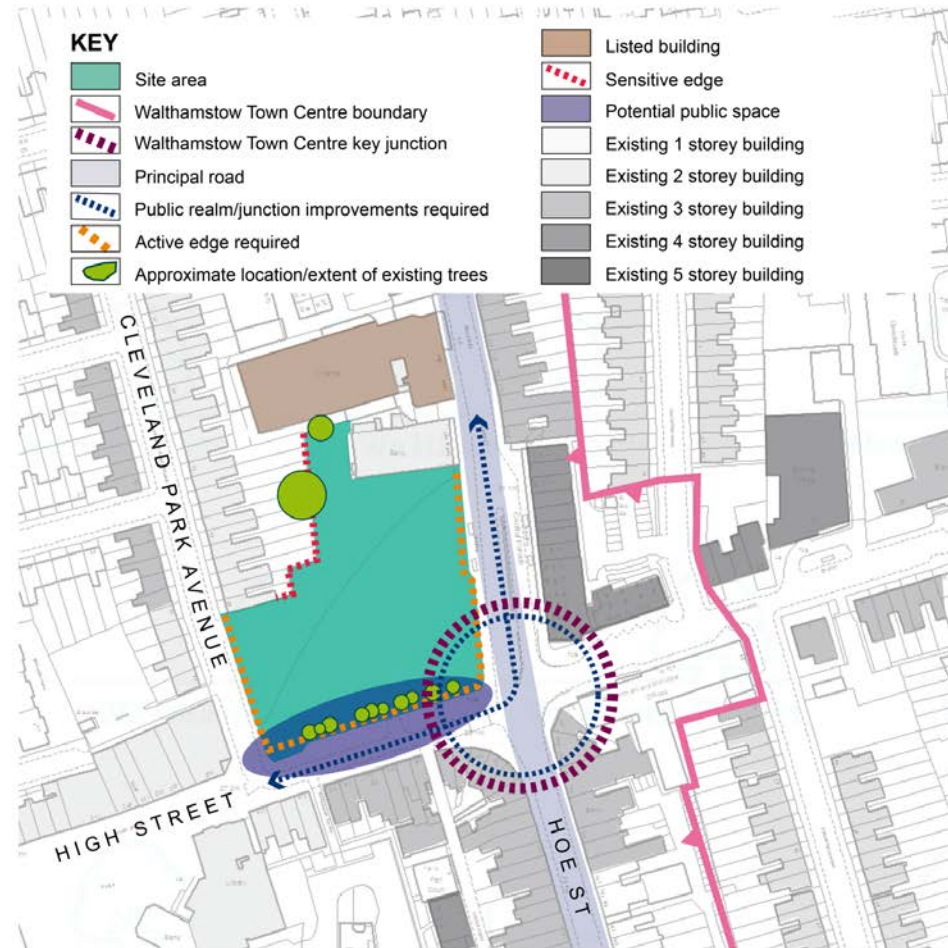


22 Opportunity Site 7 - Arcade Site

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM47	102	Opportunity Site 7 - Site Plan, amend title	Amend title as follows: Opportunity Site 7	For Clarity	LB Waltham Forest

Map Modifications as described in AM47

Opportunity Site 7
Arcade Site

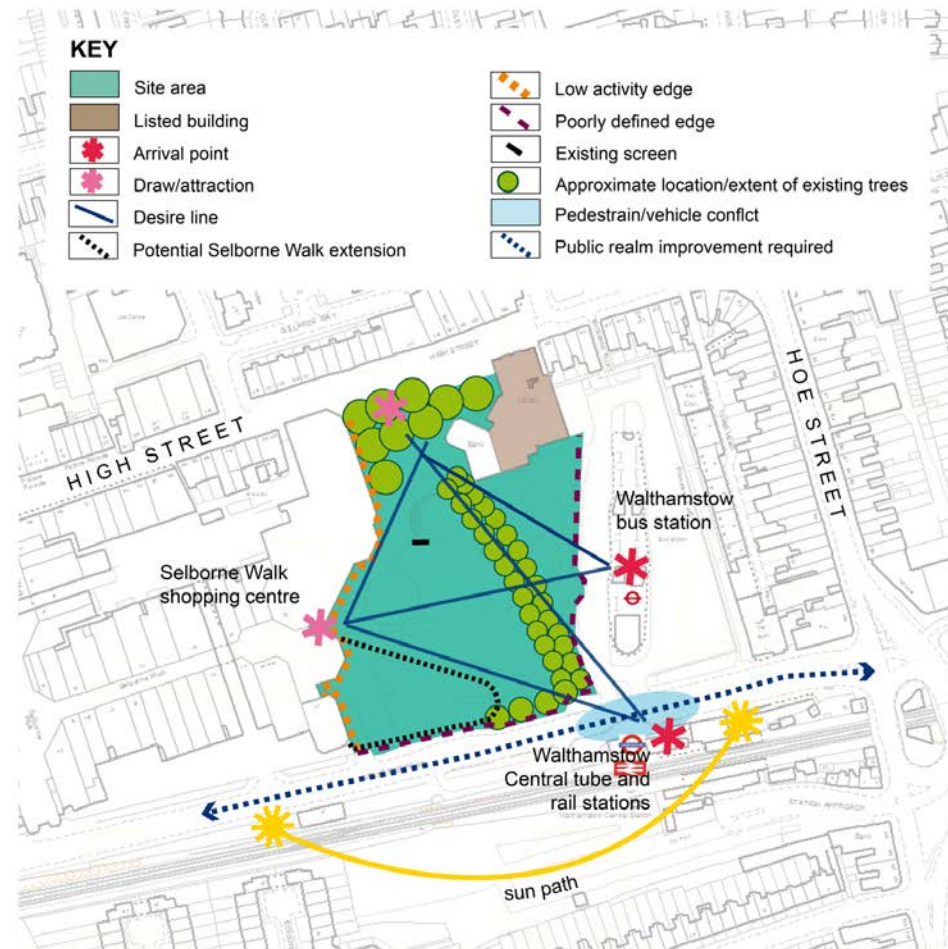


23 Opportunity Site 8 - Town Square and Gardens

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM48	103	Opportunity Site 8 - Context, third paragraph	Amend final sentence of Context paragraph as follows: The area of the Gardens proposed for potential extension is the area of the gardens least well used, and an area that MacCreanor Lavington Master Plan (2011) identified as a issue/ constraint due to the poor interface between Selborne Walk shopping centre and Selborne Road (see section X)	Typing correction	LB Waltham Forest
AM49	104	Opportunity Site 8 - Site Plan, amend title	Amend title as follows: Opportunity Site 8	For Clarity	LB Waltham Forest
AM50	104	Opportunity Site 8 - proposal, first sentence.	Amend final sentence of proposal paragraph as follows: Accommodation an extension to Selborne Walk shopping centre and improvement and enhancement of the remaining open space and accommodation of potential eastern extension to the shopping centre.	For clarity	LB Waltham Forest

Map Modifications as described in AM49

Opportunity Site 8
Town Square & Gardens



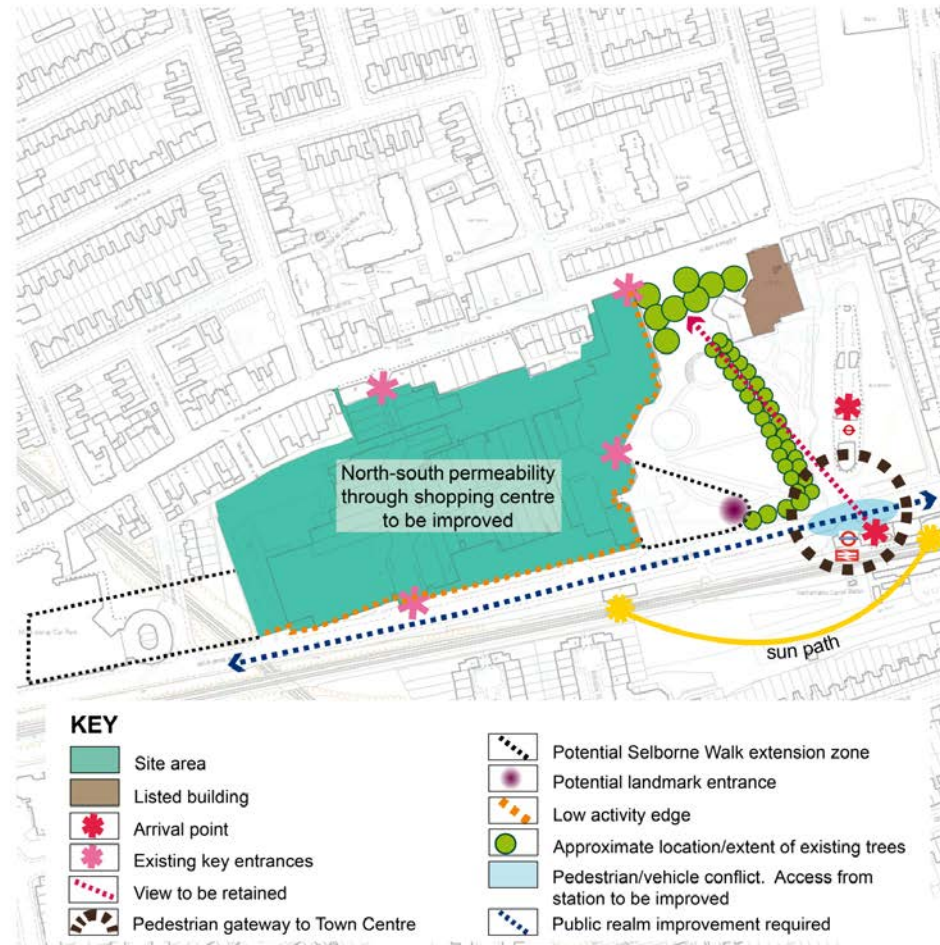
24 Opportunity Site 9 - Selborne Walk Shopping Centre

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM51	106	Opportunity Site 9 - Current use, first sentence	Amend Current Uses paragraph as follows: - Retail extension on the Town Square and Gardens. Shopping Centre.	For clarity	LB Waltham Forest
AM52	106	Opportunity Site 9 - Planning History, additional text	Add text to Planning History paragraph as follows: No recent major planning history	Factual Update	LB Waltham Forest
AM53	109	Opportunity Site 9 - Site Plan, amend title	Amend title as follows: Opportunity Site 9	For Clarity	LB Waltham Forest
AM54	109	Opportunity Site 9 - Site Plan, additional illustrations	Additional illustrations as follows: • Improved access to shopping centre	For Clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<ul style="list-style-type: none">• Permeability• New entrance/gateway		

Map Modifications as described in AM53 and 54

Opportunity Site 9 Selborne Walk Shopping Centre



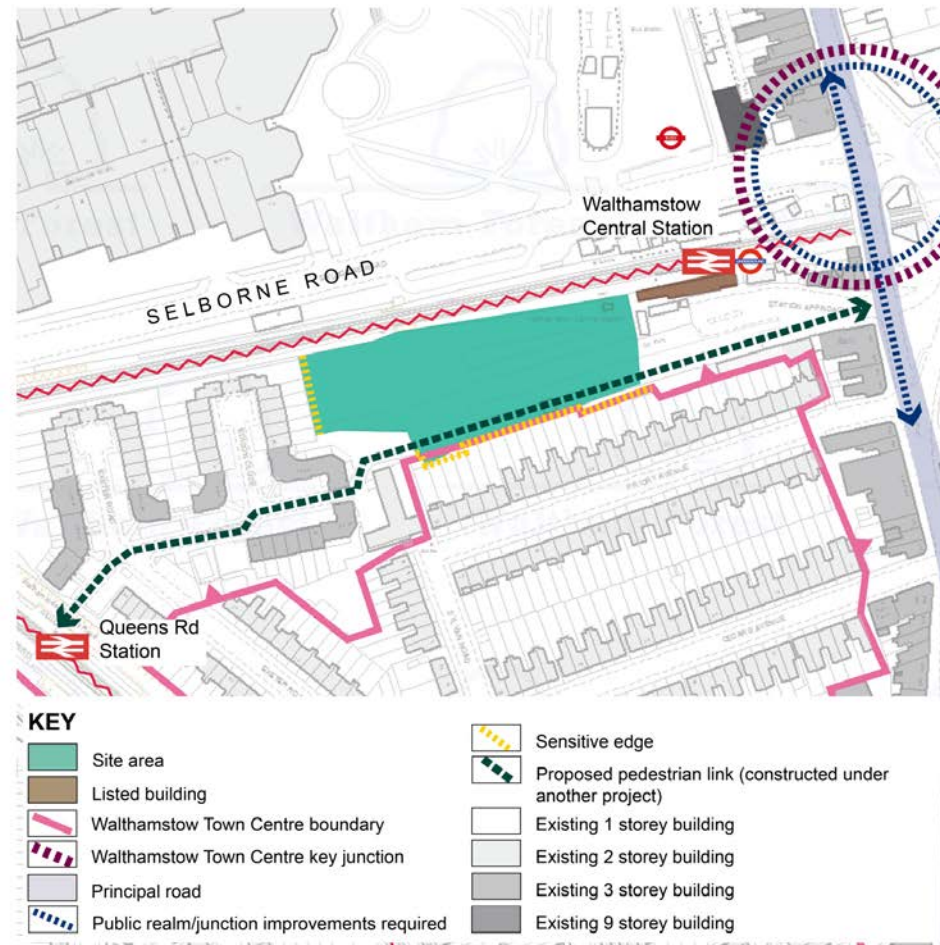
25 Opportunity Site 10 - Station Car Park Phase Two

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM55	110	Opportunity Site 10 - Context, additional text	Additional text to context paragraph as follows: The neighbouring site which fronts Hoe Street as planning permission for a mixed use development, comprising 69 residential unites, 99 room hotel , 472 sq.m. shops/office/restaurant, 39sq. m. taxi office, 42 sq.m. community / commercial space and. It is proposed to be 12 storeys in height.	Inclusion of recent planning history	LB Waltham Forest
AM56	112	Opportunity Site 10 - Site Plan, amend title	Amend title as follows: Opportunity Site 104	For Clarity	LB Waltham Forest

Map Modifications as described in AM56

Opportunity Site 10

Station Car Park

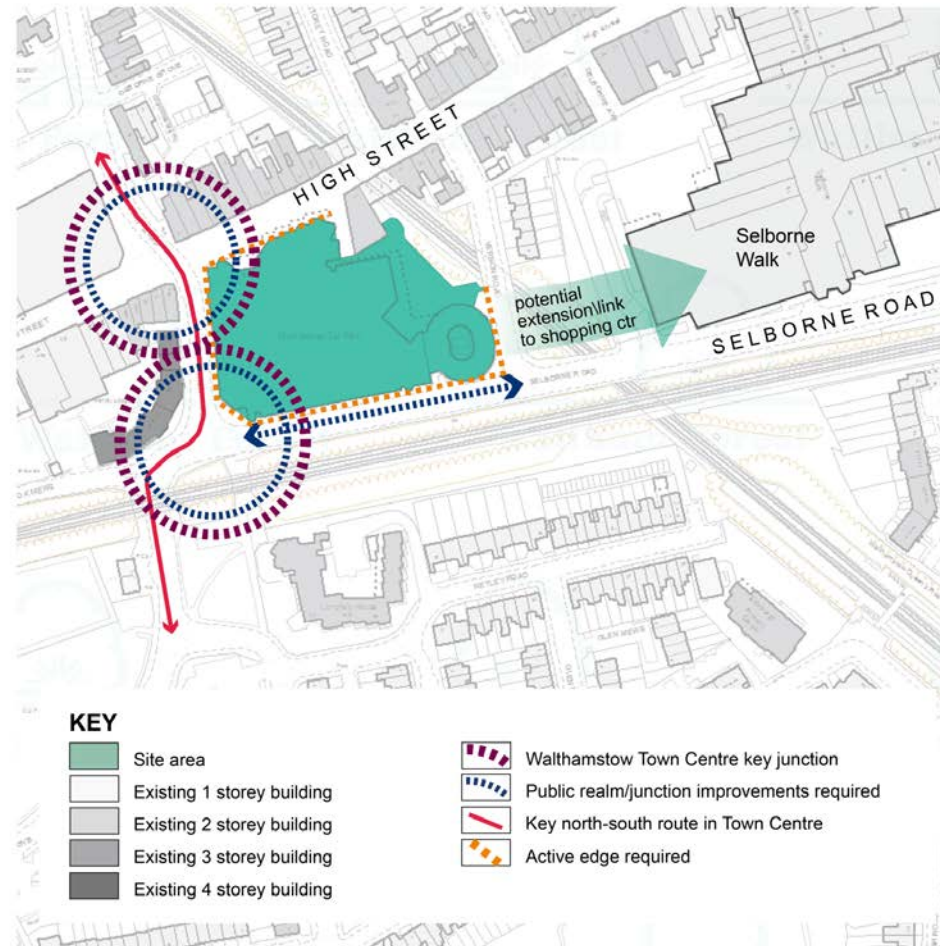
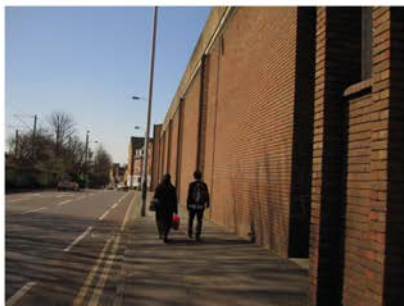


26 Opportunity Site 11 - Sainsbury's Supermarket

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM57	115	Opportunity Site 11 - Site Plan, additional illustration	<p>Additional annotation to Site Plan as follows:</p> <ul style="list-style-type: none"> Highlight junction improvements at Palmerston Road junction. 	For Clarity	LB Waltham Forest
AM58	115	Opportunity Site 11 - Site Plan, amend title	<p>Amend title as follows:</p> <p>Opportunity Site 1142</p> <p>-</p>	For Clarity	LB Waltham Forest

Map Modifications as described in AM57 and 58

Opportunity Site 11
Sainsbury's Site



27 Opportunity Site 12 - Osborne Mews

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM59	118	Opportunity Site 12 - Site Plan, amend title	Amend title as follows: Opportunity Site 1213	For Clarity	LB Waltham Forest

Map Modifications as described in AM59

Opportunity Site 12

Osborne Mews



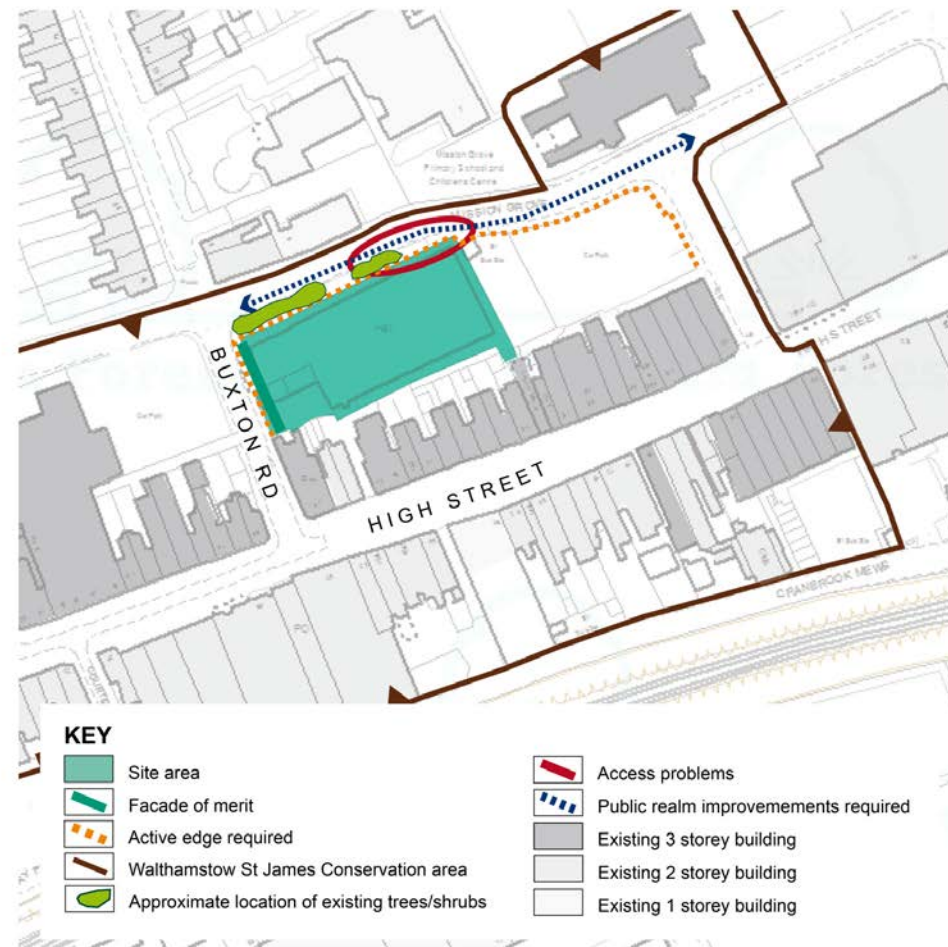
28 Opportunity Site 13 - Buxton Road Bingo Hall and Car Park

Additional Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Proposed Change	Justification	Source of change/Rep no.
AM60	119	Opportunity Site 13 - Current Use, amend first sentence	Amend first sentence of Current Use paragraph as follows: Vacant Bingo Hall	For Clarity	LB Waltham Forest
AM61	119	Opportunity Site 13 - Context, amend first sentence	Amend first sentence of Context Paragraph as follows: This site is within Walthamstow's centre and is the location of a vacant and derelict Bingo hall and Council owned car park. -	For Clarity	LB Waltham Forest
AM62	121	Opportunity Site 13 - Site Plan, amend title	Amend title as follows: Opportunity Site 1314 -	For Clarity	LB Waltham Forest
AM63	119	Opportunity Site 13 - Site Map, redraw site boundary excluding car park	Redraw site map as follows: Redraw site boundary excluding car park	For Clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM64	120	Opportunity Site 13 - Access, additional text	Amend additional text to end of Access paragraph: In addition proposals should improve links into the High Street.	Link to policy objective	LB Waltham Forest
AM65	121	Opportunity Site 13 - Site Plan, amend illustrations	Amend title as follows: <ul style="list-style-type: none"> Amend site boundary to exclude the car park. 	For Clarity	LB Waltham Forest

Map Modifications as described in AM62

Opportunity Site 13
Buxton Road Bingo Hall



Map Modifications as described in AM63



29 Opportunity Site 14 - 8no. Buxton Road

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM66	123	Opportunity Site 14 - Site Plan,	Amend title as follows: Opportunity Site 14	For Clarity	LB Waltham Forest
AM67	123	Opportunity Site 14 - Site Plan	Amend Site Plan as follows: Amend to focus on 8no Buxton Road	For Clarity	LB Waltham Forest

Map Modifications as described in AM66 and 67

Opportunity Site 14

8 Buxton Road



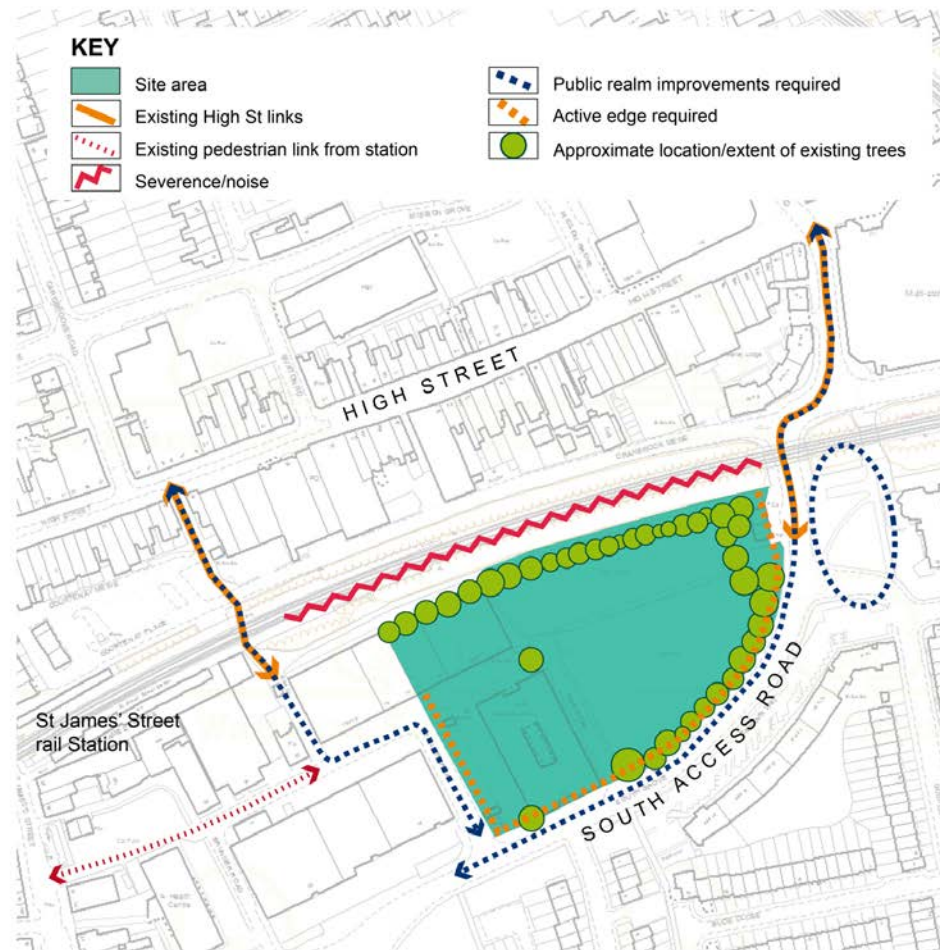
30 Opportunity Site 15 - South Grove

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM68	127	Opportunity Site 15 - Site Plan, include street plan	Include streets on Site Plan	For clarity	LB Waltham Forest

Picture Modifications as described in AM68

Opportunity Site 15

South Grove



31 Opportunity Site 16 - Brunner Road Industrial Units

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM69	130	Opportunity Site 16 - Site Plan, amend title	Amend title as follows: Opportunity Site 1617	For Clarity	LB Waltham Forest

Picture Modifications as described in AM69

Opportunity Site 16

Brunner Road Industrial Units

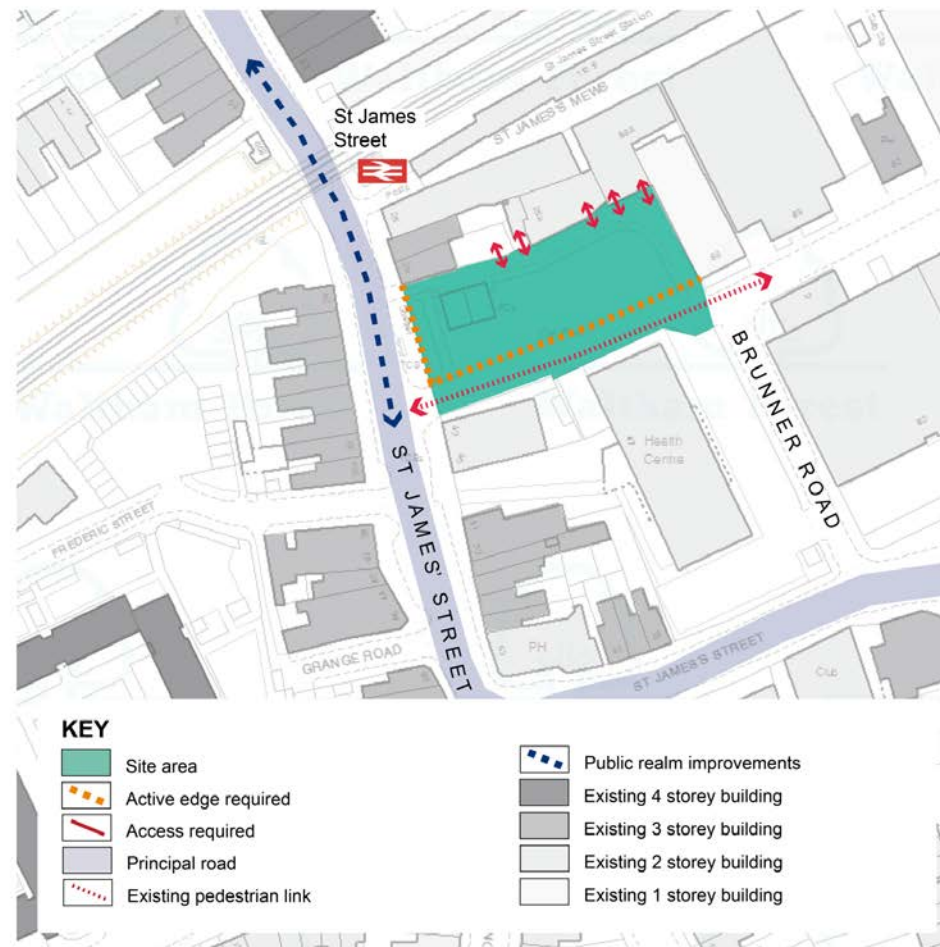


32 Opportunity Site 17 - St James Street Car Park

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM70	133	Opportunity Site 17 - Site Plan, amend title	Amend title as follows: Opportunity Site 17+9	For Clarity	LB Waltham Forest
AM71	133	Opportunity Site 17 - Site Plan, additional illustrations	Additional illustrations as follows: <ul style="list-style-type: none"> Public realm Improvements 	For Clarity	LB Waltham Forest

Map Modifications as described in AM70 and 71

Opportunity Site 17 St James' Street Car Park

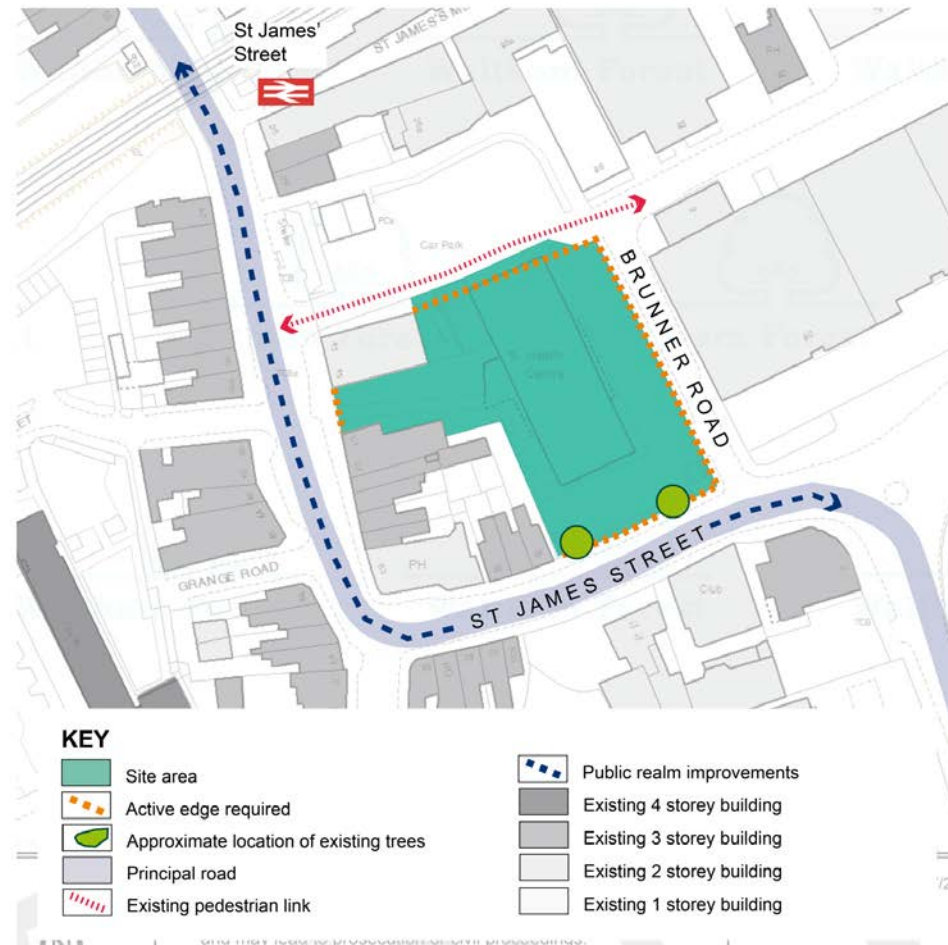


33 Opportunity Site 18 - St Jame Street Health Centre

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM72	136	Opportunity Site 18 - Site Plan, amend title	Amend title as follows: Opportunity Site 1820	For Clarity	LB Waltham Forest
AM73	136	Opportunity Site 18 - Site Plan, additional illustrations	Additional annotation to site plan as follows: <ul style="list-style-type: none"> Public Realm Improvements 	For Clarity	LB Waltham Forest

Map Modifications as described in AM72

Opportunity Site 18 St James Street Health Centre



Implementation and Monitoring

35 Implementation

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM74	142	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 1	Amend action as follows: Delivery of approximately 234,000 sq.m of additional retail floorspace.	Amend floorspace figures for consistency throughout the document.	LB Waltham Forest
AM75	142	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 5	Amend action as follows: Extension(s) to Selborne Walk Shopping Centre.	Typing correction	LB Waltham Forest
AM76	143	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 16	Amend action as follows: Establishment of a pan-London Regional leisure and entertainment visitor destination.	For clarity and consistency	LB Waltham Forest
AM77	144	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 19	Amend action as follows: Resist new Hot Food Takeaways, Betting Shop and Estate Agents within the centre.	For clarity and consistency	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM78	144	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 21 - Phasing column	Amend as follows: Short/Medium Long Throughout	For Clarity	LB Waltham Forest
AM79	144	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 22	Amend as follows: Delivery of approximately 3,800 10,000 sq.m of new employment commercial floorspace.	Amend floorspace figures for consistency throughout the document.	LB Waltham Forest

36 Monitoring

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM80	161	Monitoring table - SO1	<p>Amend as follows:</p> <p>Development of approximately 2344,000 Sq.m of net retail floorspace within the Major centre town centre.</p> <p>Increase in the amount of 'leisure floorspace' within the centre.Development of approximately 7,000 Sq.m of net leisure and entertainment floorspace within the AAP Area.</p> <p>Increase in the amount of restaurant and café use within the centre.</p> <p>Within the 'Cultural Quarter', no single retail unit to have a net floor area of 100 sq.m or above.</p> <p>Larger retail units (5400 sq.m and above) in the Eastern End of the High Street.</p> <p>No increase in the number of A5 units or A2 units to be permitted.</p> <p>No more than 30% of non retail uses with the primary shopping frontage.</p> <p>No more than 50% of retail uses within the secondary shopping frontage.</p>	Amend floorspace figures for consistency throughout the document.	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No non retail floorspace within the Selborne Walk shopping frontage.		
AM81	162	Monitoring table - SO2	Amend as follows: Development of approximately 243 ,000 Sq.m of net retail floorspace within the Major centre. Larger retail units (4500 sq.m and above) in the Eastern End of the High Street.	Amend floorspace figures for consistency throughout the document.	LB Waltham Forest
AM82	163	Monitoring table - SO3	Amend as follows: - Increase in the amount of 'leisure floorspace' within the centre. Development of approximately 7,000 Sq.m of net leisure and entertainment floorspace within the AAP Area. Increase in the amount of restaurant and café use within the centre. - Increase in the amount of 'leisure floorspace' within the centre. Development of approximately 6,000 Sq.m of net social infrastructure floorspace within the AAP Area.	For clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM83	164	Monitoring table - SO4	<p>Amend as follows:</p> <p>Up to 2,000 new homes to be built with the AAP area.</p> <p>Growth in mixed use residential development in the town centre.</p> <p>Higher density developments are concentrated near transport hubs.</p> <p>50% of new homes to be 3 bed or more in size.</p> <p>40% of intermediate housing to be shared ownership.</p> <p>All new build to be built to lifetime home standards.</p> <p>Residential (including HMOs) development on upper floors above retail units.</p> <p>Improved results of Building for life assessments undertaken for schemes of 10 units or above</p> <p>100% of major applications to include an urban design statement.</p> <p>Identified buildings of merit are retained and incorporated into development.</p> <p>All new housing to meet CABE "Building for Life" criteria.</p>	Clarity and unnecessary repetition of Core Strategy Development Management monitoring.	LB Waltham Forest

Appendices

Appendix 1 - Evidence Base

Appendix 1 - Evidence Base

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM84	172 - 176	Appendix 1	<p>Delete the following documents from appendix 1 as follows:</p> <p>Waltham Forest Needs and Market Assessment</p> <p>-</p> <p>Annual Population Survey</p> <p>-</p> <p>Waltham Forest Growth Area Programme of Development</p> <p>-</p> <p>Waste Strategy for England</p> <p>-</p> <p>Chingford to Stratford Appraisal</p> <p>-</p> <p>Promoting and Creating Built and Natural Environments That Encourage and Support Physical Activity</p> <p>-</p> <p>Eastern End Masterplan</p>	Delete unnecessary evidence	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>-</p> <p>Transport Hubs and Town Centres – Stage AB Proposals for Public Realm Improvement Works</p> <p>-</p> <p>Hoe Street Gyratory Improvements – Preliminary Designs</p>		
AM85	172 - 176	Appendix 1	<p>Add the following documents to Appendix 1 as follows:</p> <p>Waltham Forest Tree Strategy, LB Waltham Forest, 2010</p> <p>Heat Mapping Study, Parsons Brinckerhoff, 2011</p> <p>Climate Change Policy Viability Assessment, Arup, 2011</p> <p>Decentralised Pre-Feasibility Report, Parsons Brinckerhoff, 2011</p> <p>Housing Intensification in Seven South London Town Centres, Urban Studio and GVA Grimley, 2009</p>	Update new evidence	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Private Stock Conditions Survey, ORS, 2011</p> <p>Leucha Road Conservation Area Appraisal, LB Waltham Forest, 2006</p> <p>Waltham Forest Retail Frontage Review, LB Waltham Forest, 2012</p> <p>Annual Monitoring Report 2011/12, LB Waltham Forest, 2012</p> <p>Waltham Forest Tree Strategy</p> <p>Shaping Neighbourhoods: Play and Informal Recreation SPG, GLA, 2012</p> <p>Streetcar in Property Developments, Streetcar, 2010</p>		

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Draft London's Electric Vehicle Infrastructure Strategy, GLA, 2010</p> <p>Waltham Forest - Level 2 Strategic Flood Risk Assessment, Scott Wilson, 2011</p> <p>Waltham Forest Surface Water Management Plan, Capita Symonds, 2012</p> <p>The Sign of a Good Place to Live, Building For Life Partnership, 2012</p> <p>Guidence on Tall Buildings, English Heritage, 2007</p> <p>A Healthier, Fairer Waltham Forest, Waltham Forest NHS, 2010</p>		

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Joint Strategic Needs Assessment, Waltham Forest NHS, 2012</p> <p>London Office Policy Review, GLA, 2012</p> <p>Portas Review, Mary Portas, 2011</p> <p>Consumer Expenditure and Comparison Goods Floorspace Need in London, GLA, 2013</p> <p>Outer London Commission report: Mayor's Actions for High Streets, GLA, 2013</p> <p>Waltham Forest Shopfront Design Guide, LB Waltham Forest, 2013</p> <p>The Relevance of Parking in the Success of Urban Centres, London Council's, 2012.</p>		

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Drivers do not spend more, but they cost more: incentivising access to UK shopping centres by public transport and walking,</p> <p>The Means LLP, 2009.</p> <p>Open for Business Empty Shops on London's High Streets, GLA, 2013</p>		

Appendix 2 - Related Policy Reference

Appendix 2 - Related Policy Reference

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

Appendix 3 - Proposal Map Changes

Appendix 3 - Proposal Map Changes

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM86	Throughout	Appendix 3 and Throughout	Change any reference to "Proposals Map' to ' Policies Map '	Consistency with Planning Regulations 2012	LB Waltham Forest
AM87	186	Appendix 3	New entry in appendix 3 as follows: All identified Opportunity Sites will be included on the Policies Map	Clarity and consistency with Planning Regulations 2012	LB Waltham Forest

Appendix 4 - Discounted Sites

Appendix 4 - Discounted Sites

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		

Glossary

Glossary

Glossary

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed additional modification to this section		



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