

# Waltham Forest Local Plan



## WALTHAMSTOW TOWN CENTRE AREA ACTION PLAN

### Inspector's Post Hearing 'Main Modifications'

March 2014



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<p>Dokumenti apo përmbledhja e tij mund të sigurohen në gjuhë tjera, shtyp të madh, Braille, audiokasetë apo i përkthyer sipas kërkesës. Nëse ju keni nevojë për këto shërbime, ju lusim na kontaktoni në adresën e dhënë më poshtë.</p>	<p>આ અહેવાલ કે એનું સંક્ષેપ બીજી ભાષાઓમાં, મોટા અક્ષરોમાં, બ્રેઈલમાં, ઓડિયો ટેપ પર અથવા ભાષાંતર સેવા દ્વારા ઉપલબ્ધ થઈ શકે છે. જો તમને આ સેવાની જરૂર લાગે, તો કૃપા કરીને અમને નીચેના સરનામે સંપર્ક કરો.</p>
<p>يمكن توفير هذه الوثيقة أو ملخصها بلغات أخرى أو بالطباعة الكبيرة أو بلغة بريل أو على الشريط. ويمكن توفير خدمة ترجمة عند الطلب. وإذا احتجت من هذه الخدمات الرجاء الاتصال معنا على العنوان المذكور أدناه.</p>	<p>यह पर्चा या इसका संक्षेप अन्य भाषाओं में, बड़े अक्षरों में या सुनने वाली टेप पर माँग कर लिया जा सकता है, और अन्य भाषाओं में अनुवाद की सुविधा भी मिल सकती है। यदि आपको इन सुविधाओं की ज़रूरत है तो कृपया निम्नलिखित पते पर हमारे साथ संपर्क करें।</p>
<p>অনুরোধক্রমে এই ডকুমেন্ট অথবা এর সারসর্ম অন্যান্য ভাষায়, বড় ছাপার অক্ষরে, ব্রেইল বা অক্লিপিং, 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>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>我們可以按照您的要求向您提供此文件或其摘要的母語譯本、大字印刷版本、盲文版本、錄音帶或者提供其他翻譯服務。如果您需要以上服務，請通過以下的地址與我們取得聯繫。</p>	<p>İstekte bulunursanız, bu broşürü ya da broşürün özetinin Türkçesini size gönderebiliriz. Ayrıca broşürün iri harfli baskısı, görme engelliler için parmak ucuyla okunabilen Braille alfabesiyle yazılmış kabartma şekli ve ses kaseti de olup istek üzerine broşürün özetini sözlü olarak da size Türkçe okuyabiliriz. Bu hizmetlerden yararlanmak için aşağıda yazılı adresten bize ulaşabilirsiniz.</p>
<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>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 دیئے گئے پتے پر رابطہ کیجئے۔</p>
<p>Name _____ Address _____ _____ _____ 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  Telephone 020 8496 3000 Email: <a href="mailto:planning.policy@walthamforest.gov.uk">planning.policy@walthamforest.gov.uk</a> Web site: <a href="http://www.walthamforest.gov.uk">www.walthamforest.gov.uk</a></p>

# Purpose of this schedule:

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

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

It is the Council's view that these 'Main Modifications' (together with the 'Additional 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

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

## Area Action Plan Boundary

## 2 Area Action Plan Boundary

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

## How the Document has been Developed

### 3 How the Document has been Developed

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

## Document Structure

## 4 Document Structure

<b>Main Modification Ref Number.</b>	<b>Page No.</b>	<b>Policy/Paragraph/ Figure</b>	<b>Proposed Change</b>	<b>Justification</b>	<b>Source of change/Rep no.</b>
			No proposed main modification to this section		

## Location and Local Context

## 4 Location and Local Context

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

## History and Development

## 5 History and Development

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			No proposed main modification to this section		

## Key Issues

## 6 Key Issues

<b>Main Modification Ref Number.</b>	<b>Page No.</b>	<b>Policy/Paragraph/ Figure</b>	<b>Proposed Change</b>	<b>Justification</b>	<b>Source of change/Rep no.</b>
			No proposed main modification to this section		

## Policy Context

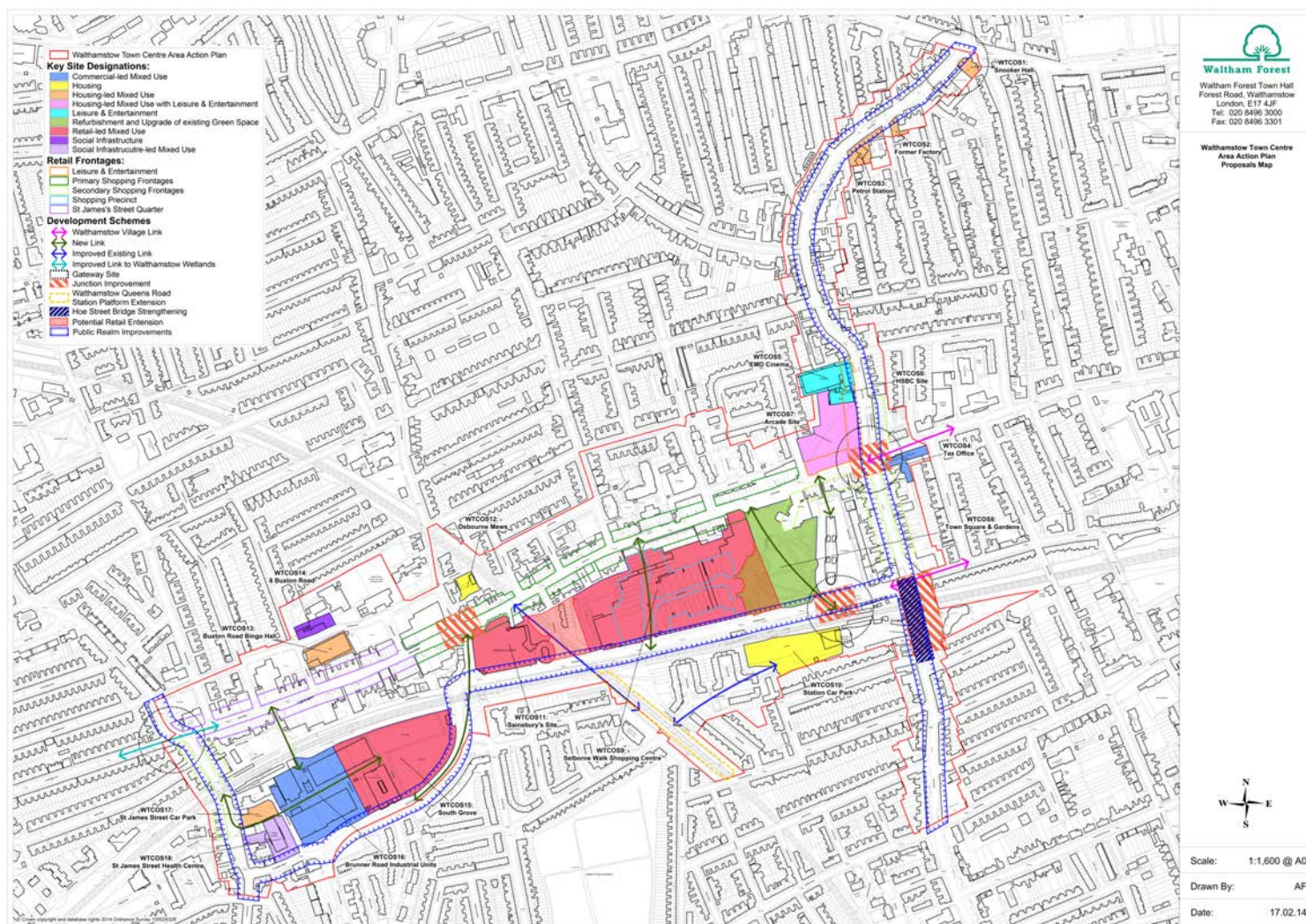
## 7 Policy Context

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

## Walthamstow Town Centre Vision and Objectives

## 8 Walthamstow Town Centre Vision and Objectives

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
MM1	Throughout 33	AAP objectives Paragraph 9.1 New area wide policies map	<p>Change the name of the 'Strategic Objectives' to '<b>Walthamstow Town Centre Area Action Plan Objectives</b>' Therefore the newly named objectives should be renumbered e.g. WTCO1 etc</p> <p>Add the following sentence after the first sentence of paragraph 9.1:</p> <p><b>The AAP is a key mechanism to enable the delivery of the aims and objectives of the Core Strategy.</b></p> <p>Include an 'Area Wide policies map after 'Strategic Objectives' box (see below)</p>	<p>Insert text to ensure it is clear the AAP will deliver the aims and objectives of the Core Strategy.</p> <p>Rename Strategic Objectives to ensure that they are not confused with other Local Plan Document Objectives.</p> <p>Provide a area wide polices map to provide a graphic representation of the plans and proposals in the town centre.</p>	LB Waltham Forest



## Town Centre Neighbourhood

## 9 Town Centre Neighbourhood

Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Detail of Proposed Change	Justification	Source of change/Rep No.
MM2	33/34/141	WTC2 - Part b  Paragraph 9.5  Paragraph 9.6  Paragraph 9.7  Paragraph 9.8  Paragraph 9.9  Additional table and paragraph after paragraph 9.5  Implementation Plan	<p>Delete part b of the policy WTC2 as follows:</p> <p>Encourage housing and HMOs above shops or on the upper floors of buildings, particularly along High Street and Hoe Street; and</p> <p>Amend paragraph 9.5 as follows:</p> <p><b>An increase in housing numbers and intensification</b> Housing-led mixed use developments <b>will create a critical mass and</b> add to the vitality of the town centre. Mixed use development <b>which includes retail and restaurants uses</b> will enhance the retail function of the centre, stimulate the evening/weekend economy, provide community uses and prevent 'dead' zones within the centre. <del>Where sites are proposed for mixed use schemes we will seek that the non residential uses are located on the ground and lower floors and that new homes be built above on the upper floors.</del></p> <p>Amend first sentence of paragraph 9.6 as follows:</p> <p><b>In accordance with policy CS2</b>, we will seek to make the most efficient and effective use of land in the centre. We will seek to optimise housing densities in accordance with the London Plan (2012) density matrix.</p>	<p>Given the 'proliferation' of HMOs in the town centre reference to HMOs in the policy (and amend the justification para 9.9) will be removed. This will also ensure the policy is consistent with other Local Plan policies.</p> <p>Link policy objectives in the AAP with related relevant policies in the Local Plan.</p> <p>Remove references such as in paragraph 9.8 as it repeats policy which is</p>	LB Waltham Forest

Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Detail of Proposed Change	Justification	Source of change/Rep No.
			<p>Walthamstow is a location where higher housing densities are considered to be acceptable. Housing densities should be appropriate to the character and context of the Walthamstow area and should protect the amenity of occupiers and surrounding properties. As a general rule, higher density development should be focused around the Walthamstow Central transport hub.</p> <p>Amend third sentence of paragraph 9.7 paragraph as follows:</p> <p>However, to ensure that Walthamstow develops as a mixed and balanced community, <b>where practical</b> the Council will seek to ensure that all housing developments within the centre <del>does</del> provide larger family homes (3 bed plus) on site in accordance with DM5 - Housing Mix.</p> <p>Amend paragraph 9.8 paragraph as follows:</p> <p>In accordance with CS2 and DM3, we aim to maximise the number of quality affordable homes <b>in the town centre</b> <del>by we will seek a tenure mix of 60% affordable/social rented and 40% intermediate housing.</del> In accordance with CS2, rents on affordable rented properties need to be 'significantly lower' than market housing rents. <del>Within the intermediate tenure it is the Council's preference for this to be in the form of Shared Ownership housing.</del> Shared ownership housing helps</p>	<p>already included in the adopted local plan and is thus unnecessary repetition.</p> <p>Add table and justification to demonstrate housing delivery over the Plan and five year supply.</p>	

Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Detail of Proposed Change	Justification	Source of change/Rep No.
			<p>people who cannot afford to buy a home outright. Through shared ownership residents buy a share of the property and pay a rent on the remaining share. Gradually, over time, a resident can buy further shares in the property until they eventually own the home outright. This will <b>seek to</b> increase home ownership opportunities within the centre, which in turn will reduce the level of population churn in the area. This will encourages community cohesion and stability. <del>Shared ownership homes must be affordable to residents in the borough who are in housing need.</del></p> <p>Delete paragraph 9.9 as follows:</p> <p>Within the centre much of the existing housing is above existing shops. Such housing can revitalise town centres, provide natural overlooking thus improving safety and security for people and provide additional customers for local businesses. <del>In accordance with DM6 – Dwelling Conversions, w</del>We propose to continue to support housing above shops either through the conversion of storage space above shops or through building new homes on top of existing buildings within the centre. <del>We will also support HMOs above shops in accordance with our overall strategy in relation to the management of HMOs in the borough.</del></p>		

Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Detail of Proposed Change	Justification	Source of change/Rep No.																																	
			<p>Implementation Plan - Town Centre Neighbourhood - Action 6</p> <p>Delete action 6</p> <p>Insert to following table and additional paragraph after paragraph 9.5 as follows:</p> <p><b>Table 1 – Housing delivery in WTC AAP</b></p> <table><tr><th rowspan="3">Site Type</th><th colspan="5">Net Capacity (No. of proposed units less demolished units)</th></tr><tr><th rowspan="2">Total</th><th colspan="4">Financial Year</th></tr><tr><th>2011 2014</th><th>2015 2019</th><th>2020 2024</th><th>2025 onwards</th></tr><tr><td>S i t e s designated in WTC AAP (large sites)</td><td>1599</td><td>121</td><td>504</td><td>674</td><td>300</td></tr><tr><td>S i t e s designated in WTC AAP (small sites)</td><td>113</td><td>0</td><td>113</td><td>0</td><td>0</td></tr><tr><td>Large sites not designated in the AAP but with its boundary</td><td>69</td><td>69</td><td>0</td><td>0</td><td>0</td></tr></table>	Site Type	Net Capacity (No. of proposed units less demolished units)					Total	Financial Year				2011 2014	2015 2019	2020 2024	2025 onwards	S i t e s designated in WTC AAP (large sites)	1599	121	504	674	300	S i t e s designated in WTC AAP (small sites)	113	0	113	0	0	Large sites not designated in the AAP but with its boundary	69	69	0	0	0		
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Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Detail of Proposed Change	Justification	Source of change/Rep No.												
			<table> <tr> <td>Small sites not designated in the AAP but with its boundary</td><td>274</td><td>148</td><td>31</td><td>47</td><td>48</td></tr> <tr> <td><b>Total</b></td><td><b>2055</b></td><td><b>338</b></td><td><b>648</b></td><td><b>721</b></td><td><b>348</b></td></tr> </table> <p>As it can be seen from table 1 above the majority of housing will be delivered on the identified Opportunity Sites within the AAP. In addition, units will be delivered through means such as the conversion of the space above shops and other smaller housing developments.</p>	Small sites not designated in the AAP but with its boundary	274	148	31	47	48	<b>Total</b>	<b>2055</b>	<b>338</b>	<b>648</b>	<b>721</b>	<b>348</b>		
Small sites not designated in the AAP but with its boundary	274	148	31	47	48												
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## High Quality Shopping, Business and Visitor Centre

## 10 High Quality Shopping, Business and Visitor Centre

Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Proposed Change	Justification	Source of change/Rep no.
MM3	38/46 40	Policy WTC3 part D  Policy WTC3 part F  Policy WTC3 part G  WTC3 new bullet point after part h and additional justification after paragraph 10.35  New paragraph after 10.23  Paragraph 10.12	Amend Policy WTC3 part D as follows:  <del>Resist the loss of any retail floorspace within the Selborne Walk 'Shopping Precinct';</del>  <b>For any floorspace within the The Selborne Walk 'Shopping Precinct' to change use from A1 retail the council will require the applicant to:</b> <ul style="list-style-type: none"> <li><b>* Demonstrate that the proposed use is capable of attracting a significant number of shoppers/visitors to the centre;</b></li> <li><b>* Demonstrate that there is an overriding need (as justified by evidence) for the proposed use or activity in the centre;</b></li> <li><b>* Demonstrate how the proposed use contributes to the Council's regeneration objectives, aspirations and priorities of Walthamstow Town Centre; and</b></li> <li><b>* Demonstrate how the proposed use will contribute to the vitality and viability and shoppers' experience of the shopping centre and Walthamstow town centre generally.</b></li> </ul> Delete part F of the policy as follows:  <del>Encourage the re-use of vacant units within the centre, particularly in the 'St James Street Quarter';</del>	Amendment to policy WTC3, part D to provide provide flexibility for loss of retail in the shopping precinct  Deletion of WTC3 part F as it cannot be controlled by a planning policy.  Amend WTC3 Part G to strengthen policy to resist further sub division of units.  Amend WTC3 Part h to strengthen policy to support the	LB Waltham Forest  Mr Shaun Hexter  wtcps8

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Amend part G of the policy as follows:</p> <p>Resist the sub-division of <del>larger</del> units within the Primary Shopping Frontage and <b>'Shopping Precinct'</b>; and</p> <p>New addition bullet point to policy WTC3 after h:</p> <p><b>Support the combining of units within the 'Shopping Precinct' in order to create 'larger' retail units in the town centre.</b></p> <p>New bullet point to policy WTC3 after h. as follows:</p> <p><b>The Council will support the development of small (200sq.m or less) storage and distribution units within St James Street Quarter and storage space within an existing unit, for the purposes of collection and distribution of online goods, in the primary and secondary shopping frontages.</b></p> <p>Additional justification after paragraph 10.35 as follows:</p> <p><b>Storage and Distribution</b></p>	<p>development of 'larger' units within the centre.</p> <p>New policy (and justification para 10.35) to respond to the changing retail/shopping patterns/trends towards more 'online' retail.</p> <p>Additional justification to demonstrate the Council's commitment to Independent Traders</p> <p>Amend para 10.12 to ensure consistency throughout the document.</p>	

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>In the UK less than half of retail spending now takes place on high streets. The U.K. Internet economy represented 7.2% of U.K sales. This share is likely to grow by about 10% annually and it is estimated that it will reach 10% of GDP by 2015. These changes in future retail demand provide an opportunity to broaden the role and function of Walthamstow town centre. The Council will therefore support uses such as 'click and collect' initiatives in the town centre to accommodate this changing demand. 'Click and Collect' initiatives are where items are ordered online and specified for collection at a designated specified location.</p> <p>Add a new paragraph after 10.23 to state:</p> <p><b>Independent Traders</b></p> <p>The Council seeks to support existing independent traders and to encourage new independent traders to locate within the centre. While Independent traders are welcomed throughout the town centre, the Council will actively encourage independent traders to locate on the Market and in the St James Street Quarter. In order to</p>		

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>support the development of the Market and St James Street Quarter (see paragraph 10.23) the Council will encourage independent traders to locate here in order to develop a distinct 'offer', improve the retail 'offer', add vibrancy and creating a unique identity.</p> <p>Amend paragraph 10.12 as follows:</p> <p>The second site is the existing Selborne Walk Shopping Centre located <b>in the heart of the centre and primary shopping frontage is designated as 'Shopping Precinct' frontage</b>. The Mall has indicated a legitimate need to expand in order to protect its market share. <del>The focus of retail will remain the eastern end of the High Street as it maximises the benefit from pedestrian movement from Walthamstow bus and train stations.</del></p>		
MM4	38/40 - 45	<p>Policy WTC4 part A</p> <p>Policy WTC4 part b i</p> <p>Policy WTC4 part c i</p>	<p>Amend policy WTC4 part A as follows:</p> <p>Develop Opportunity Sites identified and designated for leisure, entertainment and cultural uses in sections 16 - 33 to provide approximately 6–7,000 sq.m of new leisure, entertainment and cultural floorspace.</p> <p>Amend policy WTC4 part b i as follows:</p>	<p>Amend floorspace figures for consistency throughout the document.</p> <p>Amend policy to demonstrate further</p>	LB Waltham Forest

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		<p>Additional point to Policy WTC4 after part b i</p> <p>Policy WTC4 part c iii</p> <p>Additional point to Policy WTC4 after part c iii</p> <p>Policy WTC4 part c, add an additional bullet point.</p> <p>Additional policy after WTC4</p> <p>WTC4 b ii</p> <p>WTC4 c iv</p> <p>Paragraph 10.13</p> <p>Paragraph 10.17</p> <p>Paragraph 10.18</p> <p>Paragraph 10.19</p>	<p>Actively encouraging and <b>supporting</b> A3 and D2 uses within this frontage.</p> <p>Amend policy WTC4 part c i as follows:</p> <p>Actively encouraging and <b>supporting</b> A3, B1, <del>and</del> D2 and <b>social infrastructure uses</b> within this frontage.</p> <p>Additional point to Policy WTC4 after part b i as follows:</p> <p><b>The Council will resist A2 uses with this frontage.</b></p> <p>Amend Policy WTC4 part c iii as follows:</p> <p>Encouraging the development of smaller retail premises, <b>generally resisting the combining of any units</b> and requiring at least 80% of the retail provision units within this frontage to remain in unit sizes of less than 80 sq.m <b>or less in size.</b></p> <p>Additional point to Policy WTC4 after part c iii as follows:</p> <p><b>The Council will resist A2 uses with this frontage.</b></p> <p>Additional point to Policy WTC4 after part c iii as follows:</p>	<p>commitment to providing appropriate levels of social infrastructure within the town centre and resiting other uses such as A2 which are over concentrated within the town centre.</p> <p>Clarify and strengthen policy approach for 'smaller' units in the 'Cultural Quarter'.</p> <p>Strengthen any objective (WTC4 C iii) of the AAP by including it as a policy.</p>	

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
		<p>Paragraph 10.20</p> <p>Paragraph 10.21</p> <p>Paragraph 10.22</p> <p>New heading and paragraphs after paragraph 10.18</p> <p>Paragraph 10.23</p> <p>Paragraph 10.30</p> <p>Paragraph 10.31</p>	<p><b>Where business (B1) use is proposed within the 'St James Street Quarter', it should seek to encourage 'active frontages' and be in keeping with the street scene. Therefore, frontages to business uses should be in the style of a retail shop front.</b></p> <p>Amend paragraph 10.13 as follows:</p> <p><b>Any extension (or increase in retail floorspace inside the shopping centre) to the shopping centre</b> Such an extension would provide the opportunity to provide not only additional floorspace, but also provide larger retail units which will attract retailers with higher space requirements who are not able to locate within the centre as there are no suitably sized units currently within the primary shopping frontage <b>or 'Shopping Precinct'</b>. Both the Princess Foundation Masterplan (2007) and the MacCreanor Lavington and Gort Scott Masterplan (2011) explored the potential for expansion of the shopping centre.</p> <p>Amend paragraph 10.17 as follows:</p> <p>Due to the historical development of the centre, the nature of the size of retail units <del>is</del> <b>are</b> 'small'. While this has other positive impacts it can undermine retail development and</p>	<p>Strengthen policy on HFT to clarify that the HFT policy applies to the 'newly created' frontages in the AAP.</p> <p>Add further justification in relation to the 'over representation' of A2 uses in the centre.</p> <p>Include cross referencing to related policies in the Local Plan (including the London Plan) to further strengthen the approach.</p>	

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>quality as 'higher quality' <b>retail</b> multiple retailers do not have sufficiently sized units to allow them to locate within the centre. In order to improve the quality of the retail offer, we will require the provision of 'larger' modern retail units within any extension to 'Selborne Walk Shopping Precinct'. We consider a 'larger' retail unit to be of 400 sq.m or more. The provision of 'larger' modern units will provide 'higher end' retailers with sufficiently size units to be able to locate within the town centre. In addition, in order to maintain sufficiently sized units we will protect the existing 'larger' retail units within the centre by resisting the sub -division of 'larger' units <b>and support the combining of 'smaller' units within</b> the 'Primary Shopping Frontage' <b>and Shopping Precinct</b>.</p> <p>Add the following sentence to the end of the paragraph 10.18 as follows:</p> <p><b>This masterplan should particularly address servicing arrangements and improvements to the permeability and access ability in the town centre.</b></p> <p>New paragraph after 10.18 as follows:</p> <p><b>Diversification of Uses</b></p>		

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>It is widely accepted that high streets aren't just about shopping. They need to accommodate and provide space for other uses and activities. We want to create a town centre that people choose to use. Success on this front will rely on creating people friendly public realm and on updating and inventing a supportive economy of civic and cultural infrastructure and attractions. We seek to promote the centre for uses such as educational, recreational and cultural. Diversifying the uses on or near the High Street will broaden the appeal of the centre and give people more reasons to visit and use the centre on a day to day basis.</p> <p>Amend the paragraph 10.19 as follows:</p> <p><del>We aim</del><b>In order</b> to build upon the existing level of retail floorspace and <del>will aim to</del> upgrade and improve the overall quality of the retail offer in an effort to strengthen and improve Walthamstow's regional market positioning and it's overall market share. <b>In accordance with policy CS14 and DM26</b>, we will continue to maintain a balance of uses within the centre through strong management of the Primary and Secondary Shopping Frontages. Figure 10.3 sets out the shopping frontage designations. There are a number of retail units located on the periphery of the centre (outside of the retail frontages). These retail units draws retail activity away</p>		

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			<p>from the retail core of the centre broadening the retail focus of the centre. We will actively seek to encourage these uses to relocate within the <b>designated</b> shopping frontages within centre. We will do this by marketing and promotion of sites to local businesses as they come forward. In addition, to further focus <del>the retail</del> <b>within the</b> core of the centre, the ground floor shop frontages located within the current Selborne Walk Shopping Centre is designated as a 'Shopping Precinct'. The Selborne Walk Shopping Centre is a purpose built shopping centre and as such and we will resist the <b>permanent</b> loss of any retail floorspace within the designated frontage of the 'Shopping Precinct'. <b>Proposals for A3Non retail</b> units such as restaurants should continue to be located on the upper floor <del>or in a dedicated section (food court)</del>. <b>In the 'food court' area.</b></p> <p>Amend the final sentence of paragraph 10.20 as follows:</p> <p>The further diversification of the economy will broaden the local economy and <b>increase the number</b> and range of job opportunities within the centre.</p> <p>Amend the first sentence of paragraph 10.21 as follows:</p> <p><b>In accordance with the London Plan</b>, we aim to develop Walthamstow as a regional visitor destination with a 'more than locally significant night-time cluster'.</p>		

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Amend the paragraph 10.22 as follows:</p> <p>The Arcade, EMD Cinema and HSBC sites are offers an unrivalled and unique opportunity to develop <del>the town centre</del> as a <b>regional</b> visitor destination given the fact they are located in extremely close proximity to one another and are close to the transport hub of Walthamstow Central. It is our ambition that the uses on these sites should have synergy and a complementary offer to each other. The combination of these schemes will act as the catalyst for the regeneration of the area through generating increased visits, footfall and spend in the town centre and making Walthamstow a more desirable place to live as the leisure offer is improved and increased. <b>As stated in the policy 7.9 of the London Plan (2011), regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can stimulate environmental, economic and community regeneration.</b>The EMD Cinema is critical to regenerating the town centre,developing a regional appeal and attracting large numbers of people from all parts of London and elsewhere. Firstly, the EMD Cinema has an exceptional interior, which would provide a magnificent atmosphere for entertainment if restored. Secondly, the building has the capacity to adapt to meet modern requirements and, in so doing, create an attractive facility that mixes historic with contemporary. Thirdly, the building also offers a unique experience as it is the only place in Britain where it is possible to regularly see cinema in a largely</p>		

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>unaltered 1930s super cinema, an experience that was a dominant part of cultural life of London and the rest of the country for about four decades (Geddes 2012). In order to support the development of this location as a regional visitor destination, we <del>will</del> have designated frontages as a 'Leisure and Entertainment Hub' (10.3). In order to support this designation, we will actively encourage <b>and support</b> leisure, entertainment, cultural, restaurant and cafés uses to locate in this frontage (see proposals WTCP 5,6,7). We will further support this designation by allowing no less that 30% of the frontage to be for retail (A1) uses.</p> <p>Amend the paragraph 10.23 as follows:</p> <p><b>The Council seeks to support existing independent shops and to encourage new independent shops to locate within the centre.</b> We also seek to establish a 'St James Street Quarter' at the western end of the High Street. This area of the High Street already has a significant number of existing independent traders, restaurants, cafés and ethnic food shops and is a Conservation Area (figure 10.2). Establishing the 'St James Street Quarter' will bring added vibrancy and a different offer to this part of the centre creating its own identity. In order to support the development of this end of the High Street we will designate this area as the 'St James Street Quarter'. In order to support this designation, we will actively encourage</p>		

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			<p><b>and support</b> cultural uses, small start up businesses (B1) and restaurant and cafes uses to locate in this frontage. We will further support this by designation by allowing no less than 30% of the frontage to be for retail (A1) uses. Business uses can further support the development of the 'St James Street Quarter' by creating commercial activity and a creative element. <del>Where business use is proposed within the 'St James Street Quarter', it should seek to encourage 'active frontages' and be in keeping with the street scene. Therefore, frontages to business uses should be in the style of a retail shop front. See our Shop Front guidance for further information.</del> In addition, in order to maintain its unique character, <b>support independent retailers/business owners</b> and maintain the areas diversity, we will seek to protect and <del>provide</del><b>support</b> small unit sizes in this <del>designation area</del>. The agglomeration of units <del>will</del><b>can</b> seriously erode the diversity of offer and the nature of the area and as such <b>we will generally resist the combining of units in this area</b> and seek to ensure that 80% of units within this frontage are no larger than 80 sq.m. In addition, we will encourage the development of smaller units in this area. The St James Street Quarter will be further supported by the incorporation of niche stalls and traders within the market at this end of the market on the High Street. In addition, the South Grove development will create additional footfall both during the day and the evening helping to sustain and add the vitality and viability of the end of the High Street. <b>We will seek to ensure that access and permeability from South Grove to the High Street is greatly improved. We</b></p>		

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			<p><b>will also seek funding sources to further preserve and enhance the conservation areas at this end of the High Street.</b></p> <p>Amend heading before paragraph 10.31 as follows: Hot food Takeaway, <b>Estate Agents</b> and Betting Shops</p> <p>Delete last sentence of paragraph 10.31 as follows: <del>Units within the 'St James Street Quarter' will be particularly targeted through this initiative.</del></p> <p>-</p> <p>Additional policy bullet points numbered WTC4 b ii and WTC4 c iv to state: <b>No more than 5% of uses shall consist of A5 uses in accordance with policy DM24, DM26 and paragraph 10.31.</b></p> <p>Amend Paragraph 10.31 as follows:</p>		

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Strong concerns relating to the recent growth in the number and concentration of betting shops, <b>Estate Agents</b> and Hot Food Takeaways in the centre have been raised by the local community. There are currently a high number and concentration of such uses within the centre. <b>As stated previously, A2 services which include Estate Agents and are overrepresented (15.8%) in the town centre. In addition, the town centre has seen a 43% rise in the number of betting shops within the town centre in the last five years.</b> There are concerns that this use of retail frontage and associated behaviour have a negative impact on the centre and undermine its vitality and viability. <del>Further development of betting shops and hot food takeaways will not be supported.</del> Proposals for betting shops and hot food takeaways should be in accordance with Development Management Policy DM26 - Managing Changes of Use in Town Centres and policy DM24 - Health and Well Being. In line with DM24, no more than 5% of units within the 'St James Street Quarter' and 'Leisure and Entertainment Hub' shall consist of A5 uses.</p>		

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MM5	42	Paragraph 10.35, sentences 3,4 and 5	<p>Amend paragraph 10.35 as follows:</p> <p><del>The Core Strategy (2012) proposes that Approximately 3,800 10,000 sqm of new employment commercial floorspace should be provided within the centre. In accordance with policy CS8 and DM20, in order to support new business and commercial uses we will seek to protect the existing employment areas in the centre. We will seek to protect the existing uses within the designated Borough Employment Areas of which includes Hatherley Mews and East London Office centre. We want to harness the dynamism and adaptability of new SMEs. We want to reveal and value the vibrancy and economic resilience they represent, to ensure they play a central role in the future diversification and regeneration of the town centre.</del></p>	<p>Amend floorspace figures for consistency throughout the document.</p> <p>Include cross referencing to related policies in the Local Plan to strengthen the approach.</p> <p>Additional justification to further support 'small business' in the town centre.</p>	

## Movement and Accessibility

## 11 Movement and Accessibility

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of Change/Rep no.
MM6	50/51	<p>Policy WTC6, additional part to the policy</p> <p>Policy WTC6, additional part to the policy</p> <p>Policy WTC6, part c additional wording</p>	<p>Additional bullet point to policy WTC6 after g as follows:</p> <p><b>H. Improve the integration of the bus station with Selborne Road and Hoe Street.</b></p> <p>Additional bullet point to policy WTC6 after newly inserted h (see above) as follows:</p> <p><b>I. Extension of Queens Road Station platform and the creation of an entrance/exit on the northern side of the Chingford to Liverpool Street rail line.</b></p> <p>Additional wording to WTC6 part c as follows:</p> <p>Simplify the layout of the the gyratory system on Hoe Street to reduce traffic congestion, improve traffic flows within the centre and improve the pedestrian and cycling environment <b>and strengthen the bridge over the Chingford to Liverpool Street Line;</b></p>	<p>Strengthen the aims to improve the bus station, strengthen the rail bridge and better integrate/connect Queens Road Station to the town centre by including wording in the policy.</p>	LB Waltham Forest

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of Change/Rep no.
MM7	51	Policy WTC7, move part text in paragraph 11.9 into part a of policy.  WTC7, delete part c of the policy.	<p>Amend part a of policy WTC7 as follows:</p> <p>Improve permeability and support a range of improvements to promote and enhance the environment for pedestrians and cyclists (also see policy WTC8) <b>as follows:</b></p> <ul style="list-style-type: none"> <li>i. <b>Establish a pedestrian and cycle link between Queens Road station and Walthamstow Central station;</b></li> <li>ii. <b>We will also seek to create more routes through/under the rail line to improve north/south links;</b></li> <li>iii. <b>Improved pedestrian and cycle links to Walthamstow Village and Walthamstow Wetlands;</b></li> <li>iv. <b>Improved permeability as part of the redevelopment proposals at South Grove and Brunner Road Industrial Units by improve existing and creating new links from these site into the High Street and to St James Street Station;</b></li> <li>v. <b>We would seek to ensure that these routes are safe, secure and attractive. Improve the key junctions of entrance/exit of Walthamstow</b></li> </ul>	<p>Strengthen the aim to improve the predestination and cycle environment in the town centre by including wording in the policy.</p> <p>Delete part c of WTC7 as it is covered in other Local Plan documents and is thus an unnecessary repetition of policy.</p>	LB Waltham Forest

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			<p>overground bus station, Hoe Street/Selborne Road/Station Approach, Hoe Street and Church Hill and High Street and Palmerston Road;</p> <p>vi. We will introduce a number of traffic calming measures to reduce speed limits within the centre, particularly on Hoe Street, Palmerston Road, South Grove and St James Street in order to slow traffic and make roads safer and more attractive to other road users; and</p> <p>vii. Adequate safe and secure cycle parking will be incorporated in the centre as part of public realm improvements and new development.</p> <p>Delete part c of the policy WTC7 as follows:</p> <p><del>Require new development to provide Transport Assessments and Travel Plans in accordance with Development Management Policy DM14 - Co-Ordinating Land Use.</del></p>		

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of Change/Rep no.
MM8	51	WTC8, additional part to the policy  WTC8, delete part c of the policy.  Paragraph 11.10, add text	<p>Additional bullet point to policy WTC8 after c as follows:</p> <p><b>D. Where proposals support the regeneration and sustainable transport objectives of the plan, support will be give to proposals that result in the loss of parking within the town centre.</b></p> <p>Delete part c of policy WTC8 as follows:</p> <p><del>Ensure that all new retail, leisure, community and cultural uses provide levels of car and cycle parking in accordance with DM17 and appendix 4.</del></p> <p>-</p> <p>Amend paragraph 11.10 as follows:</p> <p>Whilst the town centre is generally accessible by public transport, walking and cycling many people arrive and will continue to arrive at the centre by car. Retailers and market traders within the centre rely on sufficient provision of parking for their customers and servicing. <del>Whilst significant and co-ordinated effort is needed to minimise growth in private car use, such efforts must be balanced against the operational needs of businesses operating within the centre.</del> <b>Proposals for non-housing uses should seek to limit the provision of parking in accordance with</b></p>	<p>Addition policy and justification to support/strengthen the reduction for parking in the town centre and encourage a modal shift to more sustainable forms of transport.</p> <p>Delete part c of WTC8 as it is covered in other Local Plan documents and is thus an unnecessary repetition of policy.</p>	<p>LB Waltham Forest</p> <p>Great London Authority</p> <p>wtcps54</p>

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			<p>sustainable transport principles. Parking and loading do have an important role to play in our high streets. However, an increasing body of research evidence indicates that other factors, such as the quality of the local environment, type and mix of shops may be much more influential in people's choice of shopping locations. Recent studies conducted in London have found that the share of shoppers arriving by public transport, walking and cycling is greater than that of those that come by car (walking is the most important mode for accessing local town centres). Transport for London has found that while car drivers spend more on a single trip, walkers and bus users spend more over a week or a month. In 2011, in London town centres, walkers spent £147 more per month than those travelling by car. Compared with 2004, spending by public transport users and walkers has risen; spending by car users has decreased. Shoppers often cite traffic congestion as making an urban centre location unattractive, so it is important to ensure an appropriate balance between convenience for drivers and the needs of others. While parking will be a factor in shaping the future of our high streets, car ownership is declining across London (and in Waltham Forest), and the Council is keen to ensure that our town centres are attractive to people arriving by a variety of transport modes. Parking on the public highway can obstruct buses and create safety hazards for pedestrians and</p>		

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			<b>cyclists. Our parking management system is designed to ensure efficient, safe, fair and sustainable use of limited road and parking space.</b> New retail, employment uses, tourism, cultural, leisure and entertainment uses will have to meet the parking standards as set out in Development Management policy DM17 - Parking.		

## Design and Place Making

## 12 Design and Place Making

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of Change/Rep no.
MM9	59 64/65/66	WTC11, amend and include additional points in part b of the policy  Paragraph 12.23, delete  Paragraph 12.25	<p>Amend WTC11 part b as follows:</p> <p>-</p> <p><del>Improve and enhance new shop fronts and fascias located on Hoe Street and High Street in accordance with High Street Life (2011).</del></p> <p><b>In order to improve and enhance the street scene and public realm generally the Council will seek to apply the following principles to new shop fronts within the AAP boundary:</b></p> <p><b>i. Avoid boxed fascia signs and keep fascia signage within the original shop framework (usually between the cornice and top of the pilaster);</b></p> <p><b>ii. Reinstate original pilasters and cornices where they have been removed;</b></p>	<p>Provide greater detail and strengthen shopfront policy by removing it from the justification and including it as part of the policy.</p> <p>Clarify position in relation to shopfronts and Article Four Directions.</p>	<p>Simon Munk wtcps12</p> <p>Outdoor Advert Association and British Sign and Graph Association</p> <p>wtcps45 &amp; wtcps46</p>

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			<p>iii. Preserve and repair good quality or original shop fronts and features;</p> <p>iv. Where possible clean brickwork of upper building facades and avoid painting, particularly in the Walthamstow St James Conservation Area;</p> <p>v. Where possible use traditional materials that are in keeping with the age and heritage of the building;</p> <p>vi. Where possible make shop entrances accessible to all;</p> <p>vii. Where proposed, awnings should be compatible with the character of the original building in relation to size, shape, position and style;</p> <p>viii. In the Walthamstow St James Conservation Area stall risers should be retained and reinstated where they have been removed. In all other areas within the AAP boundary, stall raisers are preferred,</p>		

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			<p>however where a modern look is required laminated security glass extending to ground level may be acceptable;</p> <p>ix. Window displays should be visible at night and therefore security glass is preferable to security shutters. Where shutters are required internal shutters are preferred. However all forms of shutter must be open in nature such as brick bond. Solid or perforated shutters will not generally be acceptable except where security is a particular issue, or where the shop is open in design. When providing roller shutters any housing must be concealed behind the fascia, or if this is not practicable its projection minimised;</p> <p>x. Where possible upper floor windows made from uPVC/aluminium should be replaced with timber sashes/casements as appropriate, particularly in the Walthamstow St James Conservation Area;</p> <p>xi. Relocate air conditioner units and satellite dishes away from the façade;</p>		

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			<p>xii. Corner shops should take advantage of their location by providing window displays on both frontages that bring interest and vitality to the street scene; and</p> <p>xiii. Subdivision of shopfronts (including the incorporation of kiosk windows) should not negatively impact on the street scene and also relate to the proportions of the host building.</p> <p>Delete paragraph 12.23 as follows:</p> <p><del>In order to improve the streetscape, we seek to apply the following principles to new shop fronts and fascias within the town centre:</del></p> <ol style="list-style-type: none"> <li><del>1. Shop front fascia signage to be uniform depth and aligned horizontally, or if on hill, stepped in line with stepping of properties;</del></li> <li><del>2. Reinstate original pilasters and cornices to shop fronts;</del></li> <li><del>3. Preserve and repair good quality shop fronts and features;</del></li> <li><del>4. Paint pilasters, consoles and windows a uniform colour;</del></li> </ol>		

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of Change/Rep no.
			<ol style="list-style-type: none"> <li>5. New shop fronts to be made from timber with hand-painted sign Boards;</li> <li>6. Repaint / clean brickwork of upper building façade. Uniform paint colour throughout;</li> <li>7. Shop front entrances are made accessible to all;</li> <li>8. Relocate blade signage to higher level, to prevent interference with fascia signs;</li> <li>9. Through guidance, improve window displays, remove stickers and other intrusions on windows;</li> <li>10. Introduce fabric awnings, and replace where in poor condition, to encourage activities to spill onto High Street;</li> <li>11. Stall risers at low level preferred, otherwise glass at lower level to be laminated security glass;</li> <li>12. Introduce new security shutters where possible: to be internal to shop fronts and allow views of the window display when shop is closed;</li> <li>13. Replace PVC windows with timber sashes/ casements as appropriate;</li> <li>14. Relocate air conditioner units and satellite dishes away from Façade;</li> <li>15. Remove street lighting and fix to facades above shop fronts; and</li> <li>16. No "To Let" signs permitted on key segments of High Street.</li> </ol>		

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of Change/Rep no.
			<p>Delete the 4th, 5th and 6th sentences of paragraph 12.25 as follows:</p> <p>We will seek to protect shop fronts which are located within 'Shop Front Character Areas' (figure 12.1). Shop fronts located within this parade have recently been improved and are considered to be high quality and special in character. We will seek to protect these shop fronts located within this parade by resisting inappropriate development which would detract and alter their special character. <del>In order to provide sufficient protection we will apply an Article 4 Direction on properties located within this parade which will remove 'permitted development rights' to make changes to the shop fronts (and upper levels) and signage. This will mean that changes/amendments to shop fronts and signage will require planning permission. As 'permitted development rights' have been removed, no planning application fee will be charged.</del> The Council will work with the shop keepers within this parade to ensure they have premises which meet their needs whilst still retaining the character of the parade.</p>		
MM10	N/a	New figure after page 70	<p>A new figure after figure 10.4 demonstrating the following:</p> <p>Map the Archaeological Priority Zone in the town centre. References in each Opportunity site to be deleted.</p>	For clarity and remove unnecessary repetition of reference in	LB Waltham Forest

Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Proposed Change	Justification	Source of Change/Rep no.
				Opportunity Sites.	
MM11	66/67 58	<p>Paragraph 12.29 final sentence</p> <p>Paragraph 12.32, additional text after the fifth sentence:</p> <p>Amend Policy WTC10b as follows</p>	<p>Amend the final sentence of paragraph 12.29 as follows:</p> <p>We will seek to preserves and enhance the Listed Buildings and other buildings of historic interest in the centre. We will also seek to ensure that development proposals in conservation areas preserve or enhance their character and appearance; retain buildings, trees and other features which make a positive contribution to their character and appearance and replace buildings, features and spaces that detract from their quality with sympathetic redevelopment, alterations and other improvement <b>(note English Heritage's guidance on the Setting of Heritage Assets)</b> In addition, we will also seek funding for 'projects' which will preserve and enhance'.</p> <p>Additional text to paragraph 12.32 as follows:</p> <p>A number of successful public art interventions have already been undertaken which include 'Street Gallery' initiative on 99p store on wall on High Street. <b>Public art can be used to improve and 'activate' blank frontage.</b></p>	<p>Include reference to English Heritage guidance and state aim of seeking funding for further Improvements.</p> <p>For clarity in response to English heritage comments</p>	<p>English Heritage</p> <p>wtcps39</p> <p>Mr Robert Lindsay-Smith</p> <p>wtcps36</p> <p>English Heritage</p> <p>wtcps39</p>

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of Change/Rep no.
			Amend WTC10 b to state:  “development <del>close to</del> <b>which forms the settings of</b> heritage assets should....”		
MM12	66	New paragraph after 12.25	<p>Paragraph is proposed to be included after 12.25 under the heading:</p> <p><b>Building Heights</b></p> <p><b>In assessing future development proposals within the town centre the Council recognises the need for schemes to be sensitive to local character and the physical context of the area, whilst balancing these considerations against the wider regeneration objectives for the town centre and the need to promote growth and investment. Within this context, it is also recognised that, in seeking to meet the strategic objectives of the AAP, some areas within the town centre will be subject to significant potential change and intensification, sometimes involving proposals for higher buildings. Therefore in managing this change, the Council will adopt a plan-led approach in assessing proposed schemes of increased height and scale against the criteria set out in development plan policies CS15, DM29 and DM31. In particular, proposals</b></p>	Strengthen and clarify the Council's position in relation to building heights and include referencing to relevant Local Plan policies.	LB Waltham Forest

<b>Main Modification Ref Number.</b>	<b>Page No.</b>	<b>Policy/Paragraph/ Figure</b>	<b>Proposed Change</b>	<b>Justification</b>	<b>Source of Change/Rep no.</b>
			involving higher buildings will need to be appropriately located, clearly demonstrate their approach to addressing impact on local character and context, and be of a high quality of urban and architectural design.		

## A Sustainable Centre

## 13 A Sustainable Centre

M a i n Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of Change/ Rep No.
MM13	75	Paragraph 13.17, additional wording after second sentence  Paragraph 13.16  Paragraph 13.15	<p>Amend paragraph 13.17 as follows:</p> <p>New development should meet the requirements set out in DM11 - Resource Efficiency and High Environmental Standards and DM35 - Water to ensure they contribute the development of a sustainable town centre. <b>In particular, new development should reduce surface water run off and aim to achieve green run off rates in accordance with policy 5.13 of the London Plan (2011).</b></p> <p>Additional sentence to the end of paragraph 13.16 as follows:</p> <p><b>While the Council seek to increase access to the Wetlands they also seek to ensure and protect against this having a detrimental impact on the area.</b></p> <p>Amend paragraph 13.15, second sentence as follows:</p> <p>They are designated as both a RAMSAR site and Special Protection Area <b>which demonstrates its international importance.</b></p>	<p>Include referencing to relevant Local Plan policies.</p> <p>Include reference to site designations 'international importance'.</p>	<p>Environment Agency wtcps27</p> <p>Natural England wtcps29</p>

<b>M a i n Modification Ref Number.</b>	<b>Page No.</b>	<b>Policy/Paragraph/ Figure</b>	<b>Proposed Change</b>	<b>Justification</b>	<b>Source of Change/ Rep No.</b>

## Key Opportunity Sites

## 15 Introduction

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification
			No proposed Main Modification to this section	

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

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

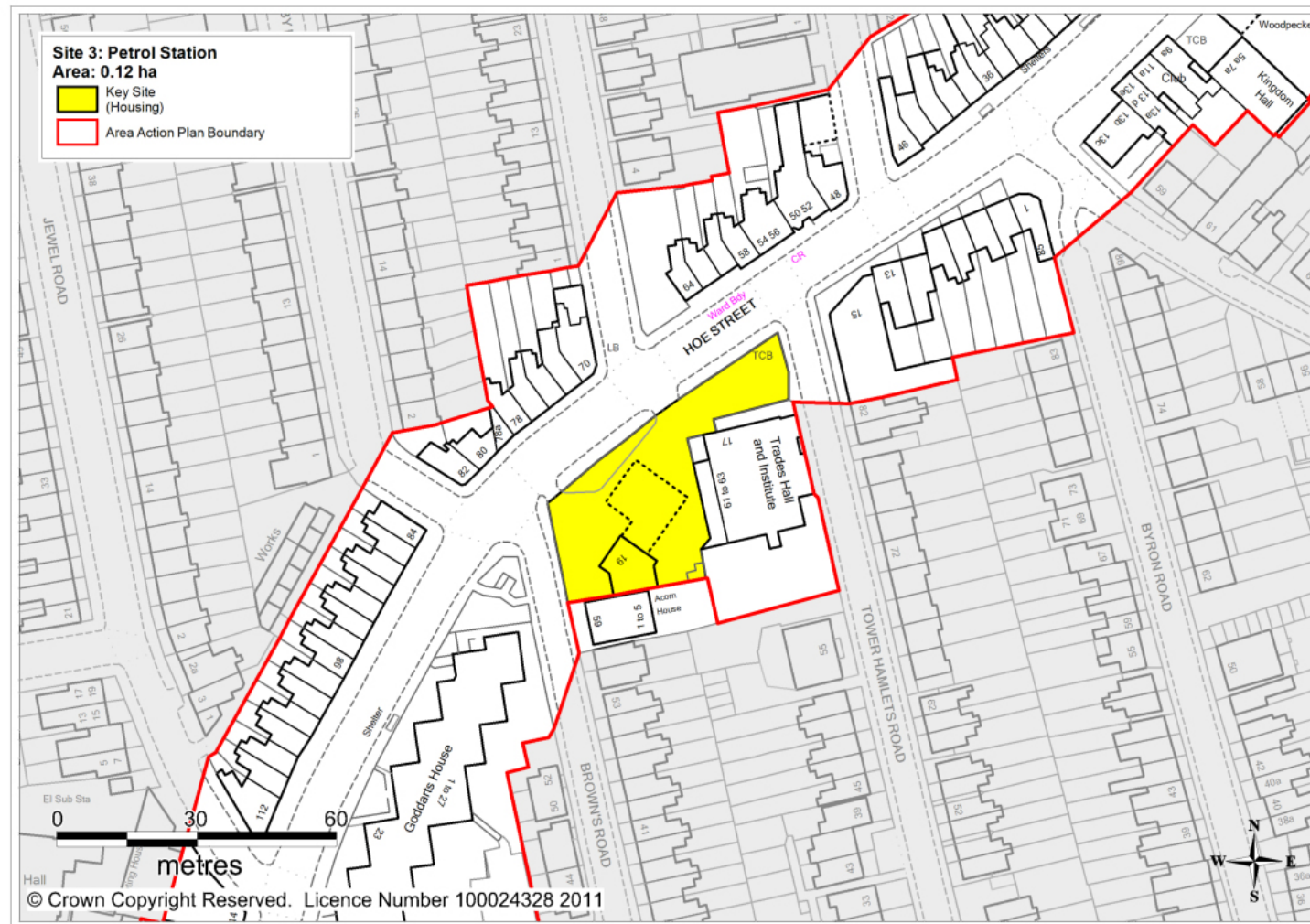
## 17 Opportunity Site 2 - Former Factory Tower Hamlets Road

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

## 18 Opportunity Site 3 - Former Petrol Station Hoe Street

Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Proposed Change	Justification	Source of change/Rep no.
MM14	86 - 88	<p>Opportunity Site 3 - Current Use, amend first sentence</p> <p>Opportunity Site 3 - Retention of Social Infrastructure, amend first sentence</p> <p>Opportunity Site 3 - Retention of Social Infrastructure, amend first sentence</p> <p>Opportunity Site 3 - New heading and sub text.</p> <p>Opportunity Site 3 - Site Plan, amend site plan</p>	<p>Amend sentence as follows in Current Use:</p> <p><del>Social club and vacant petrol station</del></p> <p>Amend Retention of social paragraph as follows:</p> <p><b>Retention of social infrastructure</b></p> <p>-</p> <p><del>New proposals should include social infrastructure as part of redevelopment plans. Proposals should include, as a minimum, the existing level of floorspace currently provided on site.</del></p> <p>-</p> <p>New heading and sub text as follows after 'Commercial Use':</p> <p><b>Contamination</b></p>	<p>Remove reference to existing social infrastructure use as the social club has been removed from the site proposal.</p> <p>Include text to highlight the potential for decontamination of site.</p>	LB Waltham Forest

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Given the site's previous use as a petrol station, proposals should include removal/mitigation of contaminated underground storage tanks in order to provide an environment suitable for residential uses.</p> <p>Amend site plan as follows:</p> <p>Redraw site boundary to exclude social club.</p>		



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

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

## 20 Opportunity Site 5 - EMD Cinema

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

## 21 Opportunity Site 6 - HSBC Site

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

## 22 Opportunity Site 7 - Arcade Site

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

## 23 Opportunity Site 8 - Town Square and Gardens

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

## 24 Opportunity Site 9 - Selborne Walk Shopping Centre

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
MM15	106/107	<p>Opportunity Site 9 - Proposed Land Use, amend text</p> <p>Opportunity Site 9 - Larger Retail Units , amend sentence</p> <p>Opportunity Site 9 - Green Roof , amend sentence</p>	<p>Amend 'proposed land use' as follows:</p> <p><del>Retail-led extension(s)</del><b>Increase in retail floorspace</b> with housing on the upper floors.</p> <p>Amend paragraph headed 'Larger Retail Units' as follows:</p> <p>Encourage larger retail units (400 sq.m and above) within the <del>primary retail-retail frontage shopping precinct</del>, particularly within any extension of the Selborne Walk Shopping Centre. <b>In addition, to further support the development of larger units the combination of units will be supported and whilst the sub-division of larger units will be resisted within the shopping precinct.</b></p> <p>Under the heading 'Green Roof' amend as follows:</p> <p>Redevelopment proposals <b>should include a publicly accessible space and</b> green roof.<del>to further compensate the loss of green space. In addition, the roof space could be used as a public space.</del></p>	<p>Include text to include the provision of larger units within the shopping centre.</p> <p>Insert text to ensure proposals provide a space with public access to compensate the loss of green space.</p>	LB Waltham Forest

## 25 Opportunity Site 10 - Station Car Park Phase Two

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

## 26 Opportunity Site 11 - Sainsbury's Supermarket

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

## 27 Opportunity Site 12 - Osborne Mews

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No main modification proposed in this section		

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

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

## 29 Opportunity Site 14 - 8no. Buxton Road

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

### 30 Opportunity Site 15 - South Grove

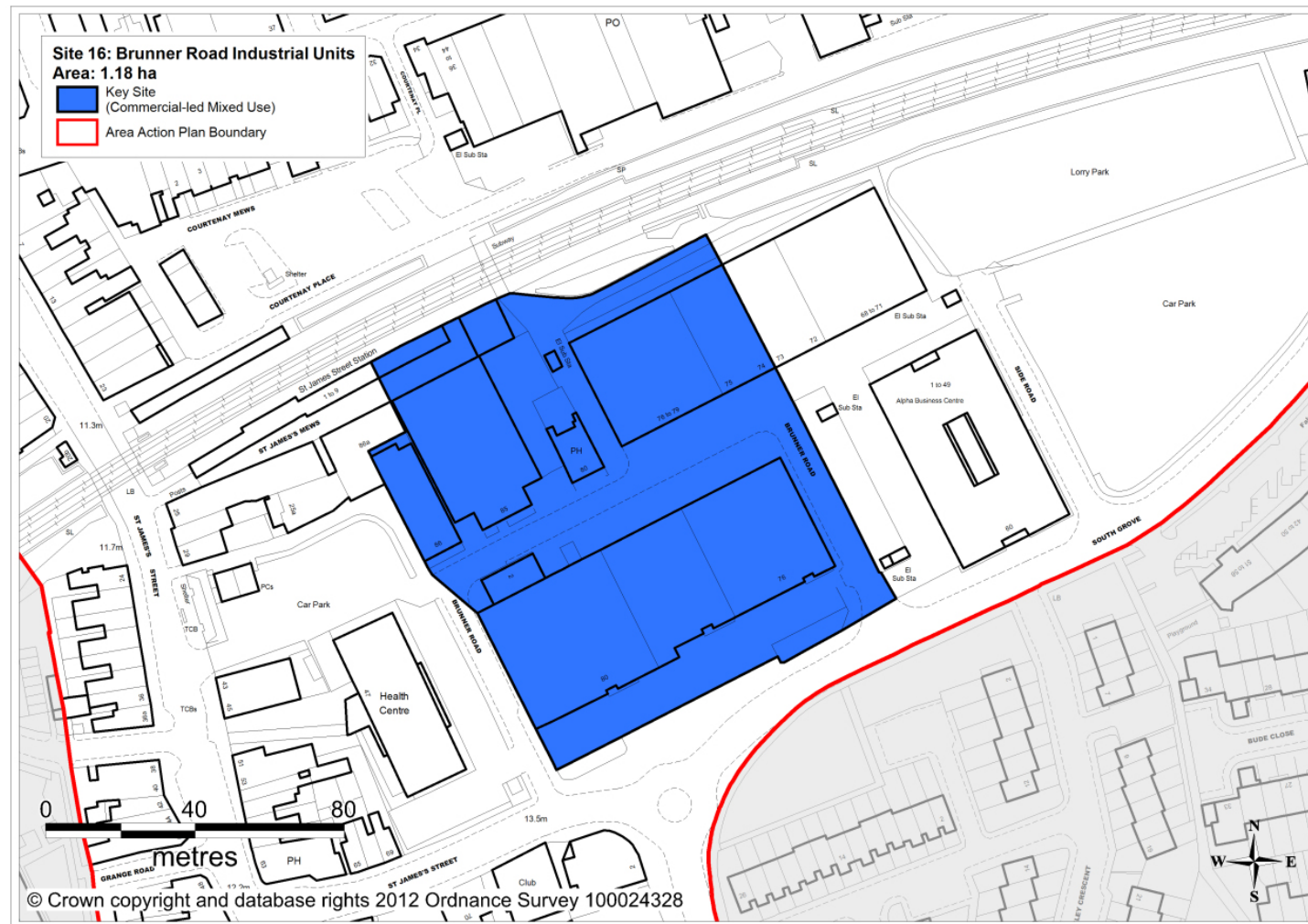
Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Proposed Change	Justification	Source of change/Rep no.
MM16	125/126	<p>Opportunity Site 15 - Anchor Store, Additional text</p> <p>Opportunity Site 15 - The Council will amend the Policy WTCP15 as follows:</p> <p>Context - first paragraph, first sentence</p> <p>Opportunity Site 15 -Retail Floorspace</p> <p>Opportunity Site 15 -Number of Units</p> <p>Opportunity Site 15 -Context - second paragraph, first sentence.</p> <p>Opportunity Site 15 - Activity</p>	<p>Additional text under the heading 'Anchor Store' as follows:</p> <p><b>South Grove offers the opportunity to develop an 'anchor store' which will draw retail footfall to this area of the centre and also result in 'linked trips' in this end of the High Street. An anchor store 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.</b></p> <p>Amend paragraph under 'Context' as follows:</p> <p>The <b>under-utilised</b> South Grove site...</p> <p>The immediate area is generally a mix of retail, office, storage.....</p> <p>Amend 'Retail Floorspace' as follows:</p> <p>Retail Floorspace: 5,000 - <del>7,000</del><b>10,000</b> sq.m <b>net</b></p> <p>Amend 'Number of Units as follows:</p>	<p>Amendments in line with the Statement of Common Ground agreed with Morrisons.</p>	<p>LB Waltham Forest</p> <p>Morrison's wtcps20</p>

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Number of Units: 90 - <del>250</del><b>300</b></p> <p>Amend first sentence under the 'Activity' as follows:</p> <p>Where proposals include a superstore/foodstore and/or other large footprint uses....</p>		

## 31 Opportunity Site 16 - Brunner Road Industrial Units

Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Proposed Change	Justification	Source of change/Rep no.
MM17	128	<p>Opportunity Site 16 - Proposed use, additional text to first sentence.</p> <p>Opportunity Site 16 - Compatible Uses, additional text after first sentence.</p> <p>Delete Retail Floorspace</p> <p>Delete Retail Use paragraph</p>	<p>Amend first sentence under heading 'Proposed Use' as follows:</p> <p>A mixed use development including <del>retail</del>, commercial, social infrastructure and residential uses <b>(including live/work)</b>.</p> <p>Additional text under the heading 'Compatible Uses' as follows:</p> <p><b>Given the existing uses and nature of this site, commercial uses are considered to be acceptable.</b></p> <p>Delete Retail Floorspace as follows:</p> <p><del>Retail Floorspace: 1,000 – 2,000 sq.m</del></p>	<p>Additional justification for the commercial element of a mixed use proposals.</p> <p>Removal of the retail element (and floorspace) as this is not considered an appropriate use given the emerging context of the area and the need to achieve other objectives in the AAP such as providing additional employment space and social infrastructure.</p>	LB Waltham Forest

			<p>Delete Paragraph related to Retail Use as follows:</p> <p><del>Any provision of new retail floorpace on this site should seek to complement the retail offer on the South Grove site</del></p> <p>Amend site plan boundary (see below)</p>		
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## 32 Opportunity Site 17 - St James Street Car Park

Main Modification Ref Number.	Page No.	Policy/Paragraph/Figure	Proposed Change	Justification	Source of change/Rep no.
MM18	131/132	<p>Opportunity Site 17 - Proposed Land Use, amend sentence</p> <p>Opportunity Site 17 - Activity, amend final sentence</p>	<p>Amend 'Proposed Use' as follows:</p> <p>Residential led mixed use including <del>retail and or restaurant uses and or</del> social infrastructure.</p> <p>Amend final sentence under heading 'Activity' as follows:</p> <p><del>No residential</del> <b>Social Infrastructure</b> use should be located in the ground floor with residential on the upper floors.</p>	Clarify that Social Infrastructure use should be located on the ground floor.	LB Waltham Forest

### 33 Opportunity Site 18 - St Jame Street Health Centre

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			No proposed main modification to this section		LB Waltham Forest

## Implementation and Monitoring

## 35 Implementation

Main Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
MM19	150 141 - 151	Implementation Plan - Design and Placemaking - Additional Action  Implementation Plan	<p>Additional action as follows:</p> <p><b>Policy: WTC10</b></p> <p><b>Action: Seek funding for for enhancement and preservation of Conservation areas</b></p> <p><b>Phasing: Short/Medium</b></p> <p><b>Lead Partner: LBWF/English Heritage</b></p> <p><b>Funding: LBWF/Funding source</b></p> <p><b>Cost: L</b></p> <p>Amend Implementation Plan table as follows:</p> <p>Add a column called '<b>Strategic Objectives</b>' and inserting relevant strategic objectives of the plan with with the Actions of the Implementation Plan</p>	<p>Include new 'project' in relation to seeking funding improving conservation areas.</p> <p>Relate the strategic objectives with the projects in the Implementation Plan</p>	LB Waltham Forest

## 36 Monitoring

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

## Appendices

## Appendix 1 - Evidence Base

## Appendix 1 - Evidence Base

<b>Main Modification Ref Number.</b>	<b>Page No.</b>	<b>Policy/Paragraph/ Figure</b>	<b>Proposed Change</b>	<b>Justification</b>	<b>Source of change/Rep no.</b>
			No proposed main modification to this section		

## Appendix 2 - Related Policy Reference

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<b>Main Modification Ref Number.</b>	<b>Page No.</b>	<b>Policy/Paragraph/ Figure</b>	<b>Proposed Change</b>	<b>Justification</b>	<b>Source of change/Rep no.</b>
			No proposed main modification to this section		

## Appendix 3 - Proposal Map Changes

## Appendix 3 - Proposal Map Changes

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

## Appendix 4 - Discounted Sites

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

## Glossary

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			No proposed main modification to this section		



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