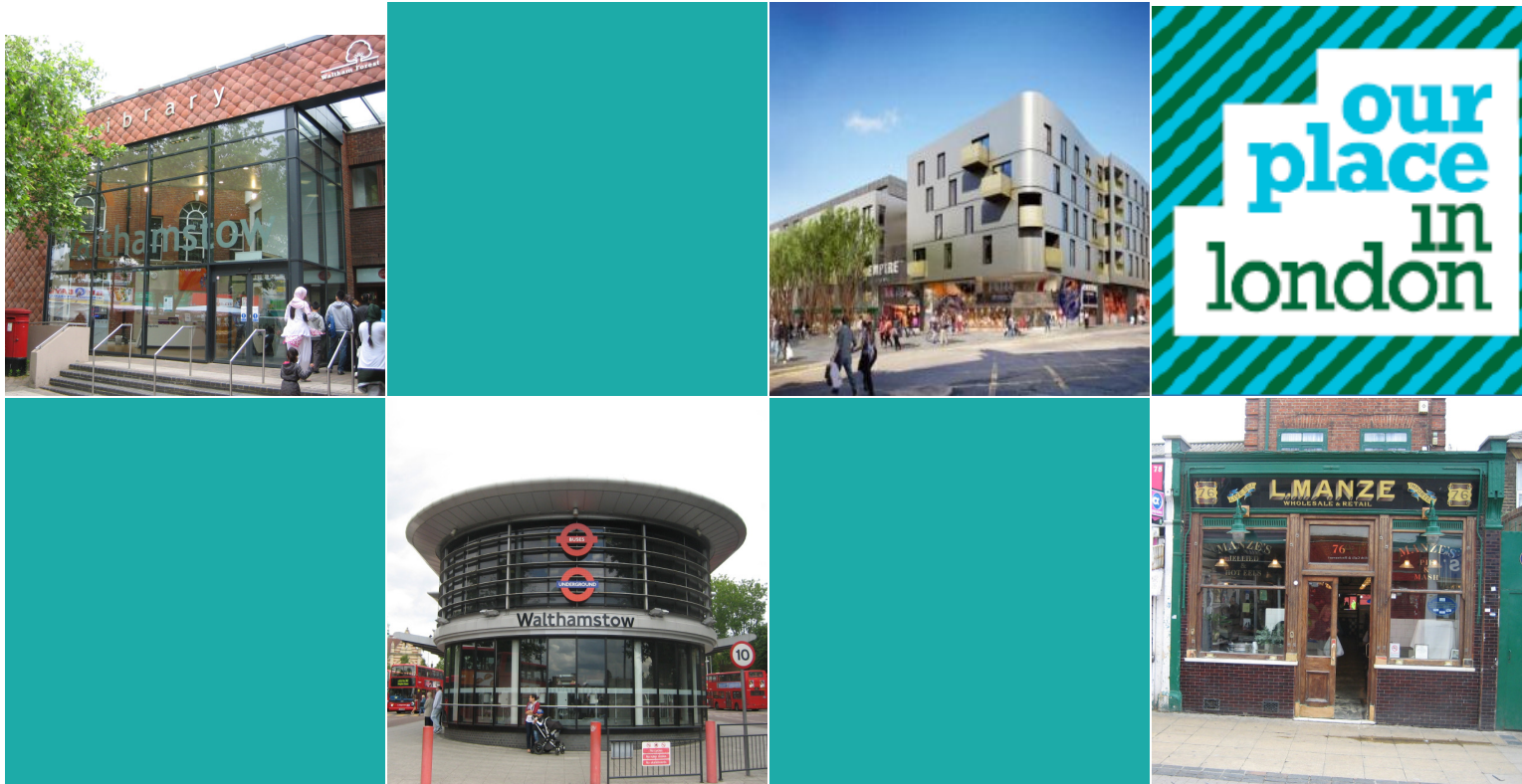


Waltham Forest Local Plan Supporting Document



Walthamstow Town Centre Area Action Plan Proposed Submission

Summary of Main Issues

Regulation 22(1)(c)(v)

September 2013

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<p>يمكن توفير هذه الوثيقة أو ملخصها بلغات أخرى أو بالطبعة الكبيرة أو بلغة بريل أو على الشريط. ويمكن توفير خدمة ترجمة عند الطلب. وإذا احتجت من أجل هذه الخدمات الرجاء الاتصال معنا على العنوان المذكور أدناه.</p>	<p>યહ પર્ચા યા 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 जरूरत है तो कृपया निम्नलिखित पते पर हमारे साथ संपर्क करें।</p>
<p>অনুবাদেরে এই ডকুমেন্টে অথবা এর সারসর্ম্ম অন্যান্য ভাষায়, বড় ছাপার অক্ষরে, ব্রাইল বা অডিও টেপ বা ব্রাইলে শোনার ক্যাসেটে অথবা অনুবাদ করে দেয়ার ব্যবস্থা করা যাবে। আপনার যদি এসব সেবাসমূহের প্রয়োজন হয়, তাহলে অনুগ্রহ করে আমাদের সাথে নিচের 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>
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<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: planning.policy@walthamforest.gov.uk Web site: www.walthamforest.gov.uk</p>

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Purpose of the Document

1 Purpose of the Document

Consultee Ref. No	Summary of Main Issues
Greater London Authority (wtcps47) (wtcps54)	The submission AAP is not considered to be in general conformity with the London Plan in relation to density and car parking.
Greater London Authority (wtcps55)	<p>The Walthamstow Town Centre AAP DPD is supported in its sites proposals, particularly the school extension proposal at Buxton Road (WTCP8).</p> <p>Consideration needs to be given to the housing density figures quoted in the plan to ensure that the development opportunities within the town centre are optimised and of equivalent densities stated in the London Plan (paragraph 7.12).</p> <p>Subject to the suggested housing and transport changes in relation to car parking reduction raised in the report, there are no other major strategic concerns with the document.</p>

Area Action Plan Boundary

2 Area Action Plan Boundary

Consultee Ref. No	Summary of Main Issues
	No issues raise

How the Document has been Developed

3 How the Document has been Developed

Consultee Ref. No	Summary of Main Issues
	No issues raise

Document Structure

4 Document Structure

Consultee Ref. No	Summary of Main Issues
	No issues raise

Location and Local Context

4 Location and Local Context

Consultee Ref. No	Summary of Main Issues
	No issues raise

History and Development

5 History and Development

Consultee Ref. No	Summary of Main Issues
	No issues raise

Key Issues

6 Key Issues

Consultee Ref. No	Summary of Main Issues
	No issues raise

Policy Context

7 Policy Context

Consultee Ref. No	Summary of Main Issues
Greater London Authority (wtcps48)	As currently drafted Para 7.12 is not in conformity with the London Plan. Walthamstow Town Centre is "Central" in its character setting and has a PTAL rating of 4 to 6, therefore, as set out in table 3.2 of the London Plan, densities ranging from 650-1100hr/ha are appropriate (not 200-700 hr/ha as currently quoted).

Walthamstow Town Centre Vision and Objectives

8 Walthamstow Town Centre Vision and Objectives

Consultee Ref. No	Summary of Main Issues
	No issues raised

Town Centre Neighbourhood

9 Town Centre Neighbourhood

Consultee Ref. No	Summary of Main Issues
Mr Shaun Hexter (wtcps8) (wtcps9)	<p>The AAP does not take cognisance of the changing world of retail. The AAP should therefore suggest a serious reduction of retail floor space. This AAP should plan for more retail moving to the internet (Paragraph 9.2).</p> <p>The planned lack of car parking - free car parking - is a serious threat (Paragraph 9.7).</p> <p>Young couples do not prefer flatted accommodation.</p>

High Quality Shopping, Business and Visitor Centre

10 High Quality Shopping, Business and Visitor Centre

Consultee Ref. No	Summary of Main Issues
Mr Shaun Hexter (wtcps5)	Retail space needs to be reduced across the LBWF, and especially in Walthamstow. No mention of taking shops out of business use and turning them into other uses. This would help address other employment and residential problems (WTC3). This diagram 10.2 is not clear.
Mr Simon Munk (wtcps10)	WTC3 should provide planning protection and enhancement to independent retailers.
Mr Philip Herlihy (wtcps13) (wtcps14)	Concerned at the loss of the TS&G. This would seriously and permanently damage the character and amenity of the whole Town Centre (figure 10.2). Rejects the arguments that the TS&G is underused, especially in good weather (paragraph 10.6).
Mr Micheal Fearn (wtcps22)	To be justified and consistent with National Policy, the Waltham Town Centre Area Action Plan needs to make it clear that uses such as shops, banks and building societies which contribute to the vitality, viability and diversity of town centres will be encouraged and that such active ground floor uses will be appropriate in primary shopping areas without restriction (WTC3)
The Theatres Trust (wtcps31)	Include sui generis (which is explained in the Glossary) theatre in Policy WTC4 for consistency (WTC4 and Glossary)
Mr Robert Lindsay-Smith (wtcps35)	Larger retail units, in excess of 400 sq.m, should be resisted as they will compete with the small independent clothing retailers in the market (paragraph 10.17)

Movement and Accessibility

11 Movement and Accessibility

Consultee Ref. No	Summary of Main Issues
Mr Shaun Hexter (wtcps1)	The gyratory system is in great need of change. Proposals on this should be subject to a more focused consultation. Suggestion that replacing the buildings on the west side of Hoe Street could address other concerns about the quality of the building stock and possibilities for a direct connection to the bus station.(paragraph 11.6)
Mr Simon Marks (wtcps 11)	Support for sustainable transport measures. Need for cycle parking standards for new residential developments.(paragraph 11.9)
Sustrans (wtcps40)	Support the plans to improve the pedestrian and cycling environment. Support the strategic objectives, particularly Strategic Objective 6. Advocate for the implementation of traffic calming measures including a default 20 mph speed limit zone in the town centre. (WTC7)
Greater London Authority (wtcps 50) (wtcps 51) (wtcps 52) (wtcps 53) (wtcps 54)	TfL continues to support the aspiration to develop a pedestrian link between Walthamstow Queens Road and Walthamstow Central station.(Policy WTC6) The creation of a link between Queens Road and High Street is noted.(Policy WTC6) TfL is satisfied that other issues previously raised in relation to freight and servicing trips which have not been addressed specifically in this AAP, are dealt with elsewhere in the Council's Local Development Framework.(Policy WTC6). The reference made at paragraph 11.7 to the Council's on-going interest in more substantial 'Major Scheme' funding is supported (Paragraph 11.7).

Consultee Ref. No	Summary of Main Issues
	<p>TfL welcomes the wording in paragraph 11.8 recognising its strategic importance and reinforcing the need for it to be retained.</p> <p>TfL also welcomes the removal of the Courtney Place development site, given the importance of the existing bus stands.</p> <p>The proposed wording in relation to simplifying the operation of the Hoe Street gyratory is therefore supported.</p> <p>TfL also notes the Council's intention to improve specific junctions, including at the entrance of the bus station. In these respects, TfL welcomes the Council's commitment to working with TfL and other partners to consider options which improve traffic movements, reduce bus journey times and improve both pedestrian and cycle networks.</p> <p>Policies WTC6, WTC7 and WTC8, which are the document's principal transport policies, are broadly supported.</p> <p>Whilst the car-free approach to residential development is welcomed. Need for specific reference to the need to limit non-residential car parking, particularly for large scale developments such as cinemas, other leisure uses.</p>

Design and Place Making

12 Design and Place Making

Consultee Ref. No	Summary of Main Issues
Mr Simon Munk (wtcps12)	The designation of only a small proportion of the historic shop fronts in the area amounts to a token effort to preserve or promote identity. This should be promoted more widely. (paragraph 12.25)
Mr Philip Herlihy (wtcps 15) (wtcps 16)	The Town Square and Gardens are a valued spaces within the centre and should be protected. (paragraph 12.8) Any reduction in the size of the TS&G would change the character of the space qualitatively, not just quantitatively. (paragraph 12.15)
Mr Robert Lindsay-Smith (wtcps 31) (wtcps 37) (wtcps 38)	Reject the arguments, in section 10.7, as a justification for expansion onto the TS&G. (Paragraph 12.14) Disagrees with paragraph 12.15 and proposes it should be deleted. (Paragraph 12.15) 12.15 is also contrary to WTC13 (a) and WTC10 (h). (Paragraph 12.16)
English Heritage (wtcps 39)	Proposed wording change to policy WTC10b for consistency with the National Planning Policy Framework (NPPF). In the supporting text we recommend inserting a reference to English Heritage's Guidance on the Setting of Heritage Assets (2011). (Policy WTC10)
Sustrans (wtcps 41)	Seek improvements are made to the urban realm and improving provision for cyclists and pedestrians. Support improvements to wayfinding and linking to surrounding areas.(Policy WTC9)

Consultee Ref. No	Summary of Main Issues
<p>Outdoor Advertising Association and British Sign and Graphics Association</p> <p>(wtcps 45)</p> <p>(wtcps 46)</p>	<p>Paragraph 12.23 is unique in seeking to control just about every individual element of shop fronts and their signs. It seeks to remove virtually every facet of individual choice.(Paragraph 12.23)</p> <p>In paragraph 12.25, advertisements cannot be controlled by Article 4 directions. All reference to "signage" in this paragraph is wrong in law and should be deleted.(Paragraph 12.25)</p>

A Sustainable Centre

13 A Sustainable Centre

Consultee Ref. No	Summary of Main Issues
Mr Philip Herlihy (wtcps 17) (wtcps 18)	The Town Square Gardens provide a refreshing open space with a well-chosen variety of trees, and this represents a significant natural facility, which should be protected. (Figure 13.1) If there are to be 2,000 new homes within the Town Centre, then it is all the more important that the open space which the Gardens represent is not diminished. It is the sense of space which gives the Town Square and Gardens the unique quality.(Paragraph 13.9)
Environment Agency (wtcps 27)	Pleased to see that previous comments (particularly para 13.17) have been taken on board. Suggested amendment, "In particular, new development should reduce surface water runoff and aim to achieve green run off rates in accordance with policy 5.13 of the London Plan (2011)." (Paragraph 13.17)
Natural England (wtcps 29)	The AAP should include criteria based policies for protected biodiversity and geodiversity sites, distinguishing between international, national and local sites (NPPF Para 118). (Policy WTC14)
Thames Water (wtcps 32)	A reference to Development Management Policy DM35 (Water) would be helpful to make it clear that development at the Key Sites will be expected to consider water and waste water infrastructure capacity issues. (Policy WTC14)
Greater London Authority (wtcps 49)	The Mayor will support proposals in the Walthamstow Town Centre to minimise carbon emissions. (Policy WTC 12)

Key Opportunity Sites

15 Introduction

Consultee Ref. No	Summary of Main Issues
	No issues raised

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

Consultee Ref. No	Summary of Main Issues
	No issues raised

17 Opportunity Site 2 - Former Factory Tower Hamlets Road

Consultee Ref. No	Summary of Main Issues
	No issues raised

18 Opportunity Site 3 - Former Petrol Station Hoe Street

Consultee Ref. No	Summary of Main Issues
	No issues raised

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

Consultee Ref. No	Summary of Main Issues
Poldervaart (wtcps2)	Does not support a new building above 4 storeys. It does not complement any of the surrounding buildings on Hoe St or Stainforth St, nor on Church Hill.(WTCPS 4)

20 Opportunity Site 5 - EMD Cinema

Consultee Ref. No	Summary of Main Issues
	No issues raised

21 Opportunity Site 6 - HSBC Site

Consultee Ref. No	Summary of Main Issues
	No issues raised

22 Opportunity Site 7 - Arcade Site

Consultee Ref. No	Summary of Main Issues
	No issues raised

23 Opportunity Site 8 - Town Square and Gardens

Consultee Ref. No	Summary of Main Issues
<p>Mr Philip Herlihy (wtcps19)</p>	<p>Improvement of the Town Square and Gardens should be sought e.g. picnic tables.</p> <p>These Gardens are a precious asset to local people. The Town Centre is some distance from any significant green space.</p> <p>Supports the aspiration of expanding the Mall, but not at the expense of this relatively small and precious open space.</p> <p>Expansion should be sought Westward, or vertically not on the Town Square and Gardens. (Policy WTCP8)</p>

24 Opportunity Site 9 - Selborne Walk Shopping Centre

Consultee Ref. No	Summary of Main Issues
Mr Shaun Hexter (wtcps 6)	Loss of the Town Square and Gardens should not be considered. (Policy WTCP9)
Poldervaart (wtcps 3)	TS&G is a valuable asset. Instead of reducing the size of the TS&G, seeks improvement e.g. cafe and art fairs. Suggests removal of the big screen.(Policy WTCP9)
Environment Agency (wtcps28)	Strongly support the inclusion of support for Green Roofs in paragraph 13.3 and in Opportunity Site 9 – Selborne Walk Shopping Centre. (Policy WTCP9)

25 Opportunity Site 10 - Station Car Park Phase Two

Consultee Ref. No	Summary of Main Issues
Mr Shaun Hexter (wtcps 7)	Observes that this site is currently under construction. (Policy WTCP10)
Poldervaart (wtcps 4)	Concern at the building heights. States Walthamstow's uniqueness is in its 'liveability' e.g. it does not feel like Canary Wharf or other soulless centres - buildings are at a human scale and there are fine views. (Policy WTCP10)

26 Opportunity Site 11 - Sainsbury's Supermarket

Consultee Ref. No	Summary of Main Issues
Sainsbury's (wtcps 25)	<p>Support that the Sainsbury's Store at 112 High Street has been identified as a Key Opportunity Site to allow for the potential redevelopment of the store.</p> <p>Support for the intensification of this site as a key retail destination the centre and encourage the continued use and occupation of the site as an important retail anchor.</p> <p>However considered that the requirement that development should provide smaller scale ground floor units with active frontages prejudices the design process.</p> <p>The Council should remove reference to the number of units and floorspace requirements as this is too prescriptive at this early stage.(Policy WTCP11)</p>

27 Opportunity Site 12 - Osborne Mews

Consultee Ref. No	Summary of Main Issues
	No issues raised

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

Consultee Ref. No	Summary of Main Issues
	No issues raised

29 Opportunity Site 14 - 8no. Buxton Road

Consultee Ref. No	Summary of Main Issues
	No issues raised

30 Opportunity Site 15 - South Grove

Consultee Ref. No	Summary of Main Issues
Peacock and Smith Ltd (Morrisons) (wtcps20)	<p>Endorses the Council's vision for a mixed-use (retail and residential) redevelopment scheme on this site, but strongly challenges and objects to the draft site allocation on the grounds it is overly prescriptive and does not allow sufficient flexibility to ensure deliverability and viability.</p> <p>As it stands, the draft wording in 'Opportunity Site 15 – South Grove' is 'unsound' in its current form, because the delivery and viability of the site is threatened having regard to the advice in the NPPF.(Policy WTCP15)</p>
Sainsbury's (wtcps 26)	Proposals on South Grove should apply the sequential and impact assessment requirements of the NPPF. (Policy WTCP15)

31 Opportunity Site 16 - Brunner Road Industrial Units

Consultee Ref. No	Summary of Main Issues
	No issues raised

32 Opportunity Site 17 - St James Street Car Park

Consultee Ref. No	Summary of Main Issues
	No issues raised

33 Opportunity Site 18 - St Jame Street Health Centre

Consultee Ref. No	Summary of Main Issues
	No issues raised

Implementation and Monitoring

35 Implementation

Consultee Ref. No	Summary of Main Issues
Thames Water (wtcps33) (wtcps34)	Supports the inclusion of paragraph 35.13 in respect of engagement with utilities providers to ensure that necessary infrastructure is planned and delivered to support growth. (Paragraph 35.13) The inclusion of paragraphs 35.19 and 35.20 within the Area Action Plan is supported.(Paragraph 35.19 and 35.20)
Sustrans (wtcps42)	Community Infrastructure Levy to be spent on improving accessibility and connectivity for pedestrians and cyclists. (Paragraph 35.2)

36 Monitoring

Consultee Ref. No	Summary of Main Issues
	No issues raised

Appendices

Appendix 1 - Evidence Base

Appendix 1 - Evidence Base

Consultee Ref. No	Summary of Main Issues
	No issues raised

Appendix 2 - Related Policy Reference

Appendix 2 - Related Policy Reference

Consultee Ref. No	Summary of Main Issues
	No issues raised

Appendix 3 - Proposal Map Changes

Appendix 3 - Proposal Map Changes

Consultee Ref. No	Summary of Main Issues
	No issues raised

Appendix 4 - Discounted Sites

Appendix 4 - Discounted Sites

Consultee Ref. No	Summary of Main Issues
	No issues raised

Glossary

Glossary

Glossary

Consultee Ref. No	Summary of Main Issues
	No issues raised



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