

## Waltham Forest Local Plan Supporting Document



## Walthamstow Town Centre Area Action Plan Proposed Submission Draft Additional Modifications

11<sup>th</sup> October 2013

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<p>Dokumenti apo përmbledhja e tij mund të sigurohen në gjuhë tjera, shtyp të madh, Braille, audiokasetë apo i përthyer 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, બ્રેઇલમાં, 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 بالطبعة الكبيرة أو بلغة بريدل 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 ઇસકા સંક્ષેપ અન્ય ભાષાઓં મેં, બડે અક્ષરોં મેં યા સુનને વાલી ટેપ પર માંગ કર લિયા જા સકતા હૈ, ઔર અન્ય ભાષાઓં મેં અનુવાદ કી સુવિધા બી મિલ સકતી હૈ। યદિ આપકો ઇન સુવિધાઓં કી જરૂરત હૈ તો કૃપયા નિમ્નલિખિત પતે પર હમારે સાથ સંપર્ક કરો।</p>
<p>অনুরোধক্রমে এই ডকুমেন্টে অথবা এর সারসর্ম্ম অন্যান্য ভাষায়, বড় ছাপার অক্ষরে, ব্রাইল বা অডিও ক্যাসেটে, অডিও টেপ বা ব্রাইলে শোনার কেসেটে 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>
<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>Istekte 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 پیسٹ میں دستیاب ہو سکتا ہے۔ یا درخواست کرنے پر ترجمے کی سروس دستیاب ہو سکتی ہے۔ اگر آپ ان سروسز کے مکمل کرنا چاہتے ہیں تو براہ مہربانی ہم سے نیچے دیے گئے پتے پر رابطہ کیجیے۔</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 'additional' modifications proposed to be made to the submitted Walthamstow Town Centre Area Action Plan. London Borough of Waltham Forest Council considers that these modifications do not affect the soundness of the Area Action Plan. These modifications should be considered alongside the Inspector's 'main' modifications, as taken together they will represent that final adopted Walthamstow Town Centre Area Action Plan. It should be noted that this document represents the latest position of the Council, but remains subject to change through the examination process.

The additional modifications below are expressed in the conventional form of ~~strike through~~ through text for deletions and **bold** text for additions.

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

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			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

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## Document Structure

## 4 Document Structure

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## Location and Local Context



## 4 Location and Local Context

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			No proposed additional modification to this section		

## History and Development

## 5 History and Development

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			No proposed additional modification to this section		

## Key Issues

## 6 Key Issues

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			No proposed additional modification to this section		

## Policy Context

## 7 Policy Context

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			No proposed additional modification to this section		

## Walthamstow Town Centre Vision and Objectives



## 8 Walthamstow Town Centre Vision and Objectives

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## Town Centre Neighbourhood

## 9 Town Centre Neighbourhood

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM1	33	Paragraph 9.5	<p>Amend paragraph 9.5 as follows:</p> <p><b>An increase in housing numbers and intensification</b> <del>Housing-led mixed-use developments</del> will <b>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>	Clarity and unnecessary repetition of policy WTC2 part c.	LB Waltham Forest
AM2	34	Paragraph 9.6	<p>Amend paragraph 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. 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>	Clarity and unnecessary repetition of policy	LB Waltham Forest

## 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.
AM3	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 <del>which</del> offer opportunities to develop a <del>pan-London</del> <b>regional</b> visitor destination and evening economy offer.	Clarity & consistency	LB Waltham Forest
AM4	38	Paragraph 10.3	Amend paragraph to state:  It is these factors that give Walthamstow its uniqueness and we will build on these factors to create <del>a</del> town centre with a unique and alternative retail, <b>leisure and entertainment</b> offer which has a wide ranging appeal.	For clarity	LB Waltham Forest
AM5	39	Paragraph 10.4	Amend as follows:  Good quality shops, restaurants, leisure and entertainment facilities and community uses <b>will</b> draw people into the town centre and are central to stimulating the local economy and <b>redefining</b> 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.	For clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM6	39	Paragraph 10.5 last sentence	Amend as follows:  A2 Services are <del>slightly</del> overrepresented at 15.8% which is 6.3% above the national average.	For clarity	LB Waltham Forest
AM7	40	Paragraph 10.8 last sentence	Amend paragraph as follows:  Walthamstow has the capacity to accommodate approximately <del>234</del> ,000 sqm of new retail floorspace.	For Clarity and consistency	LB Waltham Forest
AM8	40	Paragraph 10.11 last sentence	Amend paragraph 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 <del>which is naturally developing</del> .	For Clarity	LB Waltham Forest
AM9	40	Paragraph 10.12	Amend paragraph as follows:  The second site is the existing Selborne Walk Shopping Centre located in <del>the heart of the centre and primary shopping frontage</del> <b>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>	For clarity and consistency	LB Waltham Forest

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AM10	40/41	Paragraph 10.14, last sentence	<p>Amend paragraph as follows:</p> <p>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 <b>and Queens Road rail station</b>.</p>	For clarity	LB Waltham Forest
AM11	42	Paragraph 10.19	<p>Amend the following sentence as follows:</p> <p><del>We aim to build upon the existing level of retail floorspace and will aim to 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. In accordance with policy CS14 and DM26, 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 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 designated 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 the retail within the 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</del></p> <p><b>In order to build upon the existing level of retail floorspace and will aim to 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. In accordance with policy CS14 and DM26, 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 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 designated 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 the retail within the 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</b></p>	For clarity	LB Waltham Forest

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			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>		
AM12	42	Paragraph 10.20, last sentence	Amend the final sentence as follows:  The further diversification of the economy will broaden the local economy <b>and increase the number</b> and range of job opportunities within the centre.	For clarity	LB Waltham Forest
AM13	42	Paragraph 10.21, first sentence	Amend the first sentence as follows:  <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'.	For clarity	LB Waltham Forest
AM14	42	Paragraph 10.22	Amend the paragraph as follows:  The Arcade, EMD Cinema and HSBC sites are offers an unrivalled and unique opportunity to develop <del>the town centre as a regional</del> 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 clarity and consistency	LB Waltham Forest



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			<p>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 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 <b>will have</b> 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>		

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AM15	43/44	Paragraph 10.25, fifth sentence	Amend sentence 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 <b>given their excellent accessibility and nature of the existing uses.</b>	For clarity	LB Waltham Forest
AM16	44	Inert new heading after paragraph 10.26	New heading as follows:  <b>Cumulative Impact Policy (CIP)</b>	For clarity	LB Waltham Forest
AM17	44	Paragraph 10.29, second sentence	Amend sentence as follows:  The servicing arrangements to Selborne Walk Shopping Centre should be reviewed as part of any proposed redevelopment <b>and Masterplan.</b>	For clarity	LB Waltham Forest
AM18	44	Paragraph 10.30, last sentence.	Delete last sentence as follows:  <del>Units within the 'St James Street Quarter' will be particularly targeted through this initiative.</del>	For clarity	LB Waltham Forest
AM19	44	Heading after paragraph 10.30	Amend heading as follows:  Hot food Takeaway, <b>Estate Agents</b> and Betting Shops	For clarity	LB Waltham Forest

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AM20	45	Paragraph 10.33, second sentence	<p>Amend sentence as follows:</p> <p>Furthermore, it is likely to increase the role of the market as a tourism destination <del>in North London</del> <b>with regional appeal</b> which would result in attracting more tourist expenditure <b>into</b> the local economy.</p>	For clarity and consistency	LB Waltham Forest
AM21	45	Paragraph 10.34	<p>Amend paragraph as follows:</p> <p>In accordance with Development Management Policy DM23 - Tourism Development and Visitor Attractions we will also aim to develop tourism opportunities <b>in order to develop a destination with regional appeal</b> 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. <del>In addition, DM23 seeks to resist the loss of tourist and visitor attractions.</del></p>	For clarity and consistency	LB Waltham Forest

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AM22	46	Paragraph 10.36, first sentence	<p>Delete first sentence as follows:</p> <p><del>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.</del></p>	For clarity	LB Waltham Forest
AM23	46	Paragraph 10.37, last sentence	<p>Amend sentence as follows:</p> <p>We would support <b>the development of a BID</b> <del>a BID if one were developed.</del></p>	For clarity	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.
AM24	52	Paragraph 11.7, delete part of third sentence	<p>Delete of part of the third sentence 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) <del>should</del><del>would</del> 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>	For clarity	LB Waltham Forest
AM25	56	Figure 11.2, amendments	<p>Amend paragraph 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</p>	For clarity	LB Waltham Forest

## 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.
AM26	58	Paragraph 12.2, delete second sentence.	<p>Delete second sentence as follows:</p> <p><del>We seek that development proposals give recognition to the town centre's unique characteristics and local context.</del></p> <p>-</p>	For clarity	LB Waltham Forest
AM27	63	Paragraph 12.14, amend third sentence	<p>Amend paragraph 12.14 as follows:</p> <p>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 <b>(see WTCP8 and 9)</b>.</p>	For clarity	LB Waltham Forest
AM28	63	Paragraph 12.16, amend second sentence	<p>Amend paragraph 12.16 as follows:</p> <p>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 <b>(see WTCP8 and 9)</b>.</p>	For clarity	LB Waltham Forest



<b>Additional 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>
AM29	69	Figure 12.3	Amend as follows:  Highlight Factory on Tower Hamlets Road as 'Locally Listed'.	For clarity	LB Waltham Forest

## A Sustainable Centre

## 13 A Sustainable Centre

A d d i t i o n a l Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	S o u r c e o f change/Rep no.
AM30	75	Paragraph 13.15	<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>	For clarity	Natural England wtcps29

## Key Opportunity Sites

## 15 Introduction

<b>Additional 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 additional modification proposed in this section		

## 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.
AM31	80	Opportunity Site 1 - Planning History, delete first bullet point	Delete as follows:  <del>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).</del>	Unnecessary inclusion	LB Waltham Forest
AM32	81	Opportunity Site 1 - Prominent Location, amend first sentence	Amend as follows:  The site is highly visible on a key junction (both Hoe Street and Forest Road are 'principal' roads), <b>is a gateway into the town centre</b> 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.	For Clarity	LB Waltham Forest
AM33	82	Opportunity Site 1 - Site map, map name change and insert new image	Amend title as follows:  <b>Opportunity Site 1</b>	For Clarity	LB Waltham Forest

## 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.
AM34	83	Opportunity Site 2 - Current Use, amend first sentence	Amend sentence as follows: <del>Vacant factory</del> <b>Commercial</b>	For clarity	LB Waltham Forest
AM35	83/84	Opportunity Site 2 - Building of Architectural Merit, amend first sentence	Amend as follows:  <b>The site is Locally Listed</b> <del>The existing building on the site is seen as a building of merit and should ideally be retained as part of proposals.</del>	For clarity	LB Waltham Forest
AM36	85	Opportunity Site 2 - Site Plan, amend plan title name	Amend plan title as follows:  <b>Opportunity Site 2</b>	For clarity	LB Waltham Forest

## 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.
AM37	88	Opportunity Site 3 - Site Plan, change tile	Change title of site plan as follows:  <b>Opportunity</b> Site 3	For Clarity	LB Waltham Forest



## 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.
AM38	90	Opportunity Site 4 - Archaeological Priority Zone (APZ), delete text	<p>Delete text as follows:</p> <p><del>Archaeological Priority Zone (APZ)</del></p> <p><del>The site lies within the Walthamstow APZ which is the site of a medieval settlement. A preliminary site evaluation may therefore be required before development proposals are considered.</del></p>	For Clarity	LB Waltham Forest
AM39	91	Opportunity Site 4 - Site Plan, amend title	<p>Amend title as follows:</p> <p><b>Opportunity Site 4</b></p>	For Clarity	LB Waltham Forest

## 20 Opportunity Site 5 - EMD Cinema

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM40	92	Opportunity Site 5 - Planning History, amend paragraphs	<p>2002 -<b>Refused</b> - 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 - <b>Refused</b> - 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 - <b>Refused</b> - Redevelopment proposals and associated alterations and works including change of use to mixed use development comprising religious, community, cinema, cafe and retail uses ( D1/D2/A3/A1 Use classes ) with ancillary residential accommodation comprising two x 2 bed and three x 1 bed units.</p>	For Clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM41	96	Opportunity Site 5 - Site Plan, amend title	Amend title as follows: <b>Opportunity Site 5</b>	For Clarity	LB Waltham Forest
AM42	94	Opportunity Site 5 - Heritage Asset, after sentence 9, add additional text.	Additional text as follows: <b>Proposals should reinforce the qualities that make them significant so they can stimulate environmental, economic and community regeneration.</b>	For Clarity	LB Waltham Forest

## 21 Opportunity Site 6 - HSBC Site

<b>Additional 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>
AM43	98	Opportunity Site 6 - Site Plan, amend title	Amend title as follows: Opportunity Site 6	For Clarity	LB Waltham Forest

## 22 Opportunity Site 7 - Arcade Site

<b>Additional 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>
AM44	102	Opportunity Site 7 - Site Plan, amend title	Amend title as follows: Opportunity Site 7	For Clarity	LB Waltham Forest

## 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.
AM45	103	Opportunity Site 8 - Context, third paragraph	<p>Amend final sentence as follows:</p> <p>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 (<del>see section X</del>)</p>	For clarity	LB Waltham Forest
AM46	104	Opportunity Site 8 - Site Plan, amend title	<p>Amend title as follows:</p> <p><b>Opportunity Site 8</b></p>	For Clarity	LB Waltham Forest

## 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.
AM47	106	Opportunity Site 9 - Current use, first sentence	<del>Retail extension on the Town Square and Gardens.</del> <b>Shopping Centre.</b>	For clarity	LB Waltham Forest
AM48	106	Opportunity Site 9 - Planning History, additional text	Add text as follows: <b>No recent major planning history</b>	For Clarity	LB Waltham Forest
AM49	109	Opportunity Site 9 - Site Plan, amend title	Amend title as follows: <b>Opportunity Site 9</b>	For Clarity	LB Waltham Forest
AM50	109	Opportunity Site 9 - Site Plan, additional illustrations	Additional illustrations as follows: <ul style="list-style-type: none"> <li>• Improved access to shopping centre</li> <li>• Permeability</li> <li>• New entrance/gateway</li> </ul>	For Clarity	LB Waltham Forest

## 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.
AM51	110	Opportunity Site 10 - Context, additional text	<p>Additional text as follows:</p> <p><b>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.</b></p>	For Clarity	LB Waltham Forest
AM52	112	Opportunity Site 10 - Site Plan, amend title	<p>Amend title as follows:</p> <p><b>Opportunity Site 10<del>11</del></b></p>	For Clarity	LB Waltham Forest



## 26 Opportunity Site 11 - Sainsbury's Supermarket

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM53	114	Opportunity Site 11 - Archaeological Priority Zone, delete paragraph	<p>Delete paragraph as follows:</p> <p><del><b>Archaeological Priority Zone (APZ)</b></del></p> <p>-</p> <p><del>The site partly lies within the Walthamstow APZ which is the site of a medieval settlement. A preliminary site evaluation may therefore be required before development proposals are considered.</del></p>	Repetition of policy	LB Waltham Forest
AM54	115	Opportunity Site 11 - Site Plan, additional illustration	<p>Additional Illustrations as follows:</p> <ul style="list-style-type: none"> <li>Remove active frontage from Vernon Road.</li> <li>Highlight junction improvements at Palmerston Road junction.</li> </ul>	For Clarity	LB Waltham Forest
AM55	115	Opportunity Site 11 - Site Plan, amend title	<p>Amend title as follows:</p> <p><b>Opportunity Site 1142</b></p>	For Clarity	LB Waltham Forest

## 27 Opportunity Site 12 - Osborne Mews

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM56	117	Opportunity Site 12 - Archaeological Priority Zone, delete paragraph	<p>Delete paragraph as follows:</p> <p><del>Archaeological Priority Zone (APZ)</del></p> <p>-</p> <p><del>The site partly lies within the Walthamstow APZ which is the site of a medieval settlement. A preliminary site evaluation may therefore be required before development proposals are considered.</del></p>	Repetition of policy	LB Waltham Forest
AM57	118	Opportunity Site 12 - Site Plan, amend title	<p>Amend title as follows:</p> <p><b>Opportunity Site 1243</b></p>	For Clarity	LB Waltham Forest

## 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.
AM58	119	Opportunity Site 13 - Current Use, amend first sentence	Amend first sentence as follows:  Vacant <b>Bingo Hall</b>	For Clarity	LB Waltham Forest
AM59	119	Opportunity Site 13 - Context, amend first sentence	Amend first sentence as follows:  <del>This site is within Walthamstow's centre and is the location of a vacant and derelict Bingo hall and Council owned car park.</del>	For Clarity	LB Waltham Forest
AM60	120	Opportunity Site 13 - Archaeological Priority Zone, delete paragraph	Delete paragraph as follows: <del>Archaeological Priority Zone (APZ)</del>  -  <del>The site partly lies within the Walthamstow APZ which is the site of a medieval settlement. A preliminary site evaluation may therefore be required before development proposals are considered.</del>	Repetition of policy	LB Waltham Forest
AM61	121	Opportunity Site 13 - Site Plan, amend title	Amend title as follows:  <b>Opportunity Site 13<del>4</del></b>	For Clarity	LB Waltham Forest

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

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM62	123	Opportunity Site 14 - Archaeological Priority Zone, delete paragraph	<p>Delete paragraph as follows:</p> <p><del>Archaeological Priority Zone (APZ)</del></p> <p>-</p> <p><del>The site partly lies within the Walthamstow APZ which is the site of a medieval settlement. A preliminary site evaluation may therefore be required before development proposals are considered.</del></p>	Repetition of policy	LB Waltham Forest
AM63	123	Opportunity Site 14 - Site Plan,	<p>Amend title as follows:</p> <p><b>Opportunity Site 14</b></p>	For Clarity	LB Waltham Forest

### 30 Opportunity Site 15 - South Grove

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM64	126	Opportunity Site 15 - Archaeological Priority Zone, delete paragraph	<p>Delete paragraph as follows:</p> <p><del>Archaeological Priority Zone (APZ)</del></p> <p>-</p> <p><del>The site partly lies within the Walthamstow APZ which is the site of a medieval settlement. A preliminary site evaluation may therefore be required before development proposals are considered.</del></p>	Repetition of policy	LB Waltham Forest
AM65	127	Opportunity Site 15 - Site Plan, include street plan	Include street plan as follows:	For clarity	LB Waltham Forest
AM66	125	Opportunity Site 15 -Context - second paragraph, first sentence.	<p>Amend sentence as follows:</p> <p>The immediate area is generally a mix of <b>retail</b>, office, storage.....</p>	For clarity	LB Waltham Forest
AM67	126	Opportunity Site 15 - Activity	<p>Amend sentence as follows:</p> <p>Where proposals include a superstore/foodstore and/or other large footprint uses....</p>	For clarity	Morrison's wtcps20

### 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.
AM68	130	Opportunity Site 16 - Site Plan, amend title	Amend title as follows: <b>Opportunity Site 16<del>47</del></b>	For Clarity	LB Waltham Forest

## 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.
AM69	132	Opportunity Site 14 - Archaeological Priority Zone, delete paragraph	<p>Delete paragraph as follows:</p> <p><del>Archaeological Priority Zone (APZ)</del></p> <p>-</p> <p><del>The site partly lies within the Walthamstow APZ which is the site of a medieval settlement. A preliminary site evaluation may therefore be required before development proposals are considered.</del></p>	Repetition of policy	LB Waltham Forest
AM70	133	Opportunity Site 17 - Site Plan, amend title	<p>Amend title as follows:</p> <p><b>Opportunity Site 1749</b></p>	For Clarity	LB Waltham Forest
AM71	133	Opportunity Site 17 - Site Plan, additional illustrations	<p>Additional illustrations as follows:</p> <ul style="list-style-type: none"> <li>Public realm Improvements</li> </ul>	For Clarity	LB Waltham Forest

### 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.
AH72	135	Opportunity Site 18 - Archaeological Priority Zone, delete paragraph	<p>Delete paragraph as follows:</p> <p><del>Archaeological Priority Zone (APZ)</del></p> <p>-</p> <p><del>The site partly lies within the Walthamstow APZ which is the site of a medieval settlement. A preliminary site evaluation may therefore be required before development proposals are considered.</del></p>	Repetition of policy	LB Waltham Forest
AH73	136	Opportunity Site 18 - Site Plan, amend title	<p>Amend title as follows:</p> <p><b>Opportunity Site 1820</b></p>	For Clarity	LB Waltham Forest
AH74	136	Opportunity Site 18 - Site Plan, additional illustrations	<p>Additional illustrations as follows:</p> <ul style="list-style-type: none"> <li>Public Realm Improvements</li> </ul>	For Clarity	LB Waltham Forest



## Implementation and Monitoring

## 35 Implementation

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM75	141 - 151	Implementation Plan	Amend as follows:  Add a column called ' <b>Strategic Objectives</b> ' and inserting relevant strategic objectives of the plan with with the Actions of the Implementation Plan	For Clarity	LB Waltham Forest
AM76	141	Implementation Plan - Town Centre Neighbourhood - Action 6	Delete action 6	For Clarity	LB Waltham Forest
AM77	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.	For clarity and consistency	LB Waltham Forest
AM78	142	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 5	Amend action as follows:  Extension(s) to Selborne Walk Shopping Centre.	For clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM79	143	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 16	Amend action as follows:  Establishment of a <del>pan-London</del> <b>Regional</b> leisure and entertainment visitor destination.	For Clarity	LB Waltham Forest
AM80	144	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 19	Amend action as follows:  Resist new Hot Food Takeaways, <b>Betting Shop</b> and Estate Agents within the centre.	For Clarity	LB Waltham Forest
AM81	144	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 21 - Phasing column	Amend as follows:  <del>Short/Medium</del>  <del>Long</del> <b>Throughout</b>	For Clarity	LB Waltham Forest
AM82	144	Implementation Plan - High Quality Shopping, Business and Visitor Centre - Action 22	Amend as follows:  Delivery of approximately <del>3,800</del> <b>10,000</b> sq.m of new <del>employment</del> <b>commercial</b> floorspace.	For Clarity	LB Waltham Forest

## 36 Monitoring

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM83	161	Monitoring table - SO1	<p>Amend as follows:</p> <p>Development of approximately 234,000 Sq.m of net retail floorspace within the <del>Major centre</del> <b>town centre</b>.</p> <p><del>Increase in the amount of 'leisure floorspace' within the centre.</del> 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><del>Within the 'Cultural Quarter', no single retail unit to have a net floor area of 100 sq.m or above.</del></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> <p><del>No non retail floorspace within the Selborne Walk shopping frontage.</del></p>	For clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
AM84	162	Monitoring table - SO2	<p>Amend as follows:</p> <p>Development of approximately 243,000 Sq.m of net retail floorspace within the Major centre.</p> <p>Larger retail units (4500 sq.m and above) in the Eastern End of the High Street.</p>	For clarity	LB Waltham Forest
AM85	163	Monitoring table - SO3	<p>Amend as follows:</p> <p>-</p> <p><del>Increase in the amount of 'leisure floorspace' within the centre.</del>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>-</p> <p><del>Increase in the amount of 'leisure floorspace' within the centre.</del>Development of approximately 6,000 Sq.m of net social infrastructure floorspace within the AAP Area.</p>	For clarity	LB Waltham Forest
AM86	164	Monitoring table - SO4	<p>Amend as follows:</p> <p>Up to 2,000 new homes to be built with the AAP area.</p>	For clarity	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>Growth in mixed use residential development in the town centre.</p> <p>Higher density developments are concentrated near transport hubs.</p> <p><del>50% of new homes to be 3 bed or more in size.</del></p> <p><del>40% of intermediate housing to be shared ownership.</del></p> <p>All new build to be built to lifetime home standards.</p> <p><del>Residential (including HMOs) development on upper floors above retail units.</del></p> <p>Improved results of Building for life assessments undertaken for schemes of 10 units or above</p> <p><del>100% of major applications to include an urban design statement.</del></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>		

## 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.
AM87	172 - 176	Appendix 1	<p>Delete the following documents from appendix 1 as follows:</p> <p><del>Waltham Forest Needs and Market Assessment</del></p> <p>-</p> <p><del>Annual Population Survey</del></p> <p>-</p> <p><del>Waltham Forest Growth Area Programme of Development</del></p> <p>-</p> <p><del>Waste Strategy for England</del></p> <p>-</p> <p><del>Chingford to Stratford Appraisal</del></p> <p>-</p> <p><del>Promoting and Creating Built and Natural Environments That Encourage and Support Physical Activity</del></p> <p>-</p> <p><del>Eastern End Masterplan</del></p>	Clarity and Repetition	LB Waltham Forest

Additional Modification Ref Number.	Page No.	Policy/Paragraph/ Figure	Proposed Change	Justification	Source of change/Rep no.
			<p>-</p> <p><del>Transport Hubs and Town Centres – Stage AB Proposals for Public Realm Improvement Works</del></p> <p>-</p> <p><del>Hoe Street Gyratory Improvements – Preliminary Designs</del></p>		
AM88	172 - 176	Appendix 1	<p>Add the following documents to Appendix 1 as follows:</p> <p><b>Waltham Forest Tree Strategy, LB Waltham Forest, 2010</b></p> <p><b>Heat Mapping Study, Parsons Brinckerhoff, 2011</b></p> <p><b>Climate Change Policy Viability Assessment, Arup, 2011</b></p> <p><b>Decentralised Pre-Feasibility Report, Parsons Brinckerhoff, 2011</b></p> <p><b>Housing Intensification in Seven South London Town Centres, Urban Studio and GVA Grimley, 2009</b></p>	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><b>Draft London's Electric Vehicle Infrastructure Strategy, GLA, 2010</b></p> <p><b>Waltham Forest - Level 2 Strategic Flood Risk Assessment, Scott Wilson, 2011</b></p> <p><b>Waltham Forest Surface Water Management Plan, Capita Symonds, 2012</b></p> <p><b>The Sign of a Good Place to Live, Building For Life Partnership, 2012</b></p> <p><b>Guidance on Tall Buildings, English Heritage, 2007</b></p> <p><b>A Healthier, Fairer Waltham Forest, Waltham Forest NHS, 2010</b></p>		

<b>Additional 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>
			<p><b>Joint Strategic Needs Assessment, Waltham Forest NHS, 2012</b></p> <p><b>London Office Policy Review, GLA, 2012</b></p> <p><b>Portas Review, Mary Portas, 2011</b></p> <p><b>Consumer Expenditure and Comparison Goods Floorspace Need in London, GLA, 2013</b></p> <p><b>Outer London Commission report: Mayor's Actions for High Streets, GLA, 2013</b></p> <p><b>Waltham Forest Shopfront Design Guide, LB Waltham Forest, 2013</b></p> <p><b>The Relevance of Parking in the Success of Urban Centres, London Council's, 2012.</b></p>		

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

## 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

<b>Additional 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 additional modification to this section		



**Waltham Forest**

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