

LONDON BOROUGH OF WALTHAM FOREST

Planning Committee 8 May 2012

(Item 3)

APPENDIX: TEXT OF CORE STRATEGY POLICIES

Policy CS1- Location and Management of Growth

In planning for growth, the Council will seek to achieve an appropriate balance between physical, social and economic development and environmental protection. Growth will be distributed and managed by:

A) focusing regeneration activities in the key growth areas of Blackhorse Lane, Northern Olympic Fringe, Walthamstow Town Centre and Wood Street. In these areas, the Council will seek to accommodate growth primarily in housing and jobs, especially for local people. The Council will seek to provide growth in these areas as follows:

- Blackhorse Lane - up to 2500 new homes, about 1000 new jobs,
- Northern Olympic Fringe - up to 2500 new homes,
- Walthamstow Town Centre - up to 2000 new homes,
- Wood Street - up to 1000 homes;

(see policies CS2, CS8 and CS10 in particular).

B) directing additional growth in main town centre uses(10) in the designated town centres (subject to available capacity in individual centres) and maximising residential opportunities. These centres are shown on the key diagram and include the designated centres in and outside the key growth areas (see policies CS8, CS10, CS11 and CS14 in particular);

C) encouraging that will benefit the wider community including housing, employment, leisure and community uses at sites including Walthamstow Dogs Stadium, Chingford Municipal Offices and underused land at Whipps Cross Hospital. Sites to be taken forward will be selected from the Site Opportunity Locations shown on Figure 8 by Area Action Plan and Site Specific Allocations DPDs. Precise boundaries and details of the proposals planned will be set out in those DPDs;

D) outside the identified growth areas and within the Borough generally, protecting and improving character areas, ensuring that proposals contribute positively to urban quality (see policies CS2, CS5, CS11, CS12, CS13, CS15 and CS16 in particular);

E) accommodating growth on previously developed land by:
i) using land more efficiently (see Policies CS2 and CS8 in particular);
ii) protecting designated sites and areas (Green Belt, Metropolitan Open Land, Special Protection Areas, Ramsar sites, Conservation Areas and Listed Buildings) (see policies CS5, CS12 and CS15 in particular);

- iii) safeguarding land for housing and employment use (see Policies CS2 and CS8 in particular);
- iv) using redevelopment opportunities to improve the quality of the public realm (see policies CS5, CS7, CS13, CS15 and CS16 in particular);

F) tackling climate change (see policies CS4, CS6 and CS7 in particular);

G) ensuring the timely delivery of essential infrastructure to support growth (See Policies CS3, CS7, CS9 and CS10 in particular);

H) applying a comprehensive set of actions to implement the plan strategy including:

- resisting any proposed development that will prejudice the future development of a neighbouring site and or prohibit the comprehensive development of a larger site,
- cross borough working to promote and maximise funding opportunities available to the Council and its partners through planning obligations, a tariff charging schedule, bidding and funding regimes, establishment of Business Improvements Districts and
- where necessary, use of compulsory purchase powers to tackle land issues which inhibit regeneration.

Policy CS2 - Improving Housing Quality and Choice

Housing Growth

The Council will facilitate sustainable housing growth by:

A) maximising the number of quality homes in the Borough by:

- i. resisting the unjustified net loss of residential accommodation;
- ii. prioritising development on previously developed land, particularly unused or underused land;
- iii. focusing the delivery of new homes in Waltham Forest's key growth areas of Walthamstow Town Centre, Blackhorse Lane, the Northern Olympic Fringe, Wood Street and other key sites in the Borough to meet or exceed a housing target of 10,320 new homes over the plan period;
- iv. where appropriate, incorporating new homes into mixed use development;
- v. making effective and efficient use of land by seeking to optimise housing densities;
- vi. supporting initiatives to bring 1035 empty properties back into use over the plan period; and
- vii. working with housing partners to support the programme of housing estate renewal.

Affordable Housing

B) maximising the number of quality affordable homes in the Borough by:

i) maximising the number of quality affordable homes in the Borough by aiming to provide at least 50% (5,700 homes) of homes as affordable over the plan period. A balance of tenures between social rented, affordable rent and intermediate housing should be provided;

ii) assessing the level of affordable housing on a site by site basis. In order to deliver the maximum amount of affordable housing, developments proposing less than 50% will need to demonstrate a viability case, in the form of a viability assessment. Where a viability case is used to justify an affordable housing offer below policy requirements, the Council will require the shortfall to be treated as a deferred contribution. The Council will then require a subsequent viability assessment to be undertaken when the scheme is completed and largely occupied and should viability have improved, the Council will seek a further payment up to a maximum of the deferred sum.

Mixed and Balanced Communities

C) creating an economically mixed and balanced community by seeking a range of home sizes and tenures in new development. The Council will prioritise the need for larger homes (3 bedroom or more) in new developments and resist the loss of any existing larger homes. Support will be given to the re-establishment of Houses in Multiple Occupation (HMO) into single family sized houses.

Housing Design and Accessibility

D) creating successful communities by requiring high quality design from all new housing development to ensure it makes a positive contribution to improving the urban environment in the Borough. New homes should be accessible to all members of the community and be able to adapt to the changing needs of residents throughout their lives.

Housing for Older and Vulnerable People

E) creating a mixed and inclusive community by enabling a variety of housing types to meet the identified local needs of older and vulnerable people.

Gypsies and Travellers Provision

F) creating an inclusive community by seeking to protect existing provision and consider the future needs and requirements of Gypsies and Travellers.

Policy CS3 - Providing Infrastructure

The Council will ensure that while encouraging housing and economic growth in the Borough, appropriate infrastructure is provided to cater for the needs of existing and future populations, by:

A) promoting the enhancement of existing social infrastructure and, except where justified by other Core Strategy policies, resisting its unsubstituted loss

where population growth and change requires its provision; where population change reduces demand, managing its loss by reference to the quality of community facility provided, its ability to meet modern requirements (such as soundproofing, disabled access and external smoking areas) and other criteria set out in the Development Management Policies DPD, such as the incidence of recorded crime associated with the premises;

B) maximising opportunities to deliver additional facilities as part of new developments, particularly on surplus employment land in line with Policy CS8;

C) encouraging multi-purpose facilities that provide a range of services;

D) ensuring that new facilities are located to cater to the communities they serve and are accessible by walking and cycling;

E) requiring new developments to contribute towards the provision of social and other necessary infrastructure with contributions being either on-site, or through planning contributions, or through any applicable Community Infrastructure Levy; and

F) ensuring that physical and utility infrastructure is provided where it is required by new development.

Policy CS4 - Minimising and Adapting to Climate Change

The Council will tackle climate change locally and promote resource efficiency and high environmental development standards during design, construction, and occupation of new developments by

Reduction of Carbon Emission

A) requiring new developments to minimise on site carbon emissions across their lifetime in accordance with the energy hierarchy by using less energy through responsive design, supplying energy efficiently and using on-site renewable energy;

B) requiring developments to meet high environmental standards of building design and construction, including targets based on standards such as BREEAM and Code for Sustainable Homes;

C) encouraging and where appropriate requiring retrofitting of the existing building stock to become more energy efficient by utilising existing and future programmes to co-ordinate and drive activity;

D) 'leading by example' and seeking to exemplify high sustainability standards and reduced carbon footprint on the Council's and its partner's own development areas and buildings and leading on awareness raising campaigns;

Energy Efficient Supply

E) working with partners and developers to promote and facilitate the delivery of local decentralised energy capacity and networks that are flexible and adaptable, especially district heating systems in appropriate areas of the Borough, in particular in the key growth areas;

F) requiring developers to investigate opportunities for establishing or linking into existing or proposed decentralised energy networks through tools such as the London Heat Map;

G) promoting innovative energy technologies that reduce carbon emissions and use of fossil fuels, such as hydrogen and energy from waste sources;

Adaptation, Water Efficiency and Flood Risk

H) requiring developments to be designed in a manner that minimises the use of water, protects the water environment and minimises the potential for flooding and the urban heat island effect;

I) directing development away from areas at high risk from flooding as indicated in Figure 15 and aiming to achieve an overall reduction in flood risk; requiring sequential and exception test and flood risk assessments (FRAs) in accordance with requirements set out in PPS25; and

J) improving the sustainability of buildings against flood risk, water stress and overheating, in order to not put people or property at unacceptable risk.

Policy CS5 - Enhancing Green Infrastructure and Biodiversity

The Council will endeavour to protect and enhance green infrastructure and biodiversity and to maximise access to open spaces across the Borough by:

A) protecting Green Belt and Metropolitan Open Land (MOL) and improving access where appropriate. Development and regeneration activity should be delivered principally through the use of brownfield land and buildings;

B) enhancing the green infrastructure network through better connectivity and the creation of new open spaces whilst also conserving their historic value;

C) establishing and extending the Borough's Greenways, Green Corridors; and, providing landscaping along transport routes where possible;

D) improving the quality of, and access to, open spaces especially in areas of deficiency;

E) ensuring the adequate provision and efficient use of allotments and other spaces on which to grow food and plants;

F) improving and increasing the provision of burial space;

G) protecting, promoting and enhancing the Lee Valley Regional Park and Epping Forest;

H) safeguarding and improving the quality, character, access and ecology of waterways in the Borough, and supporting the aims of the London Rivers Action Plan (LRAP);

Protecting and Improving Biodiversity and Nature Conservation

I) seeking to protect and enhance biodiversity, especially where habitats, species and sites are recognised at the international, national, regional and local levels and as outlined in the Waltham Forest, London and UK Biodiversity Action Plans (BAPs);

J) creating and capturing opportunities for increasing the area and number of priority and locally important habitats;

K) promoting public access and improved contact with nature;

L) Local Nature Reserves should be maintained; and further reserves should be designated as documented in the Waltham Forest Biodiversity Action Plan;

M) protecting existing healthy trees and encouraging the planting of new trees as informed by the Waltham Forest Tree Strategy;

Encouraging Active Lifestyles and Providing Recreational Facilities:

N) ensuring the adequate provision and quality of play and recreational spaces, outdoor sports facilities and parks, for all sections and age groups of the community. Where new open spaces are provided they will be designated as appropriate; and

O) protecting and enhancing the existing level of provision of playing pitches with any future review undertaken in accordance with the Playing Pitch Strategy (2011).

Policy CS6 - Promoting Sustainable Waste Management and Recycling

The Council will work in partnership with the North London Waste Authority (NLWA) partner boroughs in order to manage its waste to meet the London Plan apportionments and recycling targets in a sustainable manner by:

A) promoting the prevention and reduction of waste produced in the Borough, increasing the reuse of materials wherever possible, and seeking to increase recycling and composting of waste;

B) ensuring that new development including change of use provides accessible, adequate and well designed internal and external storage facilities for residual waste and recycling;

C) ensuring that waste is minimised during construction of new developments, encourage the use of sustainably sourced materials and requiring developments to make on-site provision for the recycling and re-use of construction and demolition waste;

D) ensuring there is sufficient land for waste management purposes and establishing appropriate policies for waste applications to maximise self-sufficiency in waste management, through the Joint North London Waste Plan and applying its policies to waste development. Additionally the Council will safeguard existing waste management sites within Waltham Forest; and

E) encouraging waste to be treated as close to the source as possible and encouraging sustainable movement of waste, maximising the potential use of rail and water transport where waste is not treated at its source.

Policy CS7 - Developing a Sustainable Transport

The Council will facilitate growth and regeneration in a sustainable manner and promote sustainable travel by:

Coordination of Land Use and Transport

A) working with TfL, Network Rail and other partners to facilitate the delivery of key transport infrastructure improvements in the Borough to support regeneration and growth, in particular the reinstatement of the Chingford – Stratford line;

B) safeguarding land as shown on the proposals map for Crossrail 2 Line;

C) guiding developments to located town centres and to areas that are well accessible by public transport, including our key growth areas and requiring them to be designed to reduce the need to travel and to encourage walking, cycling and access to public transport;

D) requiring Transport Assessments and Travel Plans where appropriate in support of planning applications to determine potential transport impacts and to demonstrate how the development minimises and mitigates the expected impacts and working with and encouraging existing high trip generating organisations to prepare a Travel Plan;

Sustainable Transport Network

E) actively encouraging walking and cycling by providing an attractive public realm and safe, convenient and accessible routes and facilities throughout the Borough;

F) working with partners to improve the accessibility, reliability and quality of the public transport system and its integration with other transport modes;

Managing Private Motorised Transport

G) managing traffic flow and speed and implementing public realm and streetscape improvements, including the reallocation of road space in both cases by reference to; the importance of streets for particular modes (within a road hierarchy and a road user hierarchy to be defined in the Development Management Policies DPD); road safety; locations of high pedestrian demand; the need for pedestrian, cycle and public transport infrastructure; regeneration priorities; design parameters such as the extent of carriageway; funding availability and other criteria to be set out in the Development Management Policies DPD;

H) managing the demand for private car travel by protecting the continued provision of existing and promoting the expansion of cab services, car clubs, pool cars, and low emission motor vehicles, and working with the Mayor of London's to implement the electric car strategy;

I) managing parking requirements effectively across the Borough to minimise the negative impacts of traffic and reducing reliance on car for journeys by requiring car, motorcycle and cycle parking facilities in accordance with the maximum car and minimum cycle parking standards set out in the Development Management Policies DPD, managing on street parking, and promoting car free and car-capped developments; and

Freight

J) promoting the sustainable movement of freight and minimising the impact of freight movement on local amenity, traffic and the environment.

Policy CS9 - Promoting Better Education

The Council and its partners will ensure that all residents, especially young people in the Borough have access to high quality educational facilities by:

A) providing enough primary, secondary and further education places so that all young residents in the Borough can be educated to a high standard;

B) making sure that facilities are sustainably designed, energy efficient and easily accessible by sustainable transport modes;

C) providing access to play spaces, local playing fields and sporting facilities;

D) requiring new school proposals including extended schools to be developed as community hubs whereby they are accessible to the general public outside school hours; and

E) safeguarding land in the identified key growth areas of Blackhorse Lane, Northern Olympic Fringe, Walthamstow and Wood Street and at other opportunity locations identified in the Site Specific Allocations Document.

Policy CS10 - Creating More Jobs and Reducing Worklessness

The Council will seek to maximise employment opportunities for its residents by:

A) promoting the delivery of additional educational and training facilities, either as new development in town or district centres or within established locations or elsewhere in accordance with the Development Management DPD;

B) ensuring provision is made within new developments to recruit and train local residents to serve its needs, proportionate to its size;

C) supporting infrastructure improvements that enhance residents' access to employment areas via public transport, foot and bicycle;

Opportunities for the most vulnerable sections of the community will be enhanced through focussing employment growth in the Boroughs key growth areas.

Policy CS11 – Tourism Development and Visitor Attractions

Visitor accommodation

A) focusing visitor accommodation in designated town centres whilst also allowing for some small scale visitor accommodation within close proximity to visitor attractions;

Visitor attractions

B) encouraging new leisure and cultural developments in Walthamstow town centre, and other locations with transport facilities suited to attracting visitors;

C) protecting, promoting and enhancing Walthamstow Market as a unique feature of Walthamstow town centre.

D) protecting the borough's unique assets including Epping Forest, and Lea Valley Regional Park, from insensitive development, while encouraging growth in visitor numbers and improved access.

E) protecting and enhancing the quality of existing visitor attractions including built heritage;

F) promoting the development of the Walthamstow Wetlands as a significant visitor destination.

Policy CS12 - Protecting and Enhancing Heritage Assets

In managing growth and change, the Council will promote the conservation, enhancement and enjoyment of the Borough's heritage assets and their settings such as conservation areas, listed buildings, parks and gardens of local historic interest, archaeological priority zones and other buildings and spaces of local historic value by:

- A) keeping under review heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence;
- B) carrying out, reviewing and implementing Conservation Area Appraisals and management plans;
- C) promoting heritage-led regeneration and seeking appropriate beneficial uses and improvements to historic buildings, spaces and areas;
- D) ensuring improved access to historic assets and improved understanding of the Borough's history.

Policy CS13 - Promoting Health and Well Being

The Council will aim to create and develop healthy and sustainable places and communities by:

- A) requiring all new developments to meet appropriate environmental standards that minimise air, water, noise and light pollution and address the risks arising from contaminated land and hazardous substance and ensuring satisfactory amenity is provided for future and surrounding occupiers;
- B) requiring new development to consider how it will contribute to improving health and reducing health inequalities. Where adverse impacts are identified, the development will be expected to demonstrate how it will address or mitigate against these impacts;
- C) improving both pedestrian and cycle access to green and open spaces, particularly the Olympic Park, Lea Valley Regional Park and Epping Forest;
- D) improving access to the Borough's health facilities and services, leisure and sports and recreation facilities whilst ensuring they are accessible by all;
- E) promoting higher levels of regular exercise by making the public realm and pedestrian and cycle routes more attractive and safer;
- F) reducing the proliferation of any land use which reduces people's ability to be healthy; and
- G) maximise the benefits of the Olympic Legacy for the benefit of the Borough's residents.

Policy CS15 - Well Designed Buildings, Places and Spaces

New development proposals will be expected to:

A) ensure the highest quality architecture and urban design, both in terms of providing attractive and functional developments. New development should respond positively to the local context and character, improve the way places function and promote distinctiveness and sense of place;

B) give strong recognition to local distinctiveness and spatial context within the Borough's neighbourhoods in Chingford, Walthamstow, Leyton and Leytonstone and the unique characteristics they present as defined by the combination of common elements such as block structure, urban grain, building typology, street pattern and public realm, building density/height, richness, private and public space and the presence of street trees;

C) address issues of height and scale sensitively. Subject to detailed analysis of their impact on local and historic context and other key criteria set out in the English Heritage/CABE guidance, tall buildings (defined as ten storeys and above (26 metres above natural ground level)) may only be appropriate on specific sites within the key growth areas of Blackhorse Lane, Northern Olympic Fringe, Walthamstow Town Centre and Wood Street. Appropriate sites will be identified as part of the development of the AAPs. Elsewhere within the Borough tall buildings are considered inappropriate. In some limited circumstances, medium rise, taller buildings (defined as between 5-9 storeys (13 - 23 metres above natural ground level)) may be appropriate both within the growth areas and at other key locations outside of the growth areas, subject to meeting the same criteria above. Appropriate locations for medium-rise buildings outside of the growth areas will be identified in the Site Specific Allocations Document, and could include;

- “gateway” sites or key entrance points into the Borough,
- specific locations at key junctions along principal routes,
- central areas or key junctions within shopping centres and,
- in areas fronting large areas of open space, subject to there being no detrimental impact on openness and visual amenity.

D) reinforce and, where appropriate, create new distinctive and legible areas/spaces based on a design-led approach to redevelopment, particularly in the identified key growth areas; and

E) incorporate high quality and inclusive design measures to create an attractive, safe, healthy, accessible and sustainable environment throughout Waltham Forest.

Policy CS16 - Making Waltham Forest Safer

The Council will aim to improve community safety and cohesion by working with partners to:

A) minimise opportunities for criminal behaviour by requiring all forms of new development to incorporate principles and practices of 'Designing out Crime' and Secured by Design;

B) co-ordinate land uses to minimise the likelihood of an increase in crime and disorder;

C) promote safer streets and public realm improvements throughout the Borough.