1 RECOMMENDATION

1.1.1 That the Planning Committee GRANT planning permission subject to conditions.

2 REASONS REFERRED TO COMMITTEE

2.1 - The Council is the applicant

3 DETAILS OF PROPOSAL AND SURROUNDINGS

The Site and Surrounding Area

3.1.1 The site is located to the southern aspect of Burnside Avenue facing two storey residential housing to the north on Burnside Avenue between the junctions of Heather Road to the northwest and Silver Birch Avenue to the north/northeast with taller two to three storeys houses located further to the northeast along Burnside Avenue. To the east the site is bounded by the single storey buildings at the Burwood Playcentre and Learning Support Centre (PRU) further to the east. There is a play area which includes a number of climbing frames located adjacent to the boundary at this part of the site. These have fallen into disrepair and are no longer considered safe to use by the school. Further to the south east is the Morrisons store accessed from Burnside Avenue by a footpath.

3.1.2 To the south the application site is separated from the commercial units in Trinity Park by a copse of trees and part two part three storey housing on Greenham Crescent. The culvert of the river Ching runs east to west along this boundary behind a landscaped habitat area used as a teaching space by the school.
3.2 To the west the site faces onto Iris Way where the site faces the rear parking area of the local health centre and housing office at the edge of a residential development of three and four storey buildings.

3.3 The site occupies an area of approximately 0.69ha and is located within the flood plain of the River Ching with the existing school located in level 2 (100 year event) and the higher play areas to the south west and south east located in the Level 3 (1000 year event). The south west of the site is occupied by a multi use games area measuring approximately 500sq.m. This facility has fallen into disuse owing to antisocial behaviour and dog fouling issues and cannot currently be used by the school for health and safety reasons.

The Proposal

3.4 The proposal involves the following:

- **erection of two storey teaching building at eastern end of existing playing field.** The proposed building will be flat roofed in nature and will measure approximately 7.5m in height, with a maximum width of 25.1m and depth of 18.5m. The building will be located approximately 12.5m from the rear of the Burwood Centre and will fall within approximately 8m of the PRU. Materials proposed involve blue engineering brick at the lower level surmounted by white rendered panels in keeping with the general appearance of the existing school. The proposal will occupy the site of disused play equipment to the rear of the Burwood Centre and Secondary Pupil Referral Unit.

- **the addition of single storey extensions to existing school hall.** The hall is located adjacent to the streetfront of the school facing towards Burnside Avenue. The proposal involves the extension of the front of the hall across a currently open courtyard area to a depth of approximately 3.9m and a height of 3.35m adjacent to the existing main school entrance. Materials proposed involve the use of coloured panelling to the front elevation.

- **relocation of existing cycle store** and erection of new cycle store within the existing site.

- **Alterations to Multi Use Games Area (MUGA) to the southwest of the site.** This will include the reduction in surface levels and resurfacing with porous all weather surface.

  and

- **replacement fencing up to 3.6m high** to the southeastern edge of the site adjacent to the proposal and to the west and southwestern edge of the site occupied by the MUGA. The proposal additionally involves the erection of 2.4m high
fencing to the relandscaped area to the front of the enlarged school hall.

3.5 In addition the proposal involves some landscaping works and some minor internal works within the school to the reception and dining areas.

3.6 Chingford Hall Primary School is currently a 1 FE Primary which has a current roll of 240 pupils. The site also includes a nursery for up to 26 full time pupils and a play group for pre-nursery 2-4 year olds. The application arises following an analysis of the current provision within the current DfE Guidance for Primary School Development (Building Bulletin 103) which indicated the need to effectively double teaching capacity at the school to accommodate 2FE standards of up to 420 pupils with the nursery and preschool accommodation unchanged.

3.7 The proposal is a phased development which would commence in June 2015 with the construction of the main element, being the Key Stage 2 teaching block with the remaining phases of the development coming forward until completion in 2016.

4 RELEVANT SITE HISTORY


4.2 1971/0010/BC: Erection of single storey building to form 4 additional classrooms. Approved 02/03/1971


4.4 1973/0013/BC: Erection of new infants school. Approved 08/05/1973


4.9 2008/1502: Replacement of security fence. Approved 28/01/2009

5 PUBLIC CONSULTATIONS

5.1 21 properties in the surrounding area, including all commercial and residential properties in the vicinity of the site were notified directly of the application. These include:

5.2 The Learning Support Centre 2 Burnside Avenue

5.3 Burwood Playcentre 2A Burnside Avenue
5.4 10, 47, 49, 51 Burnside Avenue
5.5 20-34 Greenham Crescent E4 (evens)
5.6 57 Rowan Avenue E4
5.7 Paradox Community Centre 3 Ching Way E4
5.8 Health Centre 7 Ching Way E4
5.9 Osprey House Units 1, 2, 4, 5 Trinity Park, Trinity Way E4
5.10 In addition to neighbour consultation as part of the application process, the proposal was further publicised with the posting of site notices on 6th October 2014 and advertised in the Waltham Forest News at the same time.

6 DEVELOPMENT PLAN

Waltham Forest Local Plan Core Strategy (2012)

6.1 The Waltham Forest Local Plan Core Strategy (2012) was adopted on 1st March 2012. The Core Strategy contains 16 policies designed to deliver the Council’s vision for the physical, economic, environmental and social development of the Borough. These policies will be used to direct and manage development and regeneration activity up to 2026.

6.2 The policies considered relevant to this application are as follows:
- CS3: Providing Infrastructure
- CS4: Climate Change
- CS7: Developing Sustainable Transport
- CS9: Promoting Better Education
- CS13: Promoting Health and Well Being
- CS15: Well Designed Buildings, Places and Spaces
- CS16: Making Waltham Forest Safer

The London Plan (2011)

6.3 The London Plan (2011) is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. The policies relevant to this application are considered to include but not limited to:
- 7.1 Building London’s Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.4 Local Character

Waltham Forest Local Plan Development Management Policies (2013)

6.4 The document was adopted on 1st November 2013. Relevant policies:
• DM10 Resource Efficiency and High Environmental Standards
• DM11 Decentralised and Renewable Energy
• DM16 Parking
• DM17 Social and Physical Infrastructure
• DM23 Health and Well Being
• DM24 Environmental Protection
• DM29 Design Principles, Standards and Local Distinctiveness
• DM30 Inclusive Design and the Built Environment
• DM32 Managing Impact of Development on Occupiers and Neighbours
• DM36 Working with Partners and Infrastructure

7 MATERIAL PLANNING CONSIDERATIONS


7.1 The National Planning Policy Framework [NPPF] (2012) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as “a golden thread running through both plan-making and decision-taking”.

7.2 For decision-taking the NPPF (2012) states that the presumption means “approving development proposals that accord with the development plan without delay” and where the Development Plan is “absent, silent or relevant policies are out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole”.

7.3 The whole of the NPPF (2012) is potentially material to this application, but the specific policy areas considered directly relevant are as follows:

• Requiring good design
• Promoting healthy communities
• Meeting the challenge of climate change, flooding and coastal change

Urban Design SPD (2010)

7.4 This document has the aim of raising the quality of design within the Borough and to improve for the negotiation of planning contributions.

Inclusive design for Non-Residential Buildings SPD (2011)
7.5 This SPD extends the principles outlined in the Inclusive Housing Design SPD to cover all new buildings and to raise the standard of non-residential development in the Borough.

**Local Finance Considerations**

7.6 Local finance considerations are a material consideration in the determination of all planning applications. Local finance considerations can include either a grant that has been or would be given to the Council from central government or money that the Council has received or will or could receive in terms of the Community Infrastructure Levy (CIL).

7.7 There are no confirmed grants which have been or will or could be received from central government in relation to this development. Further clarification has been sought on this and any change will be reported via an update report.

7.8 The Council has not received and does not expect to receive any income from CIL in relation to this development;

7.9 The Council is not expecting to receive any financial contribution for the Mayoral CIL in relation to this development.

**8 REPRESENTATIONS**

8.1 **External Consultees**

8.2 **Environment Agency:** No objection.

8.3 **Thames Water:** No objection subject to informatives regarding waste and water management and wayleaves.

8.4 **Representations from Residents**

8.5 None received.

**9 ASSESSMENT**

**Principle of the Proposal**

9.1 The principle of the proposal is scoped by the need to upgrade and improve existing teaching and play facilities in order to cope with increasing demand resulting from the demographic change arising from population growth within the Borough. As such the proposal enhances existing classroom provision and is in line with Core Strategy Policy CS9 and Policy DM17 of the adopted Local Plan Development Management Policies (2013). Accordingly the proposal is considered to be acceptable in principle.

**Design and Appearance**

9.2 Development on the site primarily involves the extension to the front of the existing hall and the addition of a two storey teaching block to the rear of the existing school. In the case of the former it is noted that the development would not directly front Burnside Avenue as the proposal is set back from the street which it faces only obliquely behind a screen of trees. As such the development is considered to be of an appropriate scale in relation to the main building which it
extends. The materials are considered overall to be appropriate in this regard noting the use of coloured panels which add visual interest to the front and are consonant with the character and use of the school.

9.3 The two storey block will be relatively secluded within the site and located to the rear of the Pupil Referral Unit and Burwood Centre. It will not be readily visible from the street and is considered not to result in any adverse streetscene impacts. In terms of its general scale it is noted that the proposal is contextualised by the height of the Burwood Centre and the higher hall element of the existing school and is generally considered to be appropriate noting its relative lack of impact.

9.4 The design challenge in terms of materials in relation to the existing 1970s built school are noted and it is considered that the general appearance of the new building and the materials employed are acceptable in the surrounding context and in relation to the materials employed in the existing school.

9.5 Minor alterations within the grounds to cycle stores are noted and considered overall to be acceptable as impacts are restricted within the site. The development additionally involves the replacement of public boundary perimeter fencing within the bounds of the school and alterations to the MUGA. It is noted that increasing the height of the existing fencing in this way will enhance the security of the school and facilitate better community use of the MUGA and is acceptable as such noting that the functional design of the proposal in this regard is appropriate to its context. Both the cycle store and the fencing will be finished in a green finish typical of school perimeter treatments.

9.6 Noting the context and the use of materials commonly found within school developments in the Borough, the overall impact on the design and appearance of the school and its environs are considered to be acceptable.

**Accessibility/Inclusive Design**

9.7 In relation to the teaching block, the proposal would result in the addition of eight extra classrooms with toilets on two floors and ancillary office and storage spaces. Level access is noted and single external doors offer a clear opening width of 965mm and double leaf doors approximately 1800mm. Within the building internal doors offer a clear opening width of approximately 950mm and corridor widths are in excess of 2m. An accessible toilet is located to the ground floor adjacent to the entrance in which a wheelchair turning circle of 1500mm is noted. Stairs throughout are 1500mm in width.

9.8 The proposal does not involve the use of an internal lift owing to the constraints of the project. However it is noted that the teaching space is flexible to allow for any wheelchair users to be accommodated on the ground floor. Noting the acceptability of the general layout, it is
not considered that this in itself is a reason for refusal noting the flexibility of the space.

9.9 Overall it is noted that the scheme incorporates a good standard of inclusive design Compliance with the standards set out in Policies CS2 and CS15 and DM30 and the guidance set out in the Councils Inclusive Design for Non Residential Buildings SPD (2011) is noted and can be secured by an appropriate condition.

**Impact on Residential Amenity**

9.10 Overall it is considered that the impacts of the proposal on surrounding residential development will overall be low noting the distance of the proposal from residential dwellings and the location of the proposals within the boundaries of the existing school. Adverse impacts on privacy or in terms outlook are not considered to be significant in this proposal.

**Transport, Parking and Highways**

9.11 The application is supported by a Transport Assessment. It is acknowledged that the expansion of the school will result in highways impacts through the increase in the number of pupils attending noting that Burnside Avenue is a narrow route served by the W11 bus route and the school is located in a Level 2 PTAL area.

9.12 A series of mitigation measures to which the Council as applicant will provide outside the planning application process. In this regard it is considered that the impacts of the proposal in relation to the safe operation of the highway and local parking impacts can be secured via the imposition of appropriate conditions.

**Environmental Considerations**

**Air Quality**

9.13 The application is supported by an Air Quality Assessment which demonstrates that the development (located in an Air Quality Management Area) will not result in any significant impact on air quality in the area. As such the proposal is considered to be acceptable in this regard.

**Noise**

9.14 There are no environmental noise concerns made with regards to this application for the proposed development.

**Flood Risk**

9.15 The site is within a flood risk 2 to 3a area of high risk of fluvial flooding. A Flood Risk Assessment in line with the Strategic Flood Risk Assessment has been submitted as part of this application and which includes evaluation of the scheme in terms of Exception and Sequential testing. Mitigation measures are proposed including an evacuation plan, the raising of internal floor levels and the provision of a flood storage tank in addition to the lowering of the MUGA level.
As such it is concluded that the proposal meets the policy requirement that the development does not result in the reduction of floodplain storage or increase the risk of flooding elsewhere. Subject to the imposition of appropriate conditions, the proposed development accords with Policy CS4 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM34 of the Waltham Forest Local Plan Development Management Policies (2013).

**Energy and Sustainability**

9.16 The proposed hall extension and classroom building will be constructed to achieve BREEAM ‘Very Good’ rating in line with the submitted Design and Access Statement. It is proposed to condition that all the measures are incorporated into the development by the requirement that independent verification is provided to the Council post-completion of the development.

9.17 Developments over 100sqm are expected to deliver a 40% carbon dioxide emissions reduction improvement on the Building Regulations (2010). The proposal would achieve carbon dioxide emission reductions of 35.06 % above Part L of the Building Regulations (2013) baseline although additional mitigation could be expected via the addition of 82sq.m of pv panels.

9.18 In the light of the above it is considered that the proposal in this regard is consistent with the requirements of Policy 5.2 of the London Plan (2011), Policy CS4 of the Waltham Forest Local Plan Core Strategy (2012) and Policies DM10 and DM11 of the Waltham Forest Local Plan Development Management Policies (2013).

**Trees and Landscaping.**

9.19 The proposal involves the removal and replanting of a number of trees on the site with additional greening to the habitat area to the southern boundary and supplementary planting throughout the site. The proposal is considered acceptable in this regard.

**10 CONCLUSION**

10.1 The assessment of the proposal has considered the principle of the development, its design and appearance, inclusive design measures, its impact on residential amenity, transport and highways and its environmental impacts.

10.2 Taking all matters into account the proposal is considered acceptable in relation to the considerations outlined above.

10.3 All material considerations have been taken into account and it is not considered that there are any material planning considerations in this case that would warrant a refusal of this application.

**11 ADDITIONAL CONSIDERATIONS**

11.1 **Public Sector Equality Duty**
11.2 In making your decision you must have regard to the public sector equality duty (PSED) under s149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

a) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

b) Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

c) Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

11.3 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

11.4 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s149 is only one factor that needs to be considered, and may be balance against other relevant factors.

11.5 It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

11.6 Human Rights Act (1998)

11.7 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act [1998]. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.

You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.
12 RECOMMENDATION

12.1 That the Planning Committee GRANT planning permission subject to conditions:

12.2 Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The development shall be carried out in accordance with plan numbers TCP_CHINGHALL_1 Rev A, TPP_CHINGHALL_2 Rev A, 1427/LP/301 Rev A, NPS-DR-A 001 Rev P0, NPS-DR-A 005 Rev P0, NPS-DR-A 006 Rev P0, NPS-DR-A 007 Rev P0, NPS-DR-A 011 Rev P0, NPS-DR-A 012 Rev P0, NPS-DR-A 015 P0, NPS-DR-A 020 Rev P0 and Chingford Hall Academy - Sketch Layout Plan (Rev B) received on 5th September 2014 and NPS-DR-A 010 Rev P1 received on 12th November 2014.

3. Prior to the commencement of the development hereby permitted:
   (a) a suitable and sufficient site investigation to determine the presence of contaminants, including lead and benzopyrene. The full methodology and full results of the investigation, and details of the proposed remedial actions, shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the start of the development. Such details shall include measures to prevent the migration of contaminants, to protect structures and services, to protect future maintenance personnel, and prevent pollution of groundwater and surface water (including provision for monitoring thereof).
   (b) Details of the remedial measures proposed for the treatment of the contamination on the site shall be submitted to and approved in writing by the Local Planning Authority. The contamination shall be fully treated in accordance with the approved measures before any development is started on the site.
   (c) During the course of the construction and carrying out of the development approved, access shall be provided to Council officers and their agents to ensure that any unforeseen contamination problems are recognised. If at any time during clearance or construction works contamination is encountered, the development shall not proceed further until an assessment of that contamination and necessary remedial works has been submitted to and approved in writing by the Local Planning Authority.
   (d) The developer shall provide within three months of the completion of remediation works certification from the specialist contractor that the works were completed wholly in accordance with the agreed details.
4. Prior to the commencement of development other than groundworks, a method statement shall be submitted to and approved in writing by the Local Planning Authority, for a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the demolition and/or construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from construction and demolition Best Practice Guidance published by London Councils and GLA. The development shall be implemented in accordance with the approved details.

5. Notwithstanding any indications shown on the submitted plans, samples and a schedule of materials shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development other than demolition and groundworks. The development shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

6. Prior to the commencement of development other than demolition and groundworks, details of the proposed finishing colour for all new mesh fencing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

7. Notwithstanding any indications in the submitted plans, prior to commencement of development other than demolition and groundworks, a scheme of hard and soft landscape works shall be submitted and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out not later than the first planting and seeding seasons prior to the first occupation of any of the residential units, or the completion of the development, whichever is the sooner. Any new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the Local Planning Authority agrees any variation in writing.

9. Notwithstanding any indication on the submitted drawings, a schedule showing the number and location of all cycle parking spaces and details of secure and sheltered cycle storage facilities (including their design and materials) shall be submitted to and approved in writing by the Local Planning Authority prior to
commencement of that part of the development. The agreed facilities shall be fully implemented prior to occupation of any of the dwellings and shall be permanently retained thereafter.

10. The development hereby permitted shall not be occupied until full details of the means for the storage and disposal of refuse / waste / and recycling materials has been submitted to and approved in writing by the Local Planning Authority and agreed facilities and access arrangements provided prior to first occupation of any of the residential units hereby approved and thereafter retained in the agreed form.

14. Other than demolition and groundworks, development shall not commence until a surface water drainage system based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The scheme shall be subsequently implemented in accordance with the approved details before the development is completed.

11. Prior to the first use of the teaching block hereby permitted a Flood evacuation plan and measures in accordance with the recommendations of the submitted Flood Risk Assessment (URS May 2014) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details and permanently maintained as such thereafter.

12. The teaching block hereby permitted shall not be brought into use until a scheme of highways works to include:
   (a) The introduction of a park and stride scheme (subject to discussion and agreement with the school and others).
   (b) New finger post signs in Morrison’s and in Burnside Avenue.
   (c) Upgrades to the public footpath between Burnside Avenue and Morrison’s.
   (d) CCTV for parking enforcement and security monitoring of the footpath.
   (e) Relocation of the guardrail in Burnside Avenue by this footpath.
   (f) The introduction of double yellow lines subject to consultation in Burnside Avenue and along the bus route.
   (g) The introduction of bus cage markings where missing.
   (h) Possible reformation of the school access on completion of the development.

   has been implemented in association with the local highway authority.

13. Prior to the commencement of construction (other than demolition and groundworks), an updated School Travel Plan incorporating details of measures to discourage students travelling by car and measures for the implementation of a safer routes to school programme shall be submitted to and approved in writing by the Local Planning Authority. The developer will be required to
demonstrate that the provisions of the plan have been fully implemented prior to the first use of the school building hereby approved.

12.3 Reasons

1. To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. In the interests of the future health of students and visitors to the development and to prevent pollution of ground water and to comply with policy CS13 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM22 and DM34 of the adopted Waltham Forest Local Plan Development Management Policies (2013).
4. In order to safeguard the amenities of future users of the site and neighbouring occupiers in accordance with policy CS13 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM10 and DM32 of the adopted Waltham Forest Local Plan Development Management Policies (2013).
6. To safeguard the amenity of neighbouring residents and the character of the locality in accordance with the Policy CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM29 of the adopted Waltham Forest Local Plan Development Management Policies (2013).
7. To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policies CS5 and CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM29 of the adopted Waltham Forest Local Plan Development Management Policies (2013).
8. To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policies CS5 and CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM29 of the adopted Waltham Forest Local Plan Development Management Policies (2013).
9. To ensure that adequate cycle parking is available on-site and to promote sustainable modes of transport in accordance with Policy CS7 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM16 of the adopted Waltham Forest Local Plan Development Management Policies (2013).
10. To ensure adequate standards of hygiene and refuse / waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties in accordance with Policies CS6 and CS15 of the Waltham Forest Local Plan Core Strategy (2012)


12. In the interest of the safety of neighbouring occupiers and users of the site and general road safety in the area and to accord with policy CS7 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM14, DM15 and DM16 of the adopted Waltham Forest Local Plan Development Management Policies (2013).

13. To ensure that the development is accessible to all users and to comply with policy CS7 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM16 of the adopted Waltham Forest Local Plan Development Management Policies (2013).

12.4 Informatives

1. To assist applicants, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council’s website and which offers a pre-planning application advice service. The Local Planning Authority’s suggested improvements were adopted by the applicant and the decision delivered in a timely manner.

2. The applicant is advised of the following comments from Thames Water:

Waste Comments

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should
ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments
Running through the east of the proposed development are easements and wayleaves. These are Thames Water Assets. The company will seek assurances that these will not be affected by the proposed development. On the Map a dashed yellow line shows the easements and wayleaves.

13 BACKGROUND DOCUMENTS

13.1 The background information for this application is the relevant application file, the application and any related history files, together with relevant planning policy / policies at National, London and Local level.

13.2 These documents are available for inspection Monday to Friday between 9am and 5pm at Sycamore House, London Borough of Waltham Forest, Town Hall Complex, Forest Road, London E17 4JF.