

## Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text/

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/Paragraph	Main Modification
MM1	1	<b>Introduction and background.</b>	<p><b>Introduction and Background</b></p> <p><del>The Waltham Forest Local Plan sets out the Council's spatial and planning policy framework for the Borough. This plan sets out the level of growth which needs to be planned for in Waltham Forest and identifies where that growth should be located and how it should be delivered. The policies set out in the Plan will be used to determine planning applications in Waltham Forest. This document is the written statement of the Local Plan and should be read alongside the Policies Map to promote, shape and manage growth in the borough over the next 15 years. Through robust and independently examined evidence it establishes what is needed in the borough, including 27,000 new homes and 52,000 sqm of new employment space, and it identifies the most suitable and sustainable locations for the delivery of inclusive growth to meet these needs.</del></p> <p><u>The Local Plan aims to go as far as possible to meet the evidenced need for new homes in the borough, whilst also securing high quality design, protecting and enhancing the character of local areas, providing new and improved green spaces and public realm, responding to the climate emergency, improving air quality, reducing surface water flood risk, creating safer places, reducing fear of crime, maximising the number of local jobs and employment space, and delivering a whole range of community infrastructure, including health facilities, a new hospital, public transport/station improvements, facilities for young people and new cultural amenities.</u></p> <p><u>In 2019, Waltham Forest became the Mayor's first ever London Borough of Culture. Building on that success, the Local Plan seeks to deliver a lasting cultural legacy to the benefit of everyone in the borough by promoting culture and creativity.</u></p> <p><u>In November 2022, the Council launched its Climate Action Plan, which sets out Waltham Forest's commitment to reaching net zero carbon emissions by 2030. By planning for <i>Zero Carbon Borough</i>, the Local Plan establishes the spatial and planning policy framework within which this will be achieved. This includes building energy efficient buildings, designing places for people not cars, ensuring we consume less and recycle more and creating a greener, more resilient borough.</u></p> <p><u>In February 2023 the Council introduced a <i>15 Minute Neighbourhood</i> corporate framework. <i>15 Minute Neighbourhoods</i> are places where people can easily reach most, if not all, of the facilities, experiences and activities they need on a daily basis, within a short walk, wheel, or cycle from home. The Local Plan's spatial strategy and planning policies will deliver this</u></p>

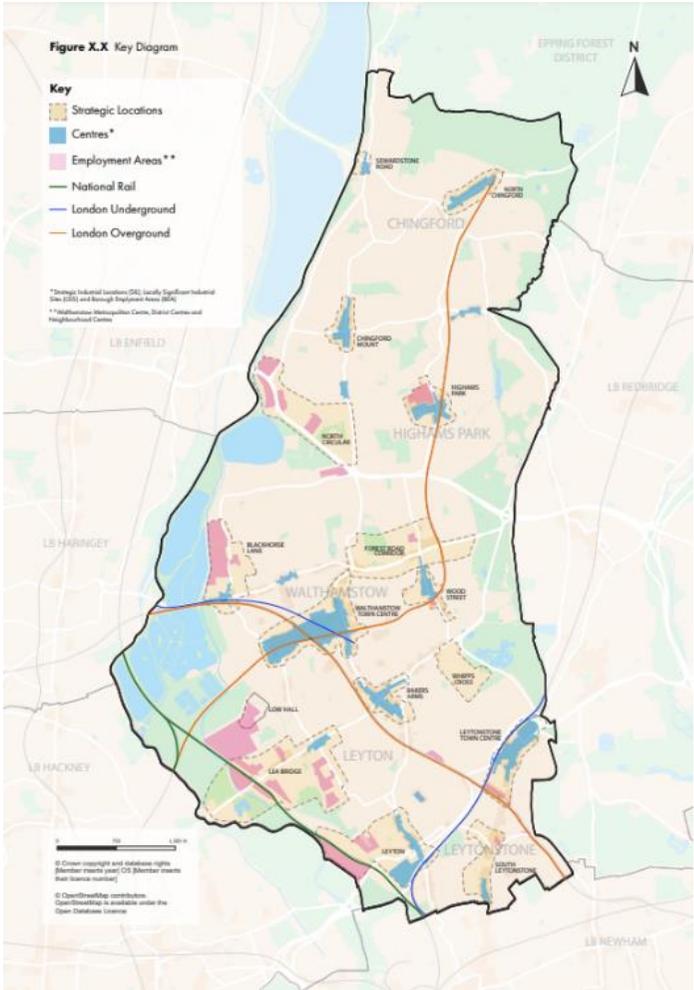
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			<p><u>ambition through the creation of healthy, safe neighbourhoods, by tackling the impacts of the climate emergency, by celebrating culture in every community, by creating opportunities for socialising, leisure, and play, by designing open and accessible public spaces, by delivering more affordable, quality homes and by ensuring there are quality learning, skills development and employment opportunities within easy reach.</u></p> <p><u>Underpinning the Local Plan's spatial strategy is the fundamental principle that inclusive growth should be directed to previously developed sites. In their current state these sites may be dominated by swathes of hard surfaced car parks, or out of town, out of character, retail parks and supermarkets. In their place, the Local Plan seeks well designed, well landscaped, green and biodiverse new places that play their part in fighting the climate emergency, sit at the heart of vibrant 15-minute neighbourhoods, improve air quality across the borough and reduce the risk of surface water flooding. Furthermore, by directing inclusive growth to previously developed sites, the borough's existing green and open spaces can be preserved and enhanced.</u></p> <p><b><u>The Structure of the Local Plan</u></b></p> <p><u>The Waltham Forest Local Plan is being produced in two parts. This is Part 1 - it sets out the borough wide spatial strategy and planning policies to guide development. It will be complemented by Part 2, a Site Allocations document, which will identify the key and strategic sites across the borough where it is anticipated inclusive growth will be delivered. Part 2 will establish key deliverables and expectations for these "site allocations" to ensure that the right development, of the highest quality, is delivered in the right places.</u></p> <p><u>The remaining sections of Local Pan Part 1 are structured as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Description of the Borough (Spatial Portrait);</u></li> <li>• <u>Spatial Strategy;</u></li> <li>• <u>Thematic Planning Policies;</u></li> <li>• <u>Implementation and Monitoring; and</u></li> <li>• <u>Appendices.</u></li> </ul> <p><u>The thematic planning policies will be used to determine planning applications when they are submitted in the borough. Each of the policies has a specific role in delivering sustainable development, and where relevant, sets out the 'strategic' approach to the particular issue it addresses and the key points to be taken into consideration in decision-taking.</u></p> <p><b><u>The Role of the Local Plan</u></b></p> <p><u>Together with the London Plan (2021), the North London Waste Plan (2022), and London Legacy Development Corporation (LLDC) Local Plan 2020-2036, the two parts of the Local Plan will form the Statutory Development Plan under section 38 of the 2004 Planning and Compulsory Purchase Act.</u></p>

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			<p>The Local Plan covers a range of matters including the number of new homes, and employment provision needed and where they should be located. It also sets out policies for the protection and enhancement of the natural and historic environment, the provision of supporting infrastructure for growth and other policies to manage change in local areas including town centres, industrial areas neighbourhoods and the borough generally will be supported by a series of Supplementary Planning Documents (SPDs), Neighbourhood Plans (as may be prepared) and other guidance including masterplans, design codes, planning briefs and area frameworks.</p> <p>Waltham Forest is the first ever Mayor's London Borough of Culture. This recognises the potential of the borough as a driver of transformational change in the Capital. Like the rest of London, the borough is changing and growing to meet the new opportunities and challenges which come from population expansion, the housing crisis and the impacts of Brexit uncertainty and more recently the Covid-19 global pandemic. We believe that our unique heritage and cultural identity enables us to respond positively to the challenges that are identified in this Local Plan.</p> <p>This Plan will be used to promote, shape and manage growth in Waltham Forest for the next 15 years. Policies in the Plan set out how the Council will seek to achieve an appropriate balance between physical, social, economic and environmental protection in the Borough for the benefit of all residents and stakeholders.</p> <p>Once adopted, the new Local Plan will replace <u>Upon adoption, Local Plan Part 1 will replace, in whole, the Core Strategy (2012), Development Management Policies Document (2013), Walthamstow Town Centre Area Action Plan (2014) and Blackhorse Lane Area Action Plan (2015).</u></p> <p>The Council's Local Plan is being produced in two parts. This Plan is the overarching strategic policy document. It represents Part 1 of the Council's Local Plan and will be complemented by a Site Allocations DPD representing Part 2 of the Local Plan. The Local Plan will also be supported by a series of Supplementary Planning Documents, Neighbourhood Plans (as may be prepared) and other guidance including masterplans and planning briefs.</p> <p><u>The LLDC Local Plan remains the development plan for Temple Mills and Eton Manor, for the purposes of decision making under s 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") until powers are transferred back to Waltham Forest.</u></p> <p>Together with the London Plan and the North London Waste Plan (once they are adopted), the Local Plan will form the Statutory Development Plan under section 38 of the 2004 Planning and Compulsory Purchase Act. The Council is required to include a Policies Map in its Local Plan, which illustrates geographically the policies and proposals it contains. This is available alongside the Local Plan.</p> <p><b>National Policy Context</b> All Local Plans are required to be consistent with the national policy set out within the National Planning Policy Framework (NPPF) (2021). The NPPF sets out the principles and objectives that are required to underpin approaches to plan-making and development management. Central to this, within the NPPF is the "presumption in favour of sustainable development"</p>

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			<p><del>that establishes in general terms, intended to ensure that sustainable development is pursued in a positive way. In general terms, this means that:</del></p> <ul style="list-style-type: none"> <li>• Local Plans should positively seek to meet the development needs of their area and meet objectively assessed needs (such as housing growth) unless the harm of doing so would demonstrably conflict with the NPPF itself; and</li> <li>• <del>Decision-taking-making, or "development management",</del> should see that proposals that accord with development plans are approved without delay, and where plans are silent or out-of-date on an issue, permission should be granted for development.</li> </ul> <p>In accordance with the NPPF, the key strategic priorities that the Waltham Forest Local Plan must address include the following:</p> <ul style="list-style-type: none"> <li>• The homes and jobs needed in the <del>Borough.</del> <u>borough;</u></li> <li>• Retail, leisure and other commercial development;</li> <li>• Infrastructure provision for transport, telecommunications, waste management, water, flood risk and energy;</li> <li>• Provision of health facilities, community and cultural infrastructure and other local facilities;</li> <li>• Climate change mitigation and <del>adaption</del> <u>adaptation;</u> and</li> <li>• Conservation and enhancement of the natural, built and historic environment.</li> </ul> <p><b>The London Plan</b>  The London Plan (2021) is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London ("the Mayor") in accordance with the Greater London Authority Act 1999 (as amended) ("the GLA Act") and associated regulations. <del>The Mayor of London is preparing a new London Plan. The Plan is at an advanced stage, but has not been formally published. Following examination, the latest version of the London Plan (Intend to Publish) was published in December 2019.</del> The Local Plan must also be in 'general conformity' with the London Plan, and where appropriate, take account of Supplementary Planning Guidance (SPG). <del>The Mayor of London produces other strategies to prepared by the Mayor, and any other strategies that</del> sit alongside the London Plan.</p> <p><b>Neighbourhood Plans</b>  Neighbourhood Plans are optional plans prepared by <del>the community which</del> <u>local communities to</u> set out the detailed planning policies and proposals for their specific area. <del>All the</del> <u>The NPPF requires policies and proposals within any Neighbourhood Plans to be in general conformity with the "Strategic Policies" in the Local Plan. The Plan sets out Strategic Policies to address the strategic priorities of the borough, including an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:</u></p> <p><del>Accordingly, it is expected that the policies and proposals within Neighbourhood Plans likely to come forward must be in general conformity with these policies. This plan allows for a local variation in policy approach provided this does not undermine the overall strategic approach set out in this Plan. Accordingly, some policies provide specific guidance for Neighbourhood Plans, where flexibility in policy approach is necessary and can be justified.</del></p>

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			<p><b>Structure of the Local Plan</b>  The remaining sections of this document are structured as follows:</p> <ul style="list-style-type: none"> <li>• Description of the Borough</li> <li>• (Spatial Portrait) Spatial Strategy</li> <li>• Thematic Policies</li> <li>• Implementation and Monitoring</li> <li>• Appendices</li> </ul> <p>Each of the policies and proposals have a specific role in delivering sustainable development and set out the ‘strategic’ approach to the particular issue and outline the key points to be taken into consideration when considering applications submitted for planning permission.</p> <ol style="list-style-type: none"> <li>a. <u>Housing (including affordable housing), employment, retail, leisure and other commercial development;</u></li> <li>b. <u>Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and the provision of minerals and energy (including heat);</u></li> <li>c. <u>Community facilities (such as health, education and cultural infrastructure); and</u></li> <li>d. <u>Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.</u></li> </ol> <p>The Local Plan replaces in whole the Core Strategy (2012), Development Management Policies Document (2013), Walthamstow Town Centre Area Action Plan (2014) and Blackhorse Lane Area Action Plan (2015). The Council is required to include a Policies Map in its Local Plan, which illustrates geographically the policies and proposals contained. This is available alongside the Local Plan.</p>
<b>MM2</b>	<b>9</b>	<b>Golden Threads</b>	<p><b><u>Six Seven Golden Threads</u></b></p> <ul style="list-style-type: none"> <li>• Increasing housing and affordable housing delivery, creating liveable places.</li> <li>• Ensuring growth is sustainable and supported by infrastructure.</li> <li>• Building on the unique strengths of the borough and carrying forward its cultural legacy.</li> <li>• Promoting the economy to improve the life chances for all residents, students and workers.</li> <li>• <u>Conserving, enhancing and celebrating the locally distinctive character and heritage of the borough</u></li> <li>• Protecting and enhancing the natural environment.</li> <li>• Ensuring land optimisation and driving investment.</li> </ul>
<b>MM3</b>	<b>10</b>	<b>Waltham Forest in 2035</b>	<p><b>Waltham Forest in 2035</b></p> <p>Waltham Forest is a key part of London and a rich resource for the growing capital city. Over the life of this Plan, the Borough</p>

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			<p><del>borough</del> will be transformed. Building on <del>its our</del> strengths as part of the capital and its outer fringe, <del>by 2035, the Borough will be a network of enterprising, culturally rich, well designed sustainable neighbourhoods</del> Building on <del>the and the</del> identities of our <del>historic 8 eight historic</del> town centres and the communities that have grown up around them, <del>by 2035 the borough will be defined by a network of enterprising, culturally rich, well designed, sustainable neighbourhoods</del>. It will attract people from across London and further afield to enjoy its cultural, creative and heritage attractions, greenspaces and recreational opportunities.</p> <p><b>Liveable Waltham Forest</b></p> <p>Waltham Forest's vibrant network of distinctive and thriving town centres will <del>be become</del> cultural community hubs, bringing the city to the suburbs and supporting creative, healthy and active lifestyles. A new vision of urban living <del>is in place where all residents are able to meet most of their needs within a 20 minute walk will be embedded, whereby people can easily reach most, if not all, of the facilities, experiences and activities they need on a daily basis, within a 15 minute walk, wheel, or cycle from their homes home.</del> Building on the success of Enjoy Waltham Forest, the <del>Borough's borough's</del> extensive network of green spaces including <del>the forest, open space Epping Forest, Walthamstow Wetlands, Green Flagged-Flag Award</del> parks, neighbourhood and pocket parks and urban <del>space will help to connect these spaces will connect town</del> centres to new liveable neighbourhoods <del>by via</del> integrated walking and cycling routes and improved public transport. These liveable neighbourhoods will include a choice and mix of genuinely affordable new homes, which <del>along with an increasing number of local jobs will realise the Plan's ambitions to make the Borough the model of new deliver a new model for metropolitan</del> cultural suburbs.</p> <p><b>Growing a creative, diverse and resilient economy in Waltham Forest</b></p> <p>Attracting inward investment into Waltham Forest's dynamic economy is central to delivering transformational good growth and the success of this Plan. Successful growth in Waltham Forest will focus on improving life chances and job opportunities for <del>all</del> its residents.</p> <p>The <del>Borough borough</del> will maximise the advantages of its access to the most economically vibrant parts of London and its position in the UK Innovation Corridor (London-Stansted-Cambridge) to grow its own creative and cultural economy. Building on its growing and strongest sectors, Waltham Forest will <del>be become</del> a leader in the capital's cultural, creative and digital economy, cementing its economic stability and resilience;, extending its economic offer and helping residents to achieve their <del>full</del> potential.</p> <p><b>Waltham Forest as a place of leisure</b></p> <p>Waltham Forest will be one of London's top locations for leisure and recreation. The <del>Borough's borough's</del> diverse visitor attractions, (such as the William Morris Gallery, Walthamstow Wetlands <del>and Victoria Halls, Fellowship Square and, following its opening in 2024, Soho Theatre</del>) its places, cultural offer and green and blue assets <del>which include including</del> access to Epping Forest, the Lee Valley Regional Park, reservoirs and marshland <del>are will be enhanced for residents and all to enjoy.</del></p>

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			<p>A key ambition of this Plan is to promote the <del>Borough</del> <u>borough</u> as a vibrant place to live and visit. <del>We aim</del> <u>The Council aims</u> to deliver a diverse and inclusive 24/7 economy in Waltham Forest's town centres (where appropriate) and culture venues, building a cultural legacy celebrating the creativity of the <del>Borough's</del> <u>borough's</u> communities.</p>
MM4	12	Figure 3.2	<p>Replacement map (high resolution available in supporting documents)</p>  <p>Figure X.X Key Diagram – Spatial Strategy</p>

Ref	Page	Policy/Paragraph	Main Modification
MM5	13	New Strategic Objective	<p><b>Strategic Objective</b></p> <p>These strategic objectives will deliver the vision for Waltham Forest 2035 <del>by</del>. <u>They will:</u></p> <ol style="list-style-type: none"> <li>1. Ensure a significant increase in the supply, choice and mix of high quality new homes, in particular delivering genuinely affordable homes to enable and encourage residents to stay in the <del>Borough</del> <u>borough</u> and strengthen communities.</li> <li>2. Grow, promote and diversify Waltham Forest's economy, including its dynamic, cultural, creative and digital sectors and its role in the Upper Lee Valley and wider UK Innovation Corridor, by both supporting and nurturing indigenous growth <del>as well as</del> <u>and</u> attracting inward investment.</li> <li>3. Improve life chances by improving job opportunities, upskilling residents and providing access to new skills, training and apprenticeship opportunities <del>locally and elsewhere, creating wealth in a successful metropolis.</del></li> <li>4. Support Waltham Forest's <del>network of</del> thriving, safe and attractive town centres, <u>by</u> maintaining the distinctive role of each <del>of them</del> and making them accessible to all., <del>making sure that residents are able to meet their shopping, work, service, recreational and cultural needs within a 20-minute walk or cycle.</del></li> <li>5. <u>Ensure that residents are able to meet their day to day needs within a 15-minute walk, wheel or cycle of their home. Conserve and enhance the borough's network of culturally diverse, inclusive and sustainable neighbourhoods and celebrate their locally distinctive character and heritage.</u></li> <li>6. <del>5.</del> Ensure timely, strategic and local infrastructure investment and delivery to support good sustainable growth for communities both now and in the future, through working with partners, investors, developers and providers.</li> <li>7. <del>6.</del> Ensure that the <del>Borough's</del> <u>borough's</u> cultural legacy and creative economy flourish and grow and investment is secured to improve life chances, quality of life and well-being for all.</li> <li>8. <del>7.</del> Improve the health and wellbeing of all who live, study and work in Waltham Forest.</li> <li>9. <del>8.</del> Improve active and sustainable transport choices across the <del>Borough</del> <u>borough</u> and beyond, building on the success of the 'Enjoy Waltham Forest' programme', <u>and encouraging wider fully integrated walking and cycling routes.</u></li> <li>10. <del>9.</del> Promote exemplary standards of design in place-making and the highest quality of development, <u>whilst ensuring locally distinctive character and heritage is celebrated, protected and enhanced.</u></li> <li>10. <del>Ensure Waltham Forest's network of cultural, inclusive and sustainable neighbourhoods are safe and diverse, celebrating</del></li> </ol>

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			<p><del>their locally distinctive character and heritage.</del></p> <p>11. Develop a multi-functional network of green and blue infrastructure to deliver benefits for all, including, where appropriate, increased public access.</p> <p>12. Protect, restore and enhance the <del>Borough's</del> <u>borough's</u> natural environment to sustain biodiversity, habitats and species of conservation importance.</p> <p><u>13. Conserve and enhance the borough's historic environment, distinctive character and heritage for future generations to enjoy.</u></p> <p><u>14. 13.</u> Work with partners to protect and enhance the adjoining areas of regional, national and international natural importance in Epping Forest and the Lee Valley Regional Park.</p> <p><u>15. 14.</u> <del>Waltham Forest builds its</del> <u>Build Waltham Forest's</u> resilience through addressing sustainability, efficient waste management and the effects of climate change <del>through</del> <u>at</u> all stages in the development process.</p> <p><u>16. Ensure that engagement in plan-making is effective and actively involves residents, local organisations (such as community groups), businesses, infrastructure providers and statutory consultees.</u></p>
MM6	16	1	<p><b>Policy 1 - Presumption in Favour of Sustainable Development</b></p> <p>At the heart of the Local Plan Strategy is a desire to deliver sustainable growth; growth that is not for its own sake, but growth that brings benefits for all of Waltham Forest's new as well as existing communities. <del>A presumption in favour of sustainable development will be applied to all development management decisions.</del></p> <p>When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Developments <u>proposals</u> will be informed and shaped by the suite of policies that have been developed to ensure that development and growth are positive, work to the benefit of residents and businesses, and enhance the existing physical environment. The Council will achieve this by working proactively with applicants to <del>jointly find</del> <u>identify</u> solutions which mean that proposals can be approved wherever possible without delay, while at the same time securing development that improves the economic, social and environmental conditions in the borough.</p>

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			Planning permission will be granted where applications accord with the policies in this Plan (and, <u>where relevant</u> , with policies in the London Plan, <u>North London Waste Plan, LLDC Local Plan, adopted Neighbourhood Plans and Supplementary Planning Documents</u> ) when taken as a whole, unless <del>other</del> material considerations indicate otherwise.												
MM7	17	2	<p><b>Policy 2 - Scale of Growth</b></p> <p>Over the Plan period (2020-2035), the Council will maximise opportunities for economic growth by promoting significant levels of housing and employment development involving <u>minimum</u> net increases of:</p> <p>A. 27,000 additional homes; <u>and</u>  B. 52,000 sqm employment floorspace.</p>												
MM8	17	4.7	<p><del>The proposed increases in housing numbers, employment is supported by evidence base. Further information is provided in 'Decent Homes for Everyone' and 'Building a Resilient and Creative Economy'. With regard to retail need, the NPPF mentions that local authorities can focus on 10 years and not the whole of the development plan period. This plan makes provision for very modest increases in net additional quantitative capacity within the first 10 years (see Chapter 'Distinctive Town Centres and High Streets'). Given the nature of economic forecasts, and the current issues associated with the UK economy and retailing in particular, the forecasts become less reliable over time. Accordingly, a reduced weight has been given to forecasts to 2035. Since the start of the Plan Period in 2020, there have been 3,705 new homes (net) delivered against the requirement of 3,792. The requirement for these three years is based on the London Plan (2021) target for the borough of 1,264 new homes per year. From 2023 onwards, this Plan sets stepped housing targets for the borough (Policy 12 'Increasing Housing Supply') informed by detailed evidence of developable and deliverable site capacity and in response to the NPPF's (2021) requirement to go as far as possible to meet our Objectively Assessed Need for new homes. The Waltham Forest Strategic Housing Market Assessment shows the borough's housing need to be 1,810 dwellings per annum over the period 2014-2039.</del></p> <table border="1"> <thead> <tr> <th><u>Financial Year</u></th> <th><u>Housing Completions</u></th> <th><u>Housing Requirement</u></th> </tr> </thead> <tbody> <tr> <td><u>2020-21</u></td> <td><u>1497</u></td> <td><u>1264</u></td> </tr> <tr> <td><u>2021-22</u></td> <td><u>987</u></td> <td><u>1264</u></td> </tr> <tr> <td><u>2022-23</u></td> <td><u>1221</u></td> <td><u>1264</u></td> </tr> </tbody> </table>	<u>Financial Year</u>	<u>Housing Completions</u>	<u>Housing Requirement</u>	<u>2020-21</u>	<u>1497</u>	<u>1264</u>	<u>2021-22</u>	<u>987</u>	<u>1264</u>	<u>2022-23</u>	<u>1221</u>	<u>1264</u>
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MM9	18-19	3	<p><b>Policy 3 - Infrastructure for Growth</b></p> <p>The Council will require development proposals to make viable provision for infrastructure that is necessary to accommodate additional demands arising from growth by:</p> <p>A. Working with infrastructure delivery bodies and agencies, landowners and developers to ensure that the growth outlined in this Local Plan is supported by necessary infrastructure as set out in the Infrastructure Delivery Plan. In particular, the</p>												

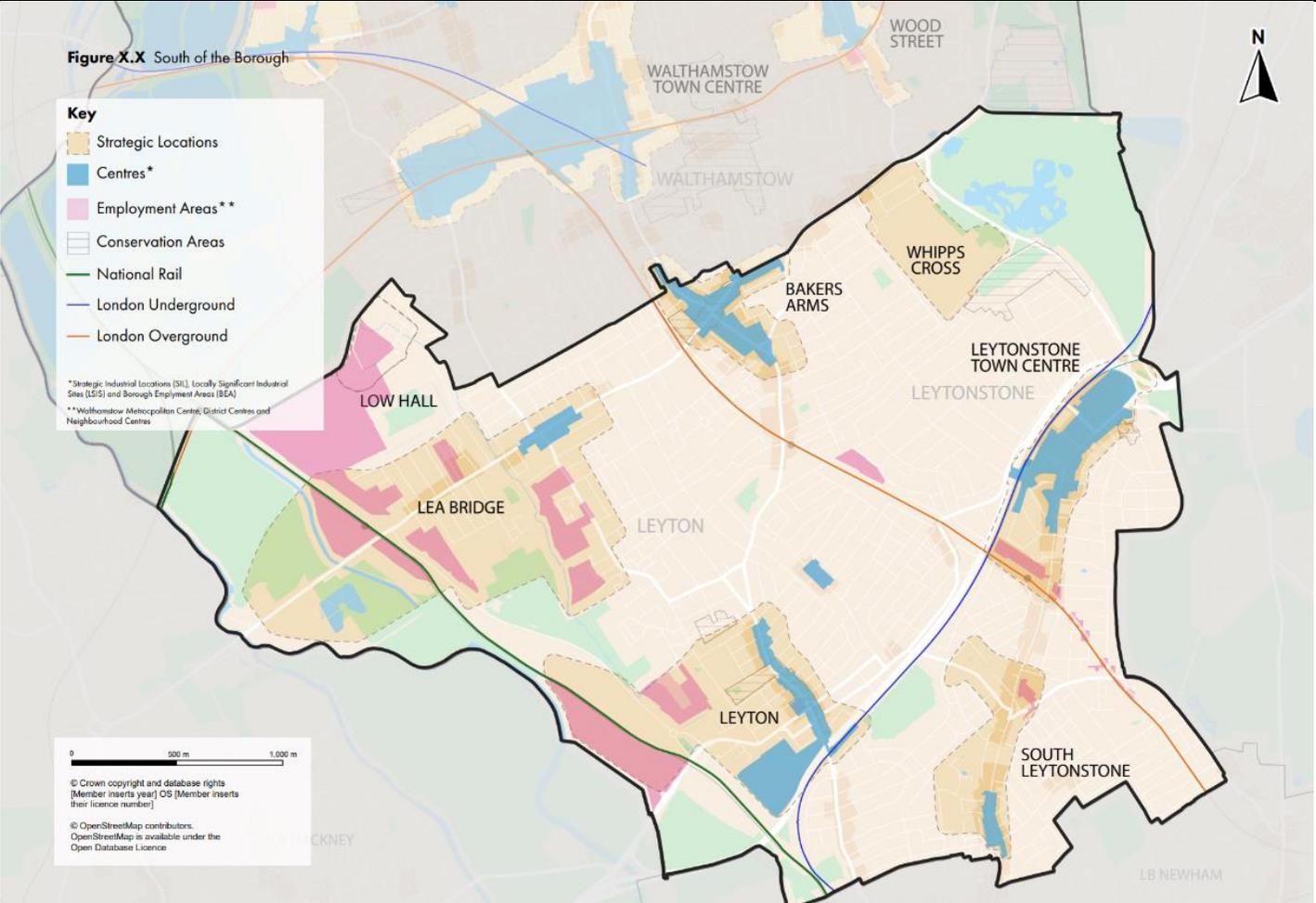
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			<p>Council will prioritise the timely delivery and success of the following key infrastructure projects including:</p> <ul style="list-style-type: none"> <li>• Redevelopment of Whipps Cross Hospital;</li> <li>• Ruckholt Road New Rail Station;</li> <li>• <u>Reopening of the Meridian Line</u>;</li> <li>• Walthamstow Central Station Transport Interchange; <u>and</u></li> <li>• Leyton Underground Station Improvements;</li> </ul> <p>B. Ensuring the provision of expanded schools (including bulge classes) where there is capacity on existing sites to accommodate the pupils arising from new development, and new provision in identified 'areas of need' where population change and growth requires its provision- (Chapter 12 'Social and Community Infrastructure');</p> <p>C. Ensuring the provision of GP Practices and other health care facilities in central locations within walking distance <del>to</del> <u>of</u> the residential catchment areas they are expected to serve (Chapter 12 'Social and Community Infrastructure');</p> <p>D. Working with the telecommunications industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. <del>All new developments must provide the most viable high-speed broadband connection.</del> Where a fibre connection cannot currently be provided, infrastructure within the site should be designed to allow for fibre provision in the future; (Chapter 15 'Active Travel, Transport &amp; Digital Infrastructure');</p> <p>E. Requiring robust evidence to be provided, where developers consider that viability issues will impact upon the delivery of required infrastructure and/or mitigation measures. This evidence will be used to determine whether an appropriate and acceptable level of contribution and/or mitigation can be secured;</p> <p>F. Requiring developers to provide, finance and/or contribute towards infrastructure provision through Planning Obligations <del>to secure on-site provision</del> and Community Infrastructure Levy (or any future replacement) <del>for off-site provision</del> in order to:</p> <ul style="list-style-type: none"> <li>• ensure appropriate provision of facilities and infrastructure for new residents;</li> <li>• mitigate any adverse impacts where appropriate;</li> <li>• avoid placing unreasonable additional burdens on the existing community or existing infrastructure; and</li> <li>• address cumulative impacts that might arise across multiple developments;</li> </ul> <p>G. Ensuring essential new infrastructure to support new development is operational no later than the completion of development or during the phase in which it is needed, whichever is earliest, unless otherwise agreed with relevant providers; and</p> <p>H. Refusing planning permission where criteria (F) and (G) above are not in place or cannot be met.</p>

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MM10	19	4.12	Infrastructure includes a wide range of facilities and services including schools, medical facilities, community facilities, open space and public realm, roads, railways, cycle paths and flood defenses. New growth can place extra pressure on existing infrastructure and create a need for new services and facilities. <u>With regards to public transport infrastructure provision, it will be important to ensure the integration of new development with future requirements for bus and rail infrastructure and services. This will include demand management measures as well as safeguarding existing infrastructure.</u> Most needs generated by new development will necessitate improvements to existing infrastructure rather than completely new provision. The key strategic infrastructure projects which are expected to be delivered during the plan period are those listed here, but are under regular review. A comprehensive list of projects is included in the Infrastructure Delivery Plan.
MM11		4	<p><b>Policy 4 - Location of Growth</b></p> <p>A sustainable approach to accommodating <u>planned, inclusive</u> growth will be achieved by focusing new development, regeneration and investment activities primarily in Strategic Locations and other Site Opportunity Locations (Figure 4.1). These will be the primary locations for growth involving <u>the following minimum levels of</u> new homes and jobs with supporting infrastructure.</p> <ol style="list-style-type: none"> <li>1. South Waltham Forest: A minimum of <del>14,900</del> <u>13,340</u> new homes and 3,250 new jobs in the Strategic Locations of Lea Bridge, Low Hall, <del>Church Road</del>, Leyton, South Leytonstone, Leytonstone <del>District Town</del> Centre, Whipps Cross and Bakers Arms;</li> <li>2. Central Waltham Forest: A minimum of <del>6,300</del> <u>6,810</u> new homes and 1,600 jobs in the Strategic Locations of Blackhorse Lane, Walthamstow Town Centre, Forest Road Corridor and Wood Street <del>District Centre</del>;</li> <li>3. North Waltham Forest: A minimum of <del>2,000</del> <u>1,710</u> new homes and 1,940 jobs in the Strategic Locations of North Chingford <del>District Centre</del>, Sewardstone Road <del>Neighbourhood Centre</del>, <del>South Chingford District Centre</del> <u>Chingford Mount</u>, Highams Park <del>District Centre</del> and the North Circular Corridor; and</li> <li>4. Elsewhere in Borough: <del>3,800</del> A minimum of <u>5,150</u> new homes outside the identified Strategic Locations.</li> </ol>
MM12	22	New paragraph after 4.24	<u>There is however, still some development which is expected to take place outside of the identified Strategic Locations. In the policy, this is referred to as "Elsewhere in the Borough", within North, Central or South Waltham Forest.</u>
MM13	22	5	<p><b>Policy 5 - Management of Growth</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>A. Directing and consolidating any new retail and other town centres uses including leisure, offices and new social infrastructure facilities to the designated centres and maximising residential opportunities in these centres through</li> </ol>

Ref	Page	Policy/Paragraph	Main Modification
			<p>mixed use development. (Chapter 11- Distinctive Centres and High Streets);</p> <p>B. Protecting, promoting and managing designated employment areas to secure more jobs for local people. (Chapter 9 - Building a Resilient Economy);</p> <p>C. Protecting designated sites, areas and green space (Green Belt, Metropolitan Open Land, Special Protection Areas, Special Areas of Conservation and Sites of Special Scientific Interest; including Epping Forest SAC and SSSI and <del>Lea</del>Lee Valley Regional Park <del>SAC</del>SACSPA and RAMSAR) and conserving biodiversity including wildlife. (Chapter 17 - Protecting and Enhancing the Environment);</p> <p>D. <del>Protecting</del><u>Conserving the heritage significance of</u> Conservation Areas, <del>and</del>Listed Buildings, Archaeological Priority <del>Zones</del> <u>Areas</u> and other heritage assets (Chapters 16 – <u>Conserving and Enhancing and Preserving</u> our Heritage). Heritage assets in these locations will be secured and supported with investment to embed the rich, cultural and heritage opportunities of the borough;</p> <p>E. Making effective use of previously developed land, except where land is of high environmental value or purposely safeguarded or protected for particular uses as identified on the Policies Map. In considering suitable sites for growth proposals, the redevelopment of underused and vacant land, in particular, sites identified in the Site Allocations DPD and included on the Brownfield Land Register will be prioritised;</p> <p>F. <u>Promoting good design and high quality place making (Chapter 14 – Creating High Quality Places), by ensuring that development is planned and implemented in a coordinated way, guided by Supplementary Planning Documents (SPDs), Masterplans and Planning Briefs, Planning Briefs, Design Codes and other relevant Design Guidance where appropriate. Pending the preparation and adoption of Masterplan SPDs for the identified strategic locations, proposals for major development coming forward will be considered on the basis of good growth principles and policies included in this plan and the London Plan;</u></p> <p>G. <del>The development</del> <u>Supporting the preparation</u> of broad concept plans/planning framework guidance <del>prepared by stakeholder groups or developers for small areas or clusters of sites will be supported.</del> The approval process for such plans will be mainly via Supplementary Planning Document (SPD) legislation; and</p> <p>H. Applying a comprehensive set of actions to implement the plan strategy including:</p> <ul style="list-style-type: none"> <li>i. ensuring that infrastructure required to support growth is phased and viably funded in line with the Infrastructure Delivery Plan (IDP), which will be prepared and updated on a regular basis;</li> <li>ii. resisting any proposed development that will prejudice the future development of a neighbouring site and / or prohibit the comprehensive development of a larger site;</li> </ul>

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			<ul style="list-style-type: none"> <li>iii. working with duty to co-operate partners, stakeholders and the development industry to maximise development opportunities; and</li> <li>iv. where necessary, using compulsory purchase powers to tackle land issues which inhibit regeneration and the proper planning of the area.</li> </ul>
MM14	24	4.31	The Policies Map shows the areas of the Borough where the area-based policies of the Plan would apply. <del>This plan carries forward the plan designations from the currently adopted Local Plan. Changes to existing designations are listed in the Appendices (Policies Map Changes).</del>
MM15	26	6	<p><b>Policy 6 - Ensuring Good Growth</b></p> <p>In ensuring good growth, development proposals will be expected to satisfy the following requirements, unless demonstrably impossible to do so:</p> <ul style="list-style-type: none"> <li>A. Make efficient use of land through <del>intensification and</del> mixed-use development (<del>Policy 5 - Encouraging Mixed Use Development and Intensification and</del> intensification (Policies 7 and 8));</li> <li>B. Contribute to improving and enabling healthier lifestyles (Chapter 13 'Promoting Health and Well-being' and <u>Policy 63 - Active Travel</u>);</li> <li>C. Provide a broad range of housing choice by size and tenure including affordable housing and cater for people with special housing needs (Chapter 8 'Decent Homes for Everyone');</li> <li>D. Contribute to providing for a wide range of local employment opportunities that offer a choice of jobs in different sectors of the economy (Chapter 9 'Building a Resilient and Creative Economy');</li> <li>E. Support the creation of successful neighbourhood communities, <u>(15 Minute Neighbourhoods, where every resident is able to meet most or all of their needs within a short walk, wheel or bike ride from home)</u>, the provision of adequate social and physical infrastructure (Chapter 12 'Social and Community Infrastructure'); <u>Policy 63 - Active Travel; Policy 64 - Public Transport</u>;</li> <li>F. Incorporate high quality design solutions and contribute positively to the quality of the physical environment (Chapter 14 'Creating High Quality Places');</li> <li>G. Ensure that new development proposals (including the alterations, and refurbishment of existing buildings, extensions and change of use of buildings) are inclusively designed and usable by all to promote equality of opportunity. (Chapter 14 'Creating High Quality Places');</li> <li>H. Contribute to the response to climate change, through mitigation and adaptation, the use of sustainable building materials, low carbon heating and energy efficiency, <u>low carbon transport, electric vehicles and active travel</u> (Chapter 18 'Addressing the Climate Emergency') <u>(Chapter 15 Active Travel, Transport &amp; Digital Infrastructure)</u>;</li> <li>I. Protect and enhance existing green and blue infrastructure, including open space and leisure facilities, biodiversity and nature conservation (Chapter 17 - 'Protecting and Enhancing the Environment');</li> <li>J. Create safe environments, which incorporate appropriate design solutions and crime prevention measures that assist in</li> </ul>

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			<p>reducing crime, the fear of crime and anti-social behaviour (Chapter 14 'Creating High Quality Places'); and</p> <p>K. <del>Conserve</del> <u>Protect</u> heritage assets including Conservation areas and Listed buildings (Chapter 16 'Enhancing and Preserving our Heritage').</p>
<b>MM16</b>	<b>29</b>	<b>8</b>	<p><b>Policy 8 - Character-led Intensification</b></p> <p>Opportunities for intensification of development involving housing and employment uses will be promoted at appropriate locations <del>justified</del> in accordance with the following approach:</p> <p>A. Reinforcement: applicable to sites/areas with robust and desirable character where opportunities for redevelopment will involve a modest <del>increase in</del> intensification;</p> <p>B. Transition: applicable to sites/areas where a considerable <del>increase in</del> intensification would be justified in local areas <del>including Designated Centres, Major Routes, Borough Arrival Points and Strategic Locations</del> <u>resulting in some change in existing character</u>; and</p> <p>C. Transformation: applicable to sites/areas with a fragmented urban grain, where a transformative approach to intensification <del>of</del> <u>and change to</u> existing character can be justified to deliver substantially more development.</p>
<b>MM17</b>	<b>29-30</b>	<b>4.45</b>	<p>The application of the <del>tool</del> <u>Policy 8 'Character-led Intensification'</u>, the policies in <u>Chapter 14 'Creating High Quality Places', Local Plan 2 - Site Allocations and the Exemplar Design SPD</u> should enable the effective <u>and efficient</u> use of land, ensuring that appropriate density and intensification is achieved in a manner that is informed by, <u>and responds to</u>, the character and context of the site under consideration. In accordance with this method, and to avoid under-utilisation of land, as a guide, development proposals will be encouraged to deliver a FAR of at least 1.0, unless exceptional circumstances prevent this. <del>As a general approach, areas identified as suitable for reinforcement of existing character will typically have an indicative score of up to 1.4 FAR. Areas where the opportunity for a transition of character will require a further uplift and intensification up to 2.0 FAR. Areas where transformation is appropriate will typically require up to 4.0 FAR for high intensity blocks and 5.0+ FAR, where hyper density (e.g. equivalent to Inner/Central London densities) is possible. Further information and practice guidance on the application of this tool will be included in the Urban Design SPD. Further guidance on the application of this policy with regard to taller or tall buildings is included under Policy 57 of the Plan.</del></p>

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MM18	34	Updated South Area Map	 <p><b>Figure X.X</b> South of the Borough</p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Strategic Locations</li> <li>Centres*</li> <li>Employment Areas**</li> <li>Conservation Areas</li> <li>National Rail</li> <li>London Underground</li> <li>London Overground</li> </ul> <p>*Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Borough Employment Areas (BEA)  **Walthamstow Metropolitan Centre, District Centres and Neighbourhood Centres</p> <p>© Crown copyright and database rights [Member inserts year] OS [Member inserts their licence number]  © OpenStreetMap contributors. OpenStreetMap is available under the Open Database License</p>
MM19	31	5.2	<p>The south offers the largest opportunities for regeneration and good growth in the borough both in the plan period and beyond. The area’s potential is recognised by the Mayor of London in the London Plan, with the Lower and Upper Lee Valley designated as Opportunity Areas at a sub-regional level. The area is also located within the UK Innovation Corridor. In the London Plan, Leyton, Leytonstone, Whipps Cross and Bakers Arms are <u>designated as town centres which are located within Strategic Areas for Regeneration.</u></p>

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MM20	33	Vision	<p><b><u>Vision for the South South Waltham Forest Vision</u></b></p> <p>The <u>South of the borough has the greatest opportunities for regeneration and good growth in the borough lie in the South.</u> By 2035, <del>the interlinked</del> <u>its neighbourhoods and town centres will better connected, creating a have become</u> new and exciting <u>piece part</u> of the city.</p> <p>Inward investment in the area will have delivered <del>14,900</del> <u>14,930</u> new, <u>high quality homes (including genuinely affordable homes) and 3,250 new jobs</u>, <del>effectively the size of a new town.</del> <u>These should be genuinely affordable, and will be located alongside new, all of which will be served by improved transport infrastructure, employment land and 3,250 new jobs alongside improved transport accessibility.</u></p> <p>The <del>Southern Growth Zone, comprising</del> <u>Lea Bridge, Low Hall, Church Road and Leyton will become have been transformed through cultural place-making and become distinctive neighbourhoods with new, quality homes.</u> Lea Bridge, Low Hall and Church Road will continue to be the largest employment areas in the borough <del>but will become home to a</del> <u>becoming the dynamic hub of a diverse, growing and resilient creative economy which retains its industrial nature.</u></p> <p>A new station at Ruckholt Road will further improve the connectivity of Leyton, <del>—opening opportunities for an urban extension</del> <u>a new mixed use neighbourhood</u> at Leyton Mills and New Spitalfields. Coronation <del>Square neighbourhood</del> <u>will have been delivered. It and will become be</u> a desirable and liveable part of the borough <u>with a new health hub, pre-school nursery, enhanced leisure centre, commercial space for shops and businesses and an attractive civic square.</u></p> <p>The <del>distinctive</del> <u>more established</u> areas of Leytonstone <u>Town Centre</u>, South Leytonstone and Bakers Arms will be enhanced by <del>transitioning</del>, <u>building on their historic and cultural characteristics, transitioning into attractive metropolitan cultural town centres with new, quality homes.</u> Whipps Cross will be an important community hub, centring on an improved and upgraded state-of-the-art hospital, supporting community and health services and new, <u>high quality homes.</u> These areas will <u>benefit from have-improved</u> transport access via the new Elizabeth Line to the south.</p> <p>All of these places will be defined by their access to high quality green and open space across the <u>South of the borough</u>, including the Lee Valley Regional Park and the River Lea. Enjoy Waltham Forest and other <u>active travel</u> improvements will provide enhanced <u>walking and cycling connectivity and access to social and community infrastructure, along with access to including a thriving cultural offer and unique sports offer-sporting facilities.</u></p>
MM21	35-36	9	<p><b>Policy 9 - South Waltham Forest</b></p> <p>As the priority area for regeneration and good growth, proposals will be supported where they:</p> <p>A. <del>Direct development towards identified Strategic Locations of</del> <u>Lea Bridge and Church Road, Low Hall, Leyton, South</u></p>

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			<p>Leytonstone, Leytonstone, Whipps Cross and Bakers Arms and Leyton Green.</p> <p><del>BA.</del> <u>BA.</u> Contribute to the delivery of a minimum of <del>46,000</del><u>14,930</u> new quality homes across <del>the South Area South Waltham Forest</del> comprising of:</p> <ul style="list-style-type: none"> <li>i. <del>Minimum of 3,000 in Lea Bridge and Church Road Strategic Location</del><u>1,640 new homes in the Lea Bridge Strategic Location;</u></li> <li>ii. <del>Minimum of 400 in</del><u>610 new homes in the</u> Low Hall Strategic Location;</li> <li>iii. <del>Minimum of 6,800 in</del><u>6,740 new homes in the</u> Leyton Strategic Location;</li> <li>iv. <del>Minimum of in 1,200</del><u>650 new homes in the</u> South Leytonstone Strategic Location;</li> <li>v. <del>Minimum of 800 in Leytonstone Strategic Location</del><u>1,580 new homes in the Leytonstone Town Centre Strategic Location;</u></li> <li>vi. <del>Minimum of 1,700 in</del><u>1,490 new homes in the</u> Whipps Cross Strategic Location;</li> <li>vii. <del>Minimum of 900 in Bakers Arms and Leyton Green Strategic Location</del><u>630 new homes in the Bakers Arms Strategic Location; and</u></li> <li>viii. <del>Outside of Strategic Locations a minimum of 1,200 homes have been identified in the Brownfield Land Register and the Strategic Site Allocations DPD</del><u>1,590 new homes outside Strategic Locations</u></li> </ul> <p><del>GB.</del> <u>GB.</u> Promote <del>the South as the pre-eminent employment area in the borough</del> and support the delivery of at least 3,250 new jobs <u>in South Waltham Forest;</u></p> <p><del>DC.</del> <u>DC.</u> <del>Supports the delivery of the New Leyton Site Opportunity Location</del> <u>Support the creation of a new mixed use neighbourhood of Leyton Mills in the Leyton Strategic Location, including new development around the potential Ruckholt Road Station focused around a potential new station at Ruckholt Road, in accordance with the Strategic Site Allocations DPD; Local Plan 2 (Site Allocations), and/ or as part of masterplan proposals);</u></p> <p><del>ED.</del> <u>ED.</u> <del>Enables</del> <u>Enable</u> the delivery of a new state <del>-of -the -art</del> hospital at Whipps Cross <del>Site Opportunity location in the Whipps Cross Strategic Location in accordance with the Site Allocations DPD;</del> <u>in accordance with Local Plan 2 - Site Allocations, and /or as part of masterplan proposals);</u></p> <p><del>FE.</del> <u>FE.</u> <del>Enables investment</del> <u>Enable investment in,</u> and the regeneration of Leytonstone District Centre (including Tesco, Matalan, and Church Lane <u>Car Park</u>), Leyton District Town Centre and Thatched House Neighbourhood Centre (see Policies Map);</p> <p><del>GF.</del> <u>GF.</u> <del>Maximise the redevelopment potential of Lea Bridge Station Sites</del> <u>Site Opportunity Location; including supporting improvements of Fully realise redevelopment opportunities in the Lea Bridge Strategic Location, including supporting further improvements to Lea Bridge Station, in accordance with the Strategic Site Allocations DPD; Local Plan 2 - Site</u></p>

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			<p><u>Allocations, and/ or as part of masterplan proposals;</u></p> <p><del>HG.</del> <u>Re-provide</u> provide the waste services from <u>Estate Way and Bywaters</u> <del>the Leyton Refuse and Recycling Centre</del> in line with the requirements of the North London Waste Plan;</p> <p><del>H.</del> <u>Contribute</u> to the cultural and sporting assets <u>available to the South area to increase of the Borough, to enhance the visitor economy, support the areas' area's local centres and businesses, and build a vibrant evening and night-time offer;</u></p> <p><del>J.</del> <u>Deliver design-out crime improvements in</u> <u>improvements at Lea Bridge and Bakers Arms (Policy 60 Designing Out Crime that improve safety and incorporate Designing Out Crime and Secured by Design principles (see Policy 60 'Making Places Safer and Designing Out Crime');</u></p> <p><del>K.</del> <u>Provide strong links to the adjoining</u> <u>Queen Elizabeth Park Olympic Park, International Quarter and Stratford City;</u></p> <p><del>L.</del> <u>Protect Preserve or Enhance</u> <u>enhance the Bakers Arms, Bushwood-Thornhill Road, Leytonstone, Browning Road, and Leyton Town Centre Conservation Areas (see Policy 74 'Conservation Areas');</u></p> <p><del>ML</del> <u>Contributes Contribute</u> to improving walking and cycling connectivity around the wider area via public realm improvements;</p> <p><del>M.</del> <u>Create opportunities to improve and grow the visitor, sporting and wider cultural offer of the Lee Valley Regional Park and its venues; including the Lee Valley Ice Centre, the Lee Valley WaterWorks Centre and the Lee Valley Hockey and Tennis Centre, thereby ensuring their long-term sustainability and contribution to the visitor economy of the borough;</u></p> <p><del>N.</del> <u>Contribute to the management and mitigation of the impact of development on the Epping Forest Special Area of Conservation (EFSAC) (in line with the requirements of Policy 83 'The Epping Forest and the Epping Forest Special Area of Conservation' and the Lee Valley Special Protection Area (in line with the requirements of Policy 84 'The Lee Valley Regional Park'); and protect and enhance the Green Belt and Metropolitan Open Land (MOL), (in line with the requirements of Policy 79 'Green Infrastructure and the Natural Environment') and improving access where appropriate.</u></p>

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MM22	42	Central Area map	<p><b>Figure X.X</b> Centre of the Borough</p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Strategic Locations</li> <li>Centres*</li> <li>Employment Areas**</li> <li>Conservation Areas</li> <li>National Rail</li> <li>London Underground</li> <li>London Overground</li> </ul> <p>*Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Borough Employment Areas (BEA)  **Walthamstow Metropolitan Centre, District Centres and Neighbourhood Centres</p> <p>0 500 m 1,000 m</p> <p>© Crown copyright and database rights [Member inserts year] OS [Member inserts their licence number]  © OpenStreetMap contributors. OpenStreetMap is available under the Open Database Licence</p>

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MM23	43	10	<p><b>Policy 10 - Central Waltham Forest</b></p> <p><del>Central Waltham Forest is</del> <u>As the civic and creative centre of the borough and proposals in the Central area, proposals will be supported where they:</u></p> <p>A. <del>Contribute to the delivery of a minimum of 7,600</del> <u>7,700</u> new quality homes <del>1600 new jobs</del> across the Central Area comprising of <del>minimum growth targets of:</del></p> <ul style="list-style-type: none"> <li>i. <del>2,700</del> <u>1,850</u> new homes in <u>the</u> Walthamstow Town Centre Strategic Location;</li> <li>ii. <del>4,500</del> <u>1,470</u> new homes <del>on</del> <u>in</u> the Forest Road Corridor Strategic Location;</li> <li>iii. <del>4,800</del> <u>3,090</u> new homes <del>at</del> <u>in</u> the Blackhorse Lane Strategic Location;</li> <li>iv. 400 new homes <del>at</del> <u>in</u> the Wood Street Strategic Location; and</li> <li>v. <del>Outside of Strategic Locations a minimum of 1,200 homes have been identified in the Brownfield Land Register and the Strategic Site Allocations DPD</del> <u>1,890 new homes outside Strategic Locations.</u></li> </ul> <p>B. <u>Promote and support the delivery of at least 3,000 new jobs in Central Waltham Forest;</u></p> <p><del>BC.</del> <u>Promote Walthamstow Town Centre as a major creative and economic hub of the borough, in accordance with its status as a major centre</u> <u>Major Centre</u> in the London Plan (2021) by;</p> <ul style="list-style-type: none"> <li>i. <del>Encouraging</del> <u>Supporting</u> proposals that seek to expand <del>its</del> <u>the current</u> town centre offer, <del>improve the quality of shopping provision and supporting services and facilities as part of mixed-use development (Policy 39);</del> <u>particularly the retail mix and quality, flexible workspace, cultural infrastructure and supporting the developing evening economy and associated hospitality sector.</u></li> <li>ii. <del>Supporting</del> proposals that seek to establish and consolidate the development of a <del>'Leisure and Entertainment Hub'</del> <u>cultural quarter and evening economy</u> at the eastern end of the High Street and <del>'St James Street Quarter'</del> <u>a residential neighbourhood, with retail, leisure, evening economy and community and health infrastructure as part of the emerging St James Quarter</u> at the western end of the High Street, <del>whilst preserving or enhancing the St James Conservation Area and recent heritage shopfront and public realm investment.;</del> and</li> <li>iii. Encouraging proposals that seek to consolidate the role and function of Walthamstow Central transport hub as a key transport interchange in outer north London, <u>whilst supporting its potential for development and enhancement.</u></li> </ul> <p><del>CD.</del> <u>Enable investment and the regeneration of</u> <del>Bakers Arms and the</del> <u>Wood Street District Centres</u> <u>Centre</u> and Blackhorse Lane Neighbourhood Centre;</p> <p><del>D.</del> <u>Reinforce the distinct sense of arrival and character of</u> <del>Hoe Street, Forest Road and Blackhorse Lane gateway locations and</del></p>

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			<p>the role they play in place shaping at nodal points in the central area of the borough;</p> <p>E. Support <u>the Blackhorse Lane Creative Enterprise Zone</u>; in line with Policy 38 ('Blackhorse Lane Creative Enterprise Zone');</p> <p>F. Enable delivery of <u>Waltham Forest Town Hall Campus, Fellowship Square</u> as a new multi-purpose hub and liveable neighbourhood with supporting community, social infrastructure and retention of existing civic functions, <u>whilst conserving and enhancing the significance of the listed buildings on the site</u>;</p> <p>G. Support proposals for new visitor attractions and related developments in <u>Walthamstow Central area the Walthamstow Town Centre Strategic Location</u>, to complement existing cultural assets, <u>Increase and emerging opportunities that the launch of Soho Theatre Walthamstow and investment in Hatherley Mews, Vestry House Museum and Chestnuts House in Hoe Street will generate in the local economy from 2024 onwards, increasing dwell time for tourists that visit residents, tourists and visitors to the borough and build-building on the legacy of being London's first 'Borough of Culture' in 2019</u>;</p> <p>H. Protect, promote and enhance Walthamstow Market as a unique community asset of Walthamstow Town Centre; <del>and</del></p> <p>I. <del>Preserve and enhance the character and appearance of the Walthamstow/St James Street Conservation Area in line with the heritage policies (Chapter 16).</del> <u>Preserve or enhance the heritage significance of the Lloyd Park, Walthamstow Village, Orford Road, Walthamstow St James, Leucha Road and Forest School Conservation Areas, in line with Policy 72 'Conservation Areas'</u>;</p> <p>J. <u>Contribute to the management of and mitigation of the impact of development on the Epping Forest Special Area of Conservation (EFSAC) (in line with the requirements of Policy 83 'The Epping Forest and the Epping Forest Special Area of Conservation') and the Lee Valley Special Protection Area (in line with the requirements of Policy 84 'The Lee Valley Regional Park'); and protect and enhance the Green Belt and Metropolitan Open Land (MOL), (in line with the requirements of Policy 79 'Green Infrastructure and the Natural Environment') improving access where appropriate.</u></p>

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MM24	48	North Area Map	<p><b>Figure X.X North of the Borough</b></p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Strategic Locations</li> <li>Centres*</li> <li>Employment Areas**</li> <li>Conservation Areas</li> <li>National Rail</li> <li>London Underground</li> <li>London Overground</li> </ul> <p>* Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Borough Employment Areas (BEA)  ** Walthamstow Metropolitan Centre, District Centres and Neighbourhood Centres</p> <p>The map displays the North of the Borough area, including Chingford, North Chingford, Chingford Mount, Highams Park, and North Circular. It shows various strategic locations, centres, and employment areas, along with conservation areas and transport routes like National Rail, London Underground, and London Overground. Surrounding areas like Epping Forest District, Walthamstow, and Wood are also visible.</p> <p>© Crown copyright and database rights  [Member inserts year] OS [Member inserts their licence number]</p>

Ref	Page	Policy/Paragraph	Main Modification
MM25	49	11	<p><b>Policy 11- North Waltham Forest</b></p> <p><del>Development will be supported in the North of the Borough as</del> <u>As a distinctive area for targeted investment and growth in and around the designated centres and the North Circular corridor where it</u> <del>Corridor, proposals will be supported where they:</del></p> <p>A. <del>Supports and encourages</del> <u>Contribute to the delivery of a minimum of 3,400</u> <del>3,370</del> <u>new quality homes in the strategic locations as follows across North Waltham Forest comprising of:</u></p> <ul style="list-style-type: none"> <li>i. <del>300</del> <u>170</u> <del>new homes in the</del> <u>North Chingford Strategic Location;</u></li> <li>ii. <del>400</del> <u>170</u> <del>new homes in South Chingford/Chingford Mount</del> <u>the Chingford Mount Strategic Location;</u></li> <li>iii. <del>400 homes in Highams Park</del> <u>540 new homes in the Highams Park Strategic Location;</u></li> <li>iv. <del>400 homes in the Sewardstone Road strategic location</del> <u>330 new homes in the Sewardstone Road Strategic Location;</u></li> <li>v. <del>800 new homes in the North Circular location</del> <u>500 new homes in the North Circular Corridor Strategic Location; and</u></li> <li>vi. <del>Outside of Strategic Locations a minimum of 1,400 homes have been identified in the Brownfield Land Register and the Strategic Allocations DPD;</del> <u>1,660 outside Strategic Locations</u></li> </ul> <p>B. <del>Reflects</del> <u>Reflect</u> the local character of the area <u>within which they are proposed and</u> improve the quality of the local environment with particular reference to the requirements of Policy 4 'Location of Growth', Policy 5 'Management of Growth' and Policy 6 'Ensuring Good Growth';</p> <p>C. <del>Strengthens, supports and encourages existing and new employment opportunities in the North of the Borough, with the delivery of 1,950 new jobs</del> <u>Promote and support the delivery of at least 1,950 new jobs in North Waltham Forest;</u></p> <p>D. <del>Enables</del> <u>Enable investment in</u> and the regeneration of the District Centres of North Chingford, South Chingford <u>and Highams Park,</u> and <u>the Sewardstone Road Neighbourhood Centre</u> (see Policies Map);</p> <p>E. <del>Supports</del> <u>Support</u> the development of an improved cycle and pedestrian network in accordance with <del>the Transport policy at Policies 62, 63, 64</del> <u>Policy 62 'Promoting Sustainable Transport' and 68 Policy 63 'Active Travel';</u></p> <p>F. <del>Contributes</del> <u>Contribute to the Council's objectives of managing</u> <u>management</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p><u>and mitigation of the impact of development on the Epping Forest Special Area of Conservation (EFSAC) (in line with the requirements of Policy 83); 'The Epping Forest and the Epping Forest Special Area of Conservation' and the Lee Valley Special Protection Area (policy 84 in line with the requirements of Policy 84 'The Lee Valley Regional Park') ; and the protection of protect and enhance the Green Belt and Metropolitan Open Land Land (MOL), (Policy 79 in line with the requirements of Policy 79 'Green Infrastructure and the Natural Environment') improving access where appropriate;</u></p> <p>G. <del>Applies</del> <u>Apply</u> place-making principles that reflect the character and local distinctiveness of Highams Park, with particular reference to the Highams Area of Special Character, <u>and its</u> cultural and green assets as set out in the Highams Park Neighbourhood Plan;</p> <p>H. In <u>the</u> North Chingford <del>it</del> <u>Strategic Location:</u></p> <p>i. <del>Contributes to the regeneration of North Chingford Centre and the development of a community hub focused in this centre</del> <u>Contribute to the regeneration of North Chingford District Centre and the development of a community hub focused in this area;</u></p> <p>ii. <del>Protects and Preserve or enhances</del> <u>the Chingford Green and Chingford Station Road Conservation Areas in accordance with the requirements of Policy 74: 'Conservation Areas'</u></p> <p>I. <del>In South Chingford/ Chingford Mount it:</del>  <u>In the Chingford Mount Strategic Location:</u></p> <p>i. <del>Contributes to the development of a community hub focused at</del> <u>in the</u> South Chingford District Centre;</p> <p>ii. <del>Contributes to connectivity, diversification of commercial space, and the provision of new employment opportunities, protecting local character and enhancing public space with a focus on Albert Crescent;</del></p> <p>iii. <u>Protect and enhance local character and improve public spaces, with a focus on Albert Crescent;</u></p> <p>J. In the Sewardstone Road Strategic Location <del>it:</del></p> <p>i. <del>Focusses</del> <u>new development to</u> <u>on</u> the area of Kings Head Hill/Sewardstone Road junction;</p> <p>ii. <del>Contributes to the improvement of public realm and public spaces, across the area and walking and cycling accessibility, and connectivity, permeability and legibility to Ponders End, and wider improvements and investment in the London Borough of Enfield, and North Chingford District Centre and South Chingford / Chingford Mount District Centres, in addition to other identified routes; and</del></p> <p>K. In the North Circular Corridor Strategic Location, <del>it;</del></p> <p>i. Provides opportunities to link to the neighbouring large scale regeneration and infrastructure investment at the adjoining Meridian Water, London Borough of Enfield;</p>

Ref	Page	Policy/Paragraph	Main Modification															
			<ul style="list-style-type: none"> <li>ii. Strengthens the character and identity of the A406 corridor through design improvement measures for better safety, <u>improved air quality, and the creation of</u> functional and effective connections with local places, activity hubs and communities; and</li> <li>iii. <del>Provides</del> <u>Contribute to new</u> leisure opportunities <u>in and around</u> <del>and in the vicinity of the</del> Banbury Reservoir, <u>whilst which preserve preserving and enhance enhancing</u> the openness of the Green Belt and <u>provide providing</u> additional biodiversity benefits <del>and which contribute to the aims of Policies 79, 80, 81 and 82.</del> <u>Policy 79 'Green Infrastructure and the Natural Environment', Policy 80 ' Parks, Open Spaces and Recreation 'and Policy 83 'The Epping Forest and the Epping Forest Special Area of Conservation'.</u></li> </ul>															
MM26	54	12	<p><b>Policy 12 - Increasing Housing Supply</b></p> <p>Opportunities for housing growth in Waltham Forest will be maximised to deliver a minimum of -27,000 homes by 2035, <u>building on and exceeding the 10-year minimum target set out in the London Plan (2021) of 1,264 per annum (2019/20 to 2026/27) and meeting housing need in Waltham Forest as far as possible by aiming to deliver an average of 1,800 new homes per annum across the plan period, by:</u></p> <ul style="list-style-type: none"> <li>A. Focusing delivery of new housing in Waltham Forest's Strategic Locations, <u>and</u> Site Opportunity Locations, <del>and accessible locations around transport hubs</del> in accordance with Policy 4 - Location and Management of Growth;</li> <li>B. Adopting <u>the following</u> a stepped housing target, <del>in line with Waltham Forest's Housing Trajectory;</del></li> </ul> <table border="1" data-bbox="743 927 1762 1278"> <thead> <tr> <th></th> <th colspan="4">Plan Period</th> </tr> </thead> <tbody> <tr> <td>Financial Year</td> <td><del>2019/20—2023/24)</del> <u>2020/21-26/27</u></td> <td>2024/25</td> <td><del>2025/26—2029/30</del> <u>2027/28-28/29</u></td> <td><del>2030/31—2035/36</del> <u>2029/30 -34/35</u></td> </tr> <tr> <td>Annual Requirement</td> <td>1,264</td> <td>1770</td> <td>2276 <u>1,594</u></td> <td>1770 <u>2,494</u></td> </tr> </tbody> </table>		Plan Period				Financial Year	<del>2019/20—2023/24)</del> <u>2020/21-26/27</u>	2024/25	<del>2025/26—2029/30</del> <u>2027/28-28/29</u>	<del>2030/31—2035/36</del> <u>2029/30 -34/35</u>	Annual Requirement	1,264	1770	2276 <u>1,594</u>	1770 <u>2,494</u>
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			<p>C. Adopting a strategic target for 50% of all new homes to be genuinely affordable across the plan period (See Policy 13 'Delivering Genuinely Affordable Housing');</p> <p>D. Maximising opportunities to increase the supply of homes on all suitable, appropriate and available sites including developing brownfield land, surplus public sector land and encouraging <u>appropriate</u> residential intensification;</p> <p>E. Making effective and efficient use of land by seeking to optimise housing densities;</p> <p>F. Ensuring new homes address different housing needs and provide a variety of housing choices;</p> <p>G. Supporting the regeneration and renewal of appropriate housing estates, <del>through</del> <u>working</u> with housing association partners <u>where necessary</u>;</p> <p>H. Supporting new homes to be developed on small sites to <u>contribute to meeting</u> housing needs (see Policy 19 'Small Sites'); and</p> <p>I. Resisting the unjustified net loss of residential accommodation.</p>										
<b>MM27</b>	<b>55</b>	<b>8.6</b>	<p>The housing requirement <del>will be</del> <u>is</u> set at <del>4264</del> <u>1,264</u> for the <del>five-seven</del> (financial) years from <del>2019/20 to 2023/24</del> <u>2020/21 to 2026/27</u>, in line with the <del>the</del> 10-year minimum target set out in the London Plan (2021) for Waltham Forest. Based on local evidence, it <del>and then increases to 4770 in 2024/25</del> <u>1,594 in 2027/28 and 2028/29</u> and again to <del>2267</del> <u>2,494</u> for the <del>five six</del> years to <del>2029/20</del> <u>2034/35</u> before reducing to 1770 for the remainder of the plan period to 2035/36.</p>										
<b>MM28</b>	<b>55</b>	<b>Table 8.1</b>	<table border="1"> <thead> <tr> <th>Financial Year</th> <th><del>2019/20 -</del> 2023/24</th> <th>2024/25</th> <th><del>2025/26 -</del> 2029/30</th> <th><del>2030/31 -</del> 2035/36</th> </tr> </thead> <tbody> <tr> <td>Annual Requirement</td> <td>1264</td> <td>1770</td> <td>2276</td> <td>1770</td> </tr> </tbody> </table>	Financial Year	<del>2019/20 -</del> 2023/24	2024/25	<del>2025/26 -</del> 2029/30	<del>2030/31 -</del> 2035/36	Annual Requirement	1264	1770	2276	1770
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MM30	56	13	<p><b>Policy 13 - Delivering Genuinely Affordable Housing</b></p> <p>The delivery of 50% of all new homes to be genuinely affordable housing will be achieved by:</p> <ul style="list-style-type: none"> <li>A. Requiring all development involving the addition of 10 or more units <del>homes</del> to deliver affordable housing;</li> <li>B. Working with the Mayor of London to use grant funding to increase affordable housing delivery beyond the level that would otherwise be provided;</li> <li>C. Adopting a threshold approach to viability. Where proposals meet the following criteria, they will not be required to provide a viability assessment at application stage: <ul style="list-style-type: none"> <li>i. Meet or exceed the threshold level of affordable housing on site without public subsidy. These thresholds are <del>initially</del> set at: <ul style="list-style-type: none"> <li>a. A minimum of 35%; or</li> <li>b. 50% for public sector land where there is no portfolio agreement with the Mayor; or</li> <li>c. 50% for Industrial Land (SIL, LSIS, BEA, and non-designated) where the scheme would result in a net loss of industrial capacity.</li> </ul> </li> <li>ii. <del>Be</del> consistent with the Council's tenure split (see Policy 14 – Affordable Housing Tenure);</li> <li>iii. Demonstrate that they have sought grant to increase the level of affordable housing;</li> <li>iv. Are subject to a Section 106 agreement with Early Stage Viability Review, triggered if an agreed level of</li> </ul> </li> </ul>																																																

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			<p>progress on implementation is not made within two years of the permission being granted (or an alternative period agreed by the Council);</p> <p>D. <del>Requiring proposals which do not meet the criteria in Part C will be expected to follow the Viability Tested Route and submit detailed supporting viability evidence to determine the ascertain the maximum viable level of affordable housing required which can be delivered.</del> Where required, viability assessments will be undertaken in line with the Mayor's Affordable Housing and Viability SPG. These schemes will be subject to:</p> <p>A. <del>Early Stage Viability Review if an agreed level of progress on implementation is not made within two years of the permission being granted;</del></p> <p>B. <del>Mid Term Reviews prior to implementation of phases for larger phased schemes; and</del></p> <p>C. <del>A Late Stage Viability Review which is triggered when 75 per cent of the units homes in a scheme are sold or let (or an alternative period agreed by the Council);</del></p> <p>E. <del>Delivering affordable housing on site, other than in exceptional circumstances where provision off-site or payment-in-lieu would secure better outcomes in meeting the borough's housing need; and</del></p> <p>F. <del>Seeking affordable housing contributions from alternative housing products (see Policy 18 'Other Forms of Housing').</del></p> <p>i. <del>Build to rent: as Discount Market Rent (DMR) at genuinely affordable rent;</del></p> <p>ii. <del>Purpose-built student accommodation: the affordable student accommodation bedrooms should be allocated by the higher education provider(s) that operates the accommodation, or has the nomination right to it, to students it considers most in need of the accommodation;</del></p> <p>iii. <del>Large-scale purpose build shared living: payment-in-lieu contributionsto conventional C3 affordable housing.</del></p>
MM31	57-58	8.11	<p>Genuinely affordable homes <del>includes</del> are defined as homes for social rent, London Affordable Rent, London Living Rent and London Shared Ownership. <del>Other affordable housing products may be acceptable if, as well as meeting the NPPF definition of affordable housing, they also meet the London Housing Strategy definition of genuinely affordable housing.</del></p>
MM32	58	8.12	<p><del>The borough has a high level of need for genuinely affordable homes. To meet this requirement Waltham Forest has a strategic affordable housing target of 50%. In order to achieve this target, Waltham Forest supports the Mayor of London Threshold Approach to Affordable Housing. Where the fast track route is followed, in line with the requirements set out in the London Plan and the Affordable Housing and Viability SPG, no viability assessment will be required. All other situations will be assessed under the Viability Tested Approach and require the submission of a viability assessment to be assessed by the Council's appointed viability assessor and where an application is referable to the Mayor of London, it will be assessed by the GLA's viability assessors</del></p>
MM33	58	8.14	<p>Affordable housing will be first sought on-site and opportunities to deliver this will be maximised. However, in exceptional circumstances which can be demonstrated, affordable housing may be allowed to be delivered off site on another site, or a</p>

Ref	Page	Policy/Paragraph	Main Modification						
			donor site, where this is not possible, a payment in lieu may be acceptable. <u>Further detail on these circumstances and calculations will be provided in an update to the Affordable Housing and Viability Supplementary Planning Document (SPD).</u>						
MM34	59	14	<p><b>Policy 14 - Affordable Housing Tenure</b></p> <p>The following affordable housing tenure split will be expected on schemes of 10 or more <u>homes: units</u></p> <table border="1"> <thead> <tr> <th>Tenure</th> <th>Split</th> </tr> </thead> <tbody> <tr> <td>Low cost affordable rent</td> <td>70%</td> </tr> <tr> <td>Intermediate housing products</td> <td>30%</td> </tr> </tbody> </table>	Tenure	Split	Low cost affordable rent	70%	Intermediate housing products	30%
Tenure	Split								
Low cost affordable rent	70%								
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MM35	61	16	<p><b>Policy 16 - Accessible and Adaptable Housing</b></p> <p>Developments will be expected to provide high quality, accessible homes by:</p> <ul style="list-style-type: none"> <li>A. Encouraging functional, adaptable and accessible spaces design in all housing developments;</li> <li>B. Expecting all self-contained homes to meet the nationally described space standard, at a minimum;</li> <li>C. <del>Requiring a minimum of 90% of all new-build self-contained homes to be accessible and adaptable in line with Building Regulation M4(2); and</del></li> <li>D. Requiring a minimum of 10% of new-build self-contained homes to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3).</li> </ul>						
MM36	62	18	<p><b>Policy 18 - Other Forms of Housing</b></p> <p>Schemes for other forms of housing will be supported where:</p> <ul style="list-style-type: none"> <li>A. They meet the definitions of Build to Rent, Purpose-Built Student <u>Accommodation Housing</u> <del>or and</del> Purpose Built Shared Living Housing (See Table 8.3);</li> <li>B. They contribute towards mixed, balanced and inclusive neighbourhoods and communities;</li> <li>C. They are located in areas of good transport accessibility and well connected to local services and amenities;</li> </ul>						

Ref	Page	Policy/Paragraph	Main Modification
			<p>D. They <del>provide</del> contribute to the delivery of affordable housing contributions, in accordance with Policy 11 'Delivering Genuinely Affordable Housing' and the <del>Intend to Publish London Plan;</del> and <u>line with The London Plan;</u></p> <p>i. <u>Build to Rent – adopting the threshold approach set out in Policy H11 of The London Plan;</u></p> <p>ii. <u>Purpose-Built Student Housing – adopting the threshold approach set out in Policy H16 of The London Plan;</u></p> <p>iii. <u>Purpose Built Shared Living – as a payment in lieu, adopting the approach set out in Policy H16 of The London Plan;</u></p> <p>E. They are of high-quality design including size of <del>units</del> <u>homes</u> and accessibility.</p>
MM37	64	19	<p><b>Policy 19 - Small Sites</b></p> <p><u>Residential-led P</u>proposals for the development of <del>small sites for new homes will</del> <u>well-designed new homes on small sites will generally be supported.</u></p> <p><u>In particular, proposals will</u> be supported where they:</p> <p>A. Seek to infill, intensify and re-model areas of existing housing;</p> <p>B. Encourage innovative approaches to housing delivery; <del>and</del></p> <p>C. Support residential intensification within 800 metres of a designated centre with good public transport accessibility; <u>and</u></p> <p>D. <u>Are identified on the Brownfield Land Register.</u></p>
MM38	64-65	20	<p><b>Policy 20 - Housing in Multiple Occupation (HMO) and Conversions</b></p> <p>A. The conversion of a larger home(s) to smaller self-contained homes (C3), Houses in Multiple Occupation (<u>HMO</u>) (C4) and Buildings in Multiple Residential Occupation (Sui Generis) will not be allowed where:</p> <p>i. The house has a gross original internal floor space of less than 124sqm; or</p> <p>ii. The proposal will result in the over concentration of <u>HMO</u> conversions in one street or in the wider local area.</p> <p>Conversions</p> <p>B. The conversion of homes with a gross original internal floorspace of more than 124 sqm to smaller self-contained</p>

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			<p>homes will only be permitted where the proposed development:</p> <ul style="list-style-type: none"> <li>i. Provides at least one larger family sized home of 74sqm (3 bed plus);</li> <li>ii. Meets the minimum space standards in <del>Table 14.2</del> Table 14.2 'Minimum internal space standards for new dwellings';</li> <li>iii. Meets high-quality design standards (Policies 56 '<u>Delivering High Quality Design</u>' and 59 '<u>Amenity</u>');</li> <li>iv. <del>Is car free (Policy 68);</del> <u>Does not propose additional onsite parking beyond existing provision unless justified by a Transport Assessment in line with Policy 68 'Managing Vehicle Traffic';</u></li> <li>v. Makes provision for adequate cycle parking on site (Policy 63 '<u>Active Travel</u>');</li> <li>vi. Is close to public transport (PTAL 3 and above);</li> <li>vii. Provides good refuse and storage facilities (Policies 59 '<u>Amenity</u>' and 95 '<u>Waste Management</u>');</li> <li>viii. Makes appropriate provision for outdoor or amenity space (Policy 58 '<u>Residential Space Standards</u>');</li> </ul> <p>Houses in Multiple Occupation</p> <p>C. The conversion of homes that have a gross original internal floorspace of more than 124 sqm into HMOs will only be permitted where the proposed development:</p> <ul style="list-style-type: none"> <li>i. Meets the minimum space standards for room sizes in 'Minimum bedroom sizes in HMO and Buildings in Multiple Occupation' and 'Minimum kitchen and living room sizes in HMOs and Buildings in Multiple Occupation';</li> <li>ii. <del>Is car free (Policy 68);</del> <u>Does not propose additional onsite parking beyond existing provision unless justified by a Transport Assessment in line with Policy 68 'Managing Vehicle Traffic';</u></li> <li>iii. Makes adequate provision for on-site cycle parking (Policy 63 '<u>Active Travel</u>');</li> <li>iv. Is close to public transport (PTAL 3 and above);</li> <li>v. Provides suitable refuse and storage facilities (Policies 59 '<u>Amenity</u>' and 95 '<u>Waste Management</u>');</li> <li>vi. Makes appropriate provision for outdoor or amenity space (Policy 58 '<u>Residential Space Standards</u>').</li> </ul> <table border="1" data-bbox="680 1107 1928 1378"> <thead> <tr> <th data-bbox="680 1107 992 1315">Number of occupiers</th> <th data-bbox="992 1107 1303 1315">Room for sleeping (Kitchen facilities in a separate room)</th> <th data-bbox="1303 1107 1615 1315">Room for sleeping (Kitchen facilities within the room)</th> <th data-bbox="1615 1107 1928 1315">Bedrooms in shared houses with communal living room</th> </tr> </thead> <tbody> <tr> <td data-bbox="680 1315 992 1378">1</td> <td data-bbox="992 1315 1303 1378">11 sqm</td> <td data-bbox="1303 1315 1615 1378">16 sqm</td> <td data-bbox="1615 1315 1928 1378">10 sqm</td> </tr> </tbody> </table>				Number of occupiers	Room for sleeping (Kitchen facilities in a separate room)	Room for sleeping (Kitchen facilities within the room)	Bedrooms in shared houses with communal living room	1	11 sqm	16 sqm	10 sqm
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			<table border="1"> <tr> <td>2</td> <td>18 sqm</td> <td>22 sqm</td> <td>16 sqm</td> </tr> </table> <p>Minimum bedroom sizes in HMO and Buildings in Multiple Occupation</p> <table border="1"> <thead> <tr> <th>Number of sharers</th> <th>Kitchen</th> <th>Combined Living Room/Kitchen</th> <th>Living room (dining facilities in another room)</th> </tr> </thead> <tbody> <tr> <td>Up to 4</td> <td>12 sqm</td> <td>18.5 sqm</td> <td>15 sqm</td> </tr> <tr> <td>5</td> <td>13 sqm</td> <td>20.5 sqm</td> <td>16 sqm</td> </tr> <tr> <td>6</td> <td>14 sqm</td> <td>22.5 sqm</td> <td>17 sqm</td> </tr> <tr> <td>7 or more</td> <td>15 sqm + 1 sqm for each additional occupier</td> <td>22.5 sqm + 2 sqm for each additional occupier</td> <td>18 sqm + 1 sqm for each additional occupier</td> </tr> </tbody> </table> <p>Minimum kitchen and living room sizes in HMOs and Buildings in Multiple Occupation</p> <p>Calculations exclude floorspace for bathrooms/shower rooms.</p>	2	18 sqm	22 sqm	16 sqm	Number of sharers	Kitchen	Combined Living Room/Kitchen	Living room (dining facilities in another room)	Up to 4	12 sqm	18.5 sqm	15 sqm	5	13 sqm	20.5 sqm	16 sqm	6	14 sqm	22.5 sqm	17 sqm	7 or more	15 sqm + 1 sqm for each additional occupier	22.5 sqm + 2 sqm for each additional occupier	18 sqm + 1 sqm for each additional occupier
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MM39	66	New Paragraph	<p><u>In assessing the extent of over-concentration of HMOs or whether conversion activity in a particular area or street has reached saturation levels, the Council will have regard to the number of HMOs and conversions that have already taken place or been granted planning permission and the cumulative impact of allowing additional HMOs or conversions. In assessing the likely impact of additional permissions, residents' concerns will be gathered through the planning application consultation process, along with information from the Council's records on complaints and service delivery issues related to street cleaning/rubbish collection, parking, noise and general nuisance.</u></p>																								
MM40	66	21	<p><b>Policy 21 - Downsizing</b></p> <p>The Council will encourage the delivery of flats for those aged 55+:</p>																								

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			<p>A. <del>On all developments over 100 units;</del>  B. <del>Where there is an identified need to increase housing choices for older people in the Borough;</del>  C. <del>Where developments are of high quality design; and</del>  D. <del>In suitable locations with good access to local amenities and public transport.</del></p>
MM41	66	8.27 and 8.28	<p><del>The borough is facing demographic change over the next 15 years, and residents are due to live for longer. Some older residents may wish to downsize, move closer to family or friends or be closer to services and facilities, but they may not want to move into specialist older persons housing. Waltham Forest recognises the important role that new, non-specialist residential developments play in providing suitable and attractive accommodation options for older residents, particularly developments in or close to town centres, near to relevant facilities and in areas well served by public transport. In addition, much of the housing is no longer suitable and allowing residents opportunities to downsize their homes allows them to find appropriate housing, which does not require adaptation. Where people do downsize, it allows for existing homes, usually family sized units, to be bought back on the open market.</del></p> <p><del>Downsizing homes are for those aged 55+ and will be focused in areas where there is identified need. It expected that such units will be provided on all developments in these areas of over 150 dwellings. This policy seeks to encourage occupiers of large family-sized accommodation who are considering the need to downsize to a smaller property. This will help make better use of larger-sized stock, by making houses available to growing families and those who require it. It could also help older, often vulnerable residents to move to accommodation that is easier for them to manage. This policy acknowledges the challenges associated with buying and selling housing properties and encourages developers of new housing to consider opportunities to provide suitable units for those considering opportunities to downsize.</del></p>
MM42	67	22	<p><b>Policy 22 - Supported and Specialist Accommodation</b></p> <p>Supported and specialist accommodation will be supported by:</p> <p>A. Encouraging the retention and refurbishment of supported and specialist accommodation where it meets identified need and is of appropriate design quality; and</p> <p>B. Requiring new supported and specialist developments to:</p> <ol style="list-style-type: none"> <li>i. <del>Be of high quality design, meeting</del> <u>Be of high quality design, meeting</u> <del>Designed to meet to satisfy</del> the requirement(s) of <u>a</u> specific user or group;</li> <li>ii. Meet the definition of supported housing and specialist accommodation (See Table 8.6 and Glossary);</li> <li>iii. Meets identified <del>local and strategic</del> housing needs;</li> <li>iv. <del>Be W</del><u>Be W</u>ell connected to facilities, social infrastructure, <u>and</u> health care; <u>and</u></li> <li>v. <del>Be W</del><u>Be W</u>ell served by public transport;</li> <li>vi. <del>High quality design, including accessibility.</del></li> </ol>

Ref	Page	Policy/Paragraph	Main Modification						
			<p>C. <u>Resisting the unjustified loss of supported and specialist accommodation unless it can be demonstrated that there is a surplus of that form of accommodation in the area and that it is no longer required;</u></p> <p>D. <u>Supporting proposals where it can be demonstrated that the existing accommodation is incapable of meeting contemporary standards of care and the existing accommodation will be adequately re-provided to an equivalent or greater standard in the area.</u></p>						
MM43	68	8.30	<table border="1" data-bbox="645 467 1794 1407"> <thead> <tr> <th data-bbox="645 467 1272 499">Supported and Specialised Accommodation</th> <th data-bbox="1272 467 1794 499">Definition</th> </tr> </thead> <tbody> <tr> <td data-bbox="645 499 1272 847">Sheltered Accommodation (also referred to as supported housing)</td> <td data-bbox="1272 499 1794 847"> <ul style="list-style-type: none"> <li>• Self-contained accommodation for people who require no or a low level of support.</li> <li>• Schemes normally include additional communal facilities such as a residents' lounge and a scheme manager, warden or personal alarm/telecare system</li> </ul> <p style="text-align: center;">• <del>Use Class C3</del></p> </td> </tr> <tr> <td data-bbox="645 847 1272 1407">Extra care accommodation (also referred to as assisted living, close care, continuing care housing)</td> <td data-bbox="1272 847 1794 1407"> <ul style="list-style-type: none"> <li>• Self-contained residential accommodation and associated facilities with additional care support for residents who may be less independent.</li> <li>• Aimed at older people, or younger people with particular care needs.</li> <li>• A range of facilities are normally available such as a residents' lounge, laundry room, a restaurant or meal provision facilities, classes, and a base for health care workers. Domiciliary care will be available to varying levels, either as part of the accommodation package or as additional service which can be purchased if required.</li> </ul> <p>• <del>Use Class C3</del></p> </td> </tr> </tbody> </table>	Supported and Specialised Accommodation	Definition	Sheltered Accommodation (also referred to as supported housing)	<ul style="list-style-type: none"> <li>• Self-contained accommodation for people who require no or a low level of support.</li> <li>• Schemes normally include additional communal facilities such as a residents' lounge and a scheme manager, warden or personal alarm/telecare system</li> </ul> <p style="text-align: center;">• <del>Use Class C3</del></p>	Extra care accommodation (also referred to as assisted living, close care, continuing care housing)	<ul style="list-style-type: none"> <li>• Self-contained residential accommodation and associated facilities with additional care support for residents who may be less independent.</li> <li>• Aimed at older people, or younger people with particular care needs.</li> <li>• A range of facilities are normally available such as a residents' lounge, laundry room, a restaurant or meal provision facilities, classes, and a base for health care workers. Domiciliary care will be available to varying levels, either as part of the accommodation package or as additional service which can be purchased if required.</li> </ul> <p>• <del>Use Class C3</del></p>
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			Residential nursing care accommodation (including end of life/ hospice care, nursing care units and dementia care home accommodation)	<ul style="list-style-type: none"> <li>• Provides non-self-contained residential accommodation for people for whom additional personal or nursing care is essential.</li> <li>• Rooms may be private or shared and may provide an en-suite bathroom.</li> <li>• Communal facilities are likely to include a dining room and residents' lounge, with meals and personal services routinely provided to all residents.</li> <li>• Personal or nursing care is a critical part of the package at residential/nursing care accommodation.</li> <li><del>• Care homes are unlikely to provide more than 80 bed spaces in total.</del></li> <li><del>• Use Class C2</del></li> </ul>
MM44	69	23	<p><b><u>Policy 23 - Gypsies and Travellers and Travelling Showpeople</u></b></p> <p>Gypsies and Travellers' <u>identified needs up to 2033 for up to nine additional pitches</u> will be met by:</p> <p>A. Protecting the existing provision of pitches for Gypsies and Travellers at Folly Lane and Hale Brinks North; <u>and</u></p> <p>B. Supporting intensification of existing sites to provide extra pitches at Folly Lane and Hale Brinks North in line with the need set out in the Gypsies and Travellers' Needs Assessment.</p> <p><u>Any new site or significant alteration to an existing site shall:</u></p> <ol style="list-style-type: none"> <li>i. <u>Provide satisfactory layout and facilities in terms of pitches, plots, hardstanding, parking, turning space, amenity blocks, storage and maintenance areas, open space and play areas;</u></li> <li>ii. <u>Be capable of connection to energy, water and sewage infrastructure;</u></li> <li>iii. <u>Be accessible to public transport, services and facilities, and be capable of support by local social infrastructure; and</u></li> <li>iv. <u>Provide safe access to and from the road network.</u></li> </ol>	

Ref	Page	Policy/Paragraph	Main Modification
MM45	69	8.31	<p>There are two Gypsy and Traveller sites in the borough; one at Folly Lane and another at Hale Brinks North. A Gypsy and Travelers Travellers' Needs Assessment has been commissioned to understand the level of need in the borough. <del>The Gypsy and Travellers Needs Assessment has, The assessment identified a requirement for two pitches under the national definition and in Planning Policy for Travellers Sites. The up to nine additional pitches, using the (at the time) Intend to Publish London Plan, however, has widened the definition of Gypsies and Travellers and when using that definition there is a requirement for seven pitches across the two sites, over the plan period. Definition. The Intend to Publish London Plan definition was wider than the Planning Policy for Travellers Sites definition and is considered to apply in Waltham Forest. The additional nine pitches identified are expected to be met by intensification of the existing sites.</del></p>
MM46	69	24	<p><b>Policy 24 - Community Housing</b></p> <p>Schemes for community-led housing, self-build and custom build housing projects will supported by ensuring:</p> <ul style="list-style-type: none"> <li>A. Proposals meet the definition of community-led housing, self-build and custom build housing projects;</li> <li>B. Proposals meet <u>identified local and strategic</u> housing needs;</li> <li>C. Proposals make the best use of land by bringing forward redevelopment of small sites, infill development or as part of estate regeneration schemes and larger redevelopments;</li> <li>D. <del>Provision of serviced plots of land, as part of larger developments (0.25ha or above), for self-build and /or custom build housing where appropriate.</del></li> </ul>
MM47	73	25	<p><b>Policy 25 - Supporting Economic Growth and Jobs</b></p> <p>Opportunities for employment growth in Waltham Forest will be maximised to ensure there is sufficient capacity to deliver a minimum of 52,000 sqm of additional employment floorspace across the borough, <u>and protect the borough's SIL capacity</u> over the plan period by:</p> <ul style="list-style-type: none"> <li>A. Focusing the delivery of new Class E Part G iii, B2 and B8 floorspace in <u>Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS), BEA,</u> and non-designated employment sites;</li> <li>B. Focusing the delivery of Class E Part G i, ii floorspace in <u>Borough Employment Areas (BEA)</u> and <u>designated</u> town centres;</li> <li>C. Supporting the delivery of a range of employment typologies in suitable locations, across the borough: <ul style="list-style-type: none"> <li>i. Distribution uses – storage and distribution floorspace (B8), in locations within good proximity of <u>the</u> strategic road network;</li> <li>ii. Industrial Space – light industrial <u>uses</u> (Class E, Part G iii) and the production and distribution of goods (B2) in smaller or sub-divided space within the borough's designated <del>employment industrial</del> sites; and</li> </ul> </li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p>iii. New London Mix – high density office space (Class E Part G i and ii) ranging from small studio space, flexible co-working spaces to large offices in BEA and the designated town centres or other locations with access to supporting amenities and services; and</p> <p>D. <del>Where it does not lead to an overall loss of employment floorspace across the borough.</del> Promoting industrial intensification through site allocations in Local Plan 2, the Industrial Intensification Supplementary Planning Document (SPD) and the subsequent development of industrial masterplans (in line with Policy 30 - Industrial Masterplan Approach and London Plan (2021) Policy E7) to facilitate the intensification and uplift of industrial capacity and the maintenance of existing SIL capacity.</p>
MM48	73	New paragraphs to follow paragraph 9.9	<p><u>To deliver on the objectively assessed economic needs of the plan, development of industrial capacity should be guided to the most suitable locations. The largest identified need for economic purposes is for B8 floorspace to support the logistics and distribution sectors. This need amounts to an additional c. 36,500 sqm of floorspace to be provided.</u></p> <p><u>In Waltham Forest there are two broad areas which contain sites which can best meet these requirements. The first is the North Circular Strategic Location, which benefits from connectivity to the A406 North Circular Road, and large, relatively consolidated land ownership. The second is in the south of the borough, around the Lea Bridge and Leyton Strategic Locations, which have excellent strategic road network connectivity provided by the A12 and proximity to Central London. As the most suitable, well-located and sustainable locations for the delivery of new and additional floorspace for distribution and servicing, development proposals should seek to optimise the capacity which these sites present when preparing masterplans and planning applications.</u></p> <p><u>The role of Local Plan 2 – Site Allocations will be to establish the capacity which is required to be provided on specific sites in order to meet the borough’s SIL-type/B8 industrial land needs. The viability and deliverability of industrial supply (to meet additional B8 floorspace and re-provision for any loss) will be ensured through Local Plan 2, the Industrial Intensification Supplementary Planning Document (SPD) and a tailored monitoring arrangement to track progress.</u></p> <p><u>Any development proposals on SIL will be required to ensure that the supply of floorspace which is protected as SIL is maintained, and where possible increased. Proposals for masterplans involving the intensification and consolidation of SIL will be required to ensure that the SIL capacity is at minimum maintained, and should also, wherever possible, deliver an uplift in terms of overall industrial capacity. Any such proposals will be reflected in the next DPD to be submitted.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM49	74	Figure 9.1	<p><b>Figure X.X Industrial and Employment Locations</b></p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Strategic Industrial Location</li> <li>Locally Significant Industrial Site</li> <li>Borough Employment Area</li> </ul> <p>The map displays the following locations and their categories:</p> <ul style="list-style-type: none"> <li><b>Strategic Industrial Locations (SIL):</b> SIL1, SIL2, SIL3, SIL4, SIL5, SIL6, SIL7, SIL8, SIL9.</li> <li><b>Locally Significant Industrial Sites (LSIS):</b> LSIS1, LSIS2, LSIS3, LSIS4, LSIS5, LSIS6, LSIS7, LSIS8, LSIS9, LSIS10, LSIS11, LSIS12, LSIS13, LSIS14, LSIS15, LSIS16, LSIS17, LSIS18, LSIS19.</li> <li><b>Borough Employment Areas (BEA):</b> BEA1, BEA2, BEA3.</li> </ul> <p>Geographical areas shown include CHINGFORD, HIGHAMS PARK, WALTHAMSTOW, LEYTON, and LEYTONSTONE. Surrounding districts are LB ENFIELD, LB REDBRIDGE, LB HARINGEY, LB HACKNEY, and LB NEWHAM. Epping Forest District is also labeled.</p> <p>© Crown copyright and database rights. (Member inserts year) OS (Member inserts their licence number)</p> <p>© OpenStreetMap contributors. OpenStreetMap is available under the Open Database Licence.</p>

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MM50	75	26	<p><b>Policy 26 - Safeguarding and Managing <u>Change in Strategic Industrial Land Locations</u> (SIL)</b></p> <p>To safeguard and manage <u>land in</u> SIL:</p> <p>A. The following uses are acceptable:</p> <ul style="list-style-type: none"> <li>i. <u>Light industrial (Class E Part G iii);</u></li> <li>ii. <u>General industry (Class B2);</u></li> <li>iii. <u>Storage or Distribution (Class B8);</u></li> <li>iv. <u>Waste sites management, secondary materials, and aggregates (B2 / B8 / Sui Generis);</u><del>and</del></li> <li>v. <u>Utilities infrastructure (such as energy and water);</u></li> <li>vi. <u>Land for sustainable transport functions including intermodal freight interchanges, rail and bus infrastructure;</u></li> <li>vii. <u>Wholesale markets;</u></li> <li>viii. <u>Emerging industrial-related sectors;</u></li> <li>ix. <u>Flexible hybrid space (Class E G Part iii / B2 / B8)</u></li> <li>x. <u>Low cost industrial and related space for Small and Medium Enterprises (SMEs)</u></li> <li>xi. <u>Research and development of industrial and related products or processes; and,</u></li> <li>∗</li> <li>xii. <u>Uses ancillary to the above;</u></li> </ul> <p>B. New development will be supported on SIL where it:</p> <ul style="list-style-type: none"> <li>i. <u>Provides improved high-quality, fit for purpose industrial employment space and infrastructure; and</u></li> <li>ii. <u>Allows for future flexibility in the above uses, including future subdivision / and / or amalgamation for a range of employment uses; and</u></li> <li>iii. <u>Provides either the full replacement or the intensification of existing industrial capacity. Landowners should, where appropriate, work with landowners of adjacent sites in order to make the most efficient use of land.</u></li> </ul> <p>C. <del>A masterplan approach to the intensification of industrial capacity in SIL is supported (see Policy 30 – Industrial Masterplan Approach)</del></p>
MM51	76	27	<p><b>Policy 27 - Safeguarding and Managing <u>Change in Locally Significant Industrial Sites</u> (LSIS)</b></p> <p>To safeguard and manage LSIS:</p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>A. The following uses are acceptable:</p> <ul style="list-style-type: none"> <li>i. Light industrial (Class E Part G iii)</li> <li>ii. General industry (Class B2)</li> <li>iii. Storage or Distribution (Class B8)</li> <li>iv. <u>Waste-sites management, secondary materials, and aggregates (B2 / B8 / Sui Generis)</u></li> <li>v. <u>Utilities infrastructure (such as energy and water);</u></li> <li>vi. <u>Land for sustainable transport functions including intermodal freight interchanges, rail and bus infrastructure;</u></li> <li>vii. <u>Wholesale markets;</u></li> <li>viii. <u>Emerging industrial-related sectors;</u></li> <li>ix. <u>Flexible hybrid space (Class E Part G iii / B2 / B8)</u></li> <li>x. <u>Low cost industrial and related space for Small and Medium Enterprises (SMEs)</u></li> <li>xi. <u>Research and development of industrial and related products or processes; and</u></li> <li>∗</li> <li>xii. Uses ancillary to the above;</li> </ul> <p>B. New development will be supported on LSIS, where it:</p> <ul style="list-style-type: none"> <li>i. Provides improved high-quality, fit for purpose <del>business-industrial</del> space and infrastructure; <u>and,</u></li> <li>ii. Allows for future flexibility <del>in the above uses</del>, including future subdivision / and / or amalgamation for a range of employment uses; and</li> <li>iii. <u>Provides either the full replacement or the intensification of existing industrial capacity. Landowners should, where appropriate, work with landowners of adjacent sites in order to make the most efficient use of land. or,</u></li> <li>iv. <u>Successfully delivers intensified industrial floorspace capacity through co-location of industrial and non-industrial uses, as identified through an industrial masterplanning process in line with Policy 30 - Industrial Masterplan Approach.</u></li> </ul> <p>C. <del>A masterplan approach to the intensification of industrial capacity in LSIS is supported (see Policy 30 – Industrial Masterplan Approach)</del></p>
MM52	77	28	<p><b>Policy 28 - Safeguarding and Managing Change in Borough Employment Areas (BEA)</b></p> <p>To safeguard and manage land in Borough Employment Areas (BEA):</p> <p>A. The following uses will be supported:</p>

Ref	Page	Policy/Paragraph	Main Modification
			<ul style="list-style-type: none"> <li>i. <del>Light industrial Offices (Class E Part G iii) i), subject to compliance with Policy 40 'New Retail, Office and Leisure Developments':</del></li> <li>ii. Workspaces (Class E Part G);</li> <li>iii. <del>General industry (Class B2) Research and development of products or processes (Class E Part G ii); and</del></li> <li>iv. <del>Storage or Distribution (Class B8)</del></li> <li>v. <del>Waste sites (B2/B8/Sui Generis)</del></li> <li>vii. Uses ancillary to the above;_</li> </ul> <p>B. New development will be supported where it:</p> <ul style="list-style-type: none"> <li>i. Provides improved high-quality, fit for purpose <del>business employment</del> space and infrastructure; and</li> <li>ii. Allows for future flexibility <del>in the above uses</del>, including future subdivision / and \ or amalgamation for a range of employment uses; and</li> <li>iii. <u>Provides either the full replacement or the intensification of existing employment capacity. Landowners should, where appropriate, work with landowners of adjacent sites in order to make the most efficient use of land.</u></li> </ul> <p>C. <del>A Masterplan approach to the intensification of industrial capacity in BEA is supported (Policy 30 – Industrial Masterplan Approach)</del></p>
MM53	77	9.14	<p><del>Borough Employment Areas are similar to LSIS and vital part of (BEA) perform an important function for the borough's economy. However, they can provide a wider economic function. BEA are therefore BEAs are therefore considered areas suitable for not only industrial uses but also workspace (offices and workspace within Use Class E Part G i and ii). Other uses will only be considered if delivered as part of the Industrial Masterplan process (see Policy 30 – Industrial Masterplan Approach) and design mitigation will be important as set out in Policy 31 – Co-location Design Principles.</del></p>
MM54	78	29	<p><b>Policy 29 - Approach to Non-Designated Employment Land</b></p> <p><del>Development will be supported on non-designated employment areas where:</del></p> <p><u>Development for industrial, business and related uses (including creative and artists' workspace) will be supported on non-designated employment areas where it provides fit for purpose and high-quality employment space and upgrades existing poor or old stock. Development which seeks to introduce residential or mixed-use elements to non-designated employment locations will only be supported where:</u></p> <p><u>A. It provides fit for purpose and high-quality business space and upgrades existing poor or old stock;</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>A. <del>B.</del> It uses the Agent of Change Principle to mitigate design and sensitivity impacts (<u>see Policy 31 'Co-location Design Principles'</u>); and</p> <p>B. <u>It provides replacement or intensified employment floorspace, with the quantum of any existing industrial, storage, or distribution floorspace being - as a minimum - fully re-provided as an industrial use; or</u></p> <p>C. <u>The scope for mixed-use intensification with employment uses has been explored fully and any loss of floorspace is justified with reference to marketing evidence of at least 12 months demonstrating no reasonable prospect of the site being retained in business or industrial uses; or</u></p> <p>D. <u>The proposal accords with an adopted allocation in a Development Plan Document for residential or mixed-use development.</u></p> <p><del>C. It delivers co-location of employment space with other uses including C3; E class uses and social and community infrastructure;</del></p> <p><del>D. For non-employment uses, where there is no reasonable prospect of the site being retained or used for employment uses subject to market evidence of at least 12 months; or</del></p> <p><del>E. It delivers intensification, consolidation or co-location</del></p>
MM55	78	9.16 and 9.17	<p>Outside of the borough's SIL, LSIS and BEA sites, non-designated employment sites can provide suitable locations for employment uses, <u>such as including (workspace (including affordable and creative workspace), light or industrial, manufacturing and production uses).</u> In recognition of the decline in heavy industrial, <u>as well as certain manufacturing and production industries, a more flexible approach has been adopted for the borough's non-designated employment land as opposed to the borough's SIL, LSIS and BEA.</u> However, given the borough's demand for employment floorspace and changing employment needs, the re-provision or intensification of such sites is promoted where it can provide fit for purpose and high-quality employment space <del>a flexible approach has been adopted for the borough's non-designated Employment Land, as opposed to the borough's SIL, LSIS, and BEA.</del></p> <p>To prevent the loss of well performing employment floorspace to residential uses, new developments will be expected to provide sufficient evidence to demonstrate 'no reasonable prospect' of the site being used for employment uses. In implementing this policy, the Council will usually expect a marketing report to be submitted with any planning application involving the re-use or redevelopment of a Class B2, B8 or Class E part G site for an alternative non-employment use. Applicants will be required to provide robust evidence that the relevant employment site or floorspace has been marketed for at least 12 months, that the form of the marketing has been appropriate, and that, despite best endeavours, no tenant (or purchaser) interested in using the site or floorspace for employment use can be found. <u>The evidence provided should satisfy the requirements of the London Plan outlined at paragraph 6.7.5.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM56	79	30	<p><b>Policy 30 - Industrial Masterplan Approach</b></p> <p><u>Industrial masterplans can support the intensification of existing industrial functions to provide additional industrial capacity. The proposed introduction of non-industrial uses within designated industrial sites must be supported by an Industrial Masterplan. Masterplans will be required to:</u></p> <p>Masterplans for SIL, LSIS and BEA will be supported where they accord with the following approach:</p> <ul style="list-style-type: none"> <li>A. <u>Be delivered in partnership with and by agreement of the Council and the GLA;</u></li> <li>B. <u>Take a comprehensive approach and cover the extent of an entire SIL or LSIS;</u></li> <li>C. <u>Do Not lead to any loss in industrial capacity across the SIL or LSIS, and must seek to provide a net increase of industrial floorspace capacity<sup>1</sup>;</u></li> <li>D. <u>Achieve industrial intensification ahead of delivering any non-industrial uses, taking an ‘industrial first’ approach to phasing;</u></li> <li>E. <u>Be informed by an up-to-date audit of the designated location and evidence covering employment land needs, wider spatial context, land ownerships, partnerships and engagement, and infrastructure requirements;</u></li> <li>F. <u>Be supported by a Viability and Delivery Plan;</u></li> <li>G. <u>Set out how existing businesses will be retained through a Retention and Relocation Strategy;</u></li> <li>H. <u>Be supported by a Servicing and Management Strategy; and</u></li> <li>I. <u>Be developed according to a two-stage process:</u> <ul style="list-style-type: none"> <li>a. <u>Stage 1: Based on up-to-date evidence, including full audit of the designated site, and appropriate engagement with landowners and existing businesses, identify the sub areas within the SIL/LSIS to be “areas of intensification and consolidation”, and, where relevant, those proposed as “areas of change”. These sub areas must be agreed and approved with the GLA and the Council before progressing to Stage 2.</u></li> <li>b. <u>Stage 2: Further develop the agreed masterplan for the entirety of the SIL/LSIS, and produce detailed sub area masterplans, which together demonstrate how the industrial capacity outlined in Stage 1 will be achieved. At this stage, in line with Policy 53 – Delivering High Quality Design, consideration should be given to land assembly and opportunity for coordinated development.</u></li> </ul> </li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p><u>Following the agreement of a two-stage masterplan with the Council and the GLA, any resultant boundary changes to relevant industrial designations are required to be reflected in the next Development Plan Document to be prepared.</u></p> <p><u><sup>1</sup> Industrial floorspace capacity is: the built floorspace across all complete floors (additional floors in multi-storey developments and basements where they exist); or if the site is utilised primarily for open-yard or storage-based uses, the benchmark figure for reprovision is calculated at 65% of the total site area. Where sites are in waste use, capacity will be considered in through-put terms, in line with Policy 95 - Waste Management.</u></p> <p>A. <del>Take a comprehensive approach and consider the whole SIL, LSIS and BEA location;</del></p> <p>B. <del>Do not lead to an overall loss and seeks to provide a net increase of employment floorspace in the SIL, LSIS or BEA location;</del></p> <p>C. <del>Provide uses in line with Policy 26 – Safeguarding and Managing Strategic Industrial Land (SIL), Policy 27 – Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS), or Policy 28 – Safeguarding and Managing Change in Borough Employment Areas, as appropriate;</del></p> <p>D. <del>Provide upgraded facilities to be fit for purpose;</del></p> <p>E. <del>Take account of the particular character and visions for the area as identified in Appendix II Appendix 2 'Employment Land Character &amp; Visions' and evidence base, with further guidance in the Industrial Intensification SPD;</del></p> <p>F. <del>Are delivered in partnership and agreement by the Council and other stakeholders including the GLA;</del></p> <p>G. <del>Undertake a two-stage identification process:</del></p> <p style="padding-left: 20px;"><del>i. Firstly, Sub Areas of Intensification and Consolidation; and</del></p> <p style="padding-left: 20px;"><del>ii. Secondly, Sub Areas of Potential Change;</del></p> <p>H. <del>Deliver intensification and consolidation of sub areas; providing employment space ahead of any other development;</del></p> <p>I. <del>Are supported by a Viability and Delivery Plan;</del></p> <p>J. <del>Set out how existing businesses will be retained through a Retention and Relocation Strategy; and</del></p> <p>K. <del>Are supported by a Servicing Strategy.</del></p>

Ref	Page	Policy/Paragraph	Main Modification
MM57	79-80	9.19, 9.20 and 9.21	<p><u>The London Plan (2021) outlines a process for achieving intensification of designated industrial areas to provide additional industrial capacity. In some circumstances, where it would be to the benefit of the wider area, and demonstrably helps meet industrial and employment needs, this could facilitate the consolidation of industrial use on a designated site, potentially allowing for the subsequent introduction of non-industrial uses into these areas in order to meet other planning objectives.</u></p> <p><del>The London Plan sets out a masterplan approach to managing change in SIL and LSIS in Policy E7 (Industrial intensification, co-location and substitution). The main aim of the masterplan approach is to make sure that industrial land is working efficiently and effectively to meet employment need now and over the plan period. The approach advocated in the London Plan is to deliver this through intensification and consolidation to increase industrial floorspace capacity and support the economies of London and Waltham Forest.</del></p> <p>A comprehensive approach is required to deliver intensification and consolidation which considers both borough-wide employment requirements and land capacity <del>but</del> <u>and</u> also each <del>employment land area</del> <u>designated location</u>. The aim of the comprehensive approach to intensification and consolidation is to ensure that there is a net gain in employment floorspace to meet the overall need <del>for of an additional 52,000 sqm of employment floorspace</del>. Appropriate uses on SIL, <del>LSIS and BEA</del> <u>LSIS</u> are set out in Policies 26, <del>and 27, and 28</del>.</p> <p><del>Waltham Forest's employment industrial areas – SIL, and LSIS and BEA – have unique characteristics. Each area has a different role to play in the London-wide and local economy, now and in the future. The vision for each area over the plan period is different for each employment area. Appendix 2 'Employment Land Character &amp; Visions' sets out the character and vision for each borough's employment parcel sites. These are based on the Employment Land Study (2019) and Employment Land Audit (2020 2021). Further guidance Detail on how industrial intensification and consolidation can be delivered in each of the employment land areas borough's industrial locations will be set out in the Industrial Intensification Supplementary Planning Document (SPD).</del></p>
MM58	80	9.23	<p><u>Following the development of a masterplan which is agreed by the Council and the GLA, any boundary changes which are proposed to individual designations are required to be reflected in the subsequent Development Plan Document to be prepared.</u></p> <p>To deliver intensification and consolidation, Areas of Intensification and Consolidation will be identified. These areas are defined as where there is an opportunity to deliver <del>a large an</del> <u>an</u> uplift in space for industrial businesses. This uplift is expected to be delivered on-site and ahead of any development on an Area of Potential Change. Areas of Potential Change are defined as areas where there may be opportunity to deliver <del>different uses to those outlined as supported in Policy 26 – Safeguarding and Managing Strategic Industrial Land (SIL), Policy 27 – Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS), or Policy 28 – Safeguarding and Managing Change in Borough Employment Areas as appropriate.</del> non-industrial uses because:</p> <ul style="list-style-type: none"> <li>• <u>the area of SIL or LSIS has been identified as suitable for de-designation as industrial land; or</u></li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<ul style="list-style-type: none"> <li>• <u>such uses are co-located alongside industrial uses within land that is designated as LSIS, or land that is designated as SIL that has been identified as suitable for re-designation as LSIS.</u></li> </ul>
MM59	80	9.25 and 9.26	<p>The current utilisation of land and sites is a key consideration. Where the existing uses are inefficient this may allow for intensification and consolidation of uses. Older stock will be more attractive to redevelop and intensify as it requires investment and repair. Less fragmented ownership may make delivery of intensification, or consolidation, easier to secure. A further consideration of delivering intensification and consolidation is the compatibility of industrial uses. Some uses are better suited to being located in close proximity. For instance, light industrial and office or studio space may make better neighbours than businesses with noisy or noxious operations. <del>There is a need</del> <u>It is important to understand the future intentions and evolving needs of businesses for example do they need more space to grow into?</u> <del>The identification of both Areas of Intensification and Consolidation and Areas of Potential Change will be set out in the Industrial Intensification SPD, and for this to inform the production of any masterplan.</del></p> <p>The London Plan (2021) sets out a masterplan approach to delivering any change in SIL <u>and LSIS</u> with further guidance set out in the Industrial Practice Note. The masterplan approach can be delivered by a public sector body or private developer / landowner, as long as it <u>is</u> agreed with the GLA and the Council. Each masterplan should take account of the proposed future vision of the SIL <u>or LSIS</u> area. Viability and Delivery are key components of the masterplan to prevent the loss of important industrial space across the borough. This should be accompanied with a plan which sets out how existing business will be retained and accommodated in any redevelopment. These should include consideration of <u>businesses</u> that need grow on space. Part of the process of redevelopment will require businesses to be decanted while business space is upgraded. Early engagement with businesses will be vital to the success of any proposed development. To ensure this is delivered successfully, a decant strategy will be expected to be submitted.</p>
MM60	81	9.28 and 9.29	<p><del>Much of the industrial space across the SIL is of poor quality and out of date and therefore in need of updating. The main aim of the masterplan and Masterplans and new development in the SIL and LSIS areas should be to provide not only intensification should not only aim to provide intensification,</del> but also to improve the quality of <u>business industrial</u> space to ensure it is fit for purposes and has the required supporting infrastructure to keep, seed and grow businesses.</p> <p>Ensuring that servicing and deliveries can function across the SIL <u>or LSIS</u>, and especially when delivering intensification, consolidation or change is important to ensuring businesses can run effectively. Any redevelopment of <del>the</del> <u>SIL or LSIS</u> should include a Servicing and Management <del>plan</del> <u>Strategy</u> to understand how it will impact on the existing businesses and existing servicing arrangements. In addition, any impacts on the wider transport network should be set out.</p>
MM61	81	New paragraphs after 9.29	<p><u>Where substitution of capacity from Waltham Forest to another location within London is proposed, this should give full consideration to the positive and negative impacts of substitution, including, but not limited to:</u></p> <ul style="list-style-type: none"> <li>• <u>Impacts on the local economy (including the labour market);</u></li> <li>• <u>Impacts on supply chains; and</u></li> <li>• <u>Impacts of trip distance, congestion, and pollution</u></li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p><u>Where all relevant impacts have been addressed to the satisfaction of Waltham Forest, the host borough, and the GLA, and the proposal results in a more efficient use of land, substitution of capacity will be supported. The consolidation of wholesale markets following this approach, and in line with Part F of London Plan Policy E4, will be supported.</u></p>
MM62	82	31	<p><b>Policy 31 - Co-location Design Principles</b></p> <p>To be supported, proposals involving co-location will need to demonstrate:</p> <p>A. High quality and innovative design approaches to create a buffer and separation between any heavy or intensive <del>Class B2, Class E-G ii and iii, or B8 employment-industrial</del> uses and adjacent non-<del>employment-industrial</del> uses; and</p> <p>B. Appropriate design mitigations which address the following:</p> <ul style="list-style-type: none"> <li>i. Safety and security;</li> <li>ii. Layout, orientation, access, servicing and delivery arrangements of uses, including refuse;</li> <li>iii. Design quality, public realm, visual impact and amenity for residents;</li> <li>iv. Vibration and noise;</li> <li>v. Air quality including dust, odour and emissions; <u>and</u></li> <li>vi. Agent of Change <del>P</del>principles.</li> </ul>
MM63	83	32	<p><b>Policy 32 - Workspaces</b></p> <p>The provision of workspaces will be supported where they:</p> <p>A. Are located in Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS), Borough Employment Areas (BEA); Town Centres; Strategic Locations or as part of regeneration projects;</p> <p>B. Provide uses in line with Policy 26 '<u>Safeguarding and Managing Change in Strategic Industrial Land Locations (SIL)</u>', Policy 27 '<u>Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS)</u>', or Policy 28 '<u>Safeguarding and Managing Change in Borough Employment Areas</u>', as appropriate;</p> <p>C. Deliver high quality, well designed, flexible and adaptable spaces of different sizes <u>and</u> types for a range of uses and occupants;</p> <p>D. Can be demonstrated to be meeting the requirements of intended end users, <u>where identified</u>;</p> <p>E. Provide a fit-out which is finished to a standard meeting the essential requirements of the intended end-user, <u>where such a user has been identified and fit-out is appropriate</u>;</p> <p>F. Provide affordable workspace in line with Policy 33 '<u>Affordable Workspace</u>'.</p>

Ref	Page	Policy/Paragraph	Main Modification
MM64	84	9.38 and 9.39	<p>Space delivered needs to be flexible and adaptable to suit a range of needs and different occupants. These include providing a range of sizes and types. New workspace should provide a basic fit out beyond shell and core. This will ordinarily include all finishes, suspended ceilings, raised floors, and the extension of mechanical and electrical services to the working area of the building. In general, the fit out must have all the essentials which could reasonably be expected by any occupier. <u>Early engagement with operators and potential occupiers is central to the design and delivery of successful workspace.</u></p> <p>The delivery of new low cost and affordable workspace as part of developments proposing 1000+ sqm of non-residential floorspace (gross) will support the objective to “keep, seed and grow” businesses in the borough. Providing space at a discount on market rent will ensure that rents are set at an affordable rate for local businesses, however, different areas in the borough may have different markets and so different levels of discount may be appropriate. <del>Affordable workspace will be secured via Section 106 agreement. Early engagement with operators and potential occupiers is central to the design and delivery of successful workspace. Further guidance will be provided in an Affordable Workspace Strategy and the Planning Obligations SPD.</del></p>
MM65	84	33	<p><b>Policy 33 - Affordable Workspace</b></p> <p>Affordable workspaces are workspaces which are provided at rents maintained below the market rate for that space, for a specific social, cultural, or economic development purpose, and secured in perpetuity or for a period of at least 15 years by legal agreement.</p> <p>The delivery of affordable workspaces will be required to be provided:</p> <ul style="list-style-type: none"> <li>A. As part of the delivery of new employment floorspace of 1000 <u>sqm</u> <del>m<sup>2</sup></del> or greater in SIL, LSIS, BEA and in town centres, where viable;</li> <li>B. As part of major mixed-use developments in town centres, in Strategic Locations or as part of regeneration schemes, where viable;</li> <li>C. On site, with a payment in lieu to be sought where this is not possible.</li> <li><del>D. via Section 106 agreements as detailed in the Planning Obligations SPD.</del></li> </ul>
MM66	85	9.44	<p>Evidence on <u>the viability of delivering affordable workspace demonstrates variability across typologies and locations. As such, the level of discount from market rents and quantum of floorspace sought will be determined on a case by case basis. Evidence on</u> appropriate reference market rent levels should be submitted as part of any planning application in line with guidance in the <u>Developer Contributions Supplementary Planning Document</u> <del>Planning Obligations (SPD).</del></p>

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MM67	86	35	<p><b>Policy 35 - Railway Arches</b></p> <p>New development in the borough's railway arches, <del>where it is not in an identified SIL, LSIS or BEA,</del> will be encouraged by:</p> <p><u>A. Supporting industrial uses in railway arches located in SIL and LSIS in line with Policy 26 'Safeguarding and Managing Change in Strategic Industrial Locations (SIL)' and Policy 27 'Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS)', and the introduction of other uses including those falling within Class E, and drinking establishments as part of an agreed two-stage industrial masterplan;</u></p> <p><u>AB. Supporting current and future B2, B8 and, Class E uses, and drinking establishment uses in arches outside of designated employment locations especially with proximity to stations, in Town Centres or as part of wider regeneration schemes;</u></p> <p><u>BC. Promoting improvements to the appearance of railway arches through upgrades, active frontages and improvements to access and the public realm;</u></p> <p><u>CD. Supporting development that does not have adverse impact on the railway line;</u></p> <p><u>DE. Ensuring development does not <del>obstruct the</del> interfere with the safe movement of pedestrians, cyclists or traffic on the public highway and pedestrian public realm; and</u></p> <p><u>EF. Ensuring new development <del>adheres to</del> adopts suitable design mitigations in line with Policy 59 'Amenity'</u></p>
MM68	91	36	<p><b>Policy 36 - Promoting Culture and Creativity</b></p> <p>Arts, culture, creativity and entertainment will be supported by the Council, especially where this boosts the economy and enhances quality of life in the borough, <del>by:</del> <u>Development proposals should:</u></p> <p>A. <del>Protecting</del> <u>Protect and enhancing</u> cultural venues. Development proposals involving the loss of arts, culture and/or entertainment facilities will be resisted where a continuing demonstrable need exists, unless the facility is re-provided in accordance with other policy requirements in the Plan (see Policy 48 'Social and Community Infrastructure');</p> <p>B. <del>Encouraging</del> <u>Encourage and directing</u> new cultural venues in the following ways:</p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>i. Major development of arts, culture, entertainment and visitor facilities <del>will</del> <u>should</u> be directed to Walthamstow Town Centre, <u>other designated town centres</u> and other locations accessible by public transport (See Policy 40 'New Retail, Office and Leisure Developments');</p> <p>ii. Smaller scale proposals will be <del>permitted</del> <u>supported</u> in areas that are accessible by public transport, walking and cycling routes and <del>by</del> <u>in locations that are accessible to those who</u> <del>that</del> are likely to use the facility;</p> <p>iii. Where appropriate (in accordance with other policies of the Plan), new and existing social and community infrastructure will be encouraged to include space for art and cultural events;</p> <p>C. <del>Supporting</del> <u>Encouraging</u> temporary, meanwhile cultural uses in vacant buildings, parks and open spaces in highly accessible <del>areas and town centre locations and in designated centres,</del> <u>particularly where these meet for community uses requirements,</u> including for performance and creative work;</p> <p>D. <del>Encourage</del> <u>Encouraging</u> the use of outdoor spaces and the public realm for art, culture, sports and entertainment uses in <del>the</del> designated centres;</p> <p>E. <del>Mitigate</del> <u>Mitigating</u> impacts from noise and other nuisance-generating activities in line with the 'Agent of Change Principle';</p> <p>F. <del>Requiring any scheme over 100 units or above 10,000 sqm involving mixed use/commercial space to contribute to cultural enhancement projects in local areas in accordance with the Cultural Strategy.</del></p> <p>F. <del>G. Promote</del> <u>Promoting</u> the early integration of public art within development proposals particularly in <u>the S</u>strategic <u>L</u>ocations; and</p> <p>G. <del>H. Secure</del> <u>Securing and seeking</u> S106 contributions, as set out in the <del>S106 Planning Obligations Developer Contributions Supplementary Planning Document (SPD), towards the provision of public art and cultural activity including the funding, management, development, implementation and maintenance of public art projects which are part of major development sites.;</del></p> <p>i. <del>The funding, management, development, implementation and maintenance of public art projects which are part of major development sites; and</del></p> <p>ii. <del>The provision of public art projects located outside of the development site.</del></p> <p><u>All major development proposals involving mixed use/commercial space should contribute to cultural enhancement projects in the local area, subject to viability considerations.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM69	92-93	10.12	<p>The Council defines public art as an artwork(s), or artworks, designed by a professional artist or Crafts person, involving local communities, for a particular building or site that is accessible to the public. Public art brings a wide range of social and cultural benefits and will be encouraged as part of new development, especially where it contributes positively to a sense of place and positively contributes to enhances the streetscape. It will be used to encourage footfall and support the visitor economy. To maximise the impacts of these benefits, public art should be located in key locations, within its associated the public realm and publicly accessible open spaces, where significant numbers of people can enjoy and experience it. A transparent process of commissioning and funding public art is expected, with local involvement given precedent whenever possible.</p>
MM70	93	37	<p><b>Policy 37 - Protecting Public Houses (Pubs)</b></p> <p>A. Pubs will be protected as important local assets in the borough, especially when they:</p> <ul style="list-style-type: none"> <li>i. <del>Have a heritage</del> They have a heritage, economic, social or cultural value to the local community, in line with relevant policies in Chapter 16 'Conserving and Enhancing and Preserving our Heritage' and Chapter 10 'Promoting Culture and Creativity'; or</li> <li>ii. <del>Have</del> They are of a significant importance for a particular group of the community, especially as a place for socialising and entertainment; <del>or and</del></li> <li>iii. <del>Are</del> They are registered as an Asset of Community Value, and appropriate and proportionate public consultation has been undertaken by the developer/applicant with the local community; <del>and</del></li> </ul> <p>B. The Council will only permit the change of use or redevelopment of a public house (A4-Sui Generis) after consideration of relevant policies and if all of the following criteria are met;</p> <ul style="list-style-type: none"> <li>i. There would be no resulting shortfall of public house provision;</li> <li>ii. Proposals <del>meets</del> meet the requirements of Policy 48 'Social and Community Infrastructure'; and</li> <li>iii. There is evidence that the existing use or business operation is not financially viable and the site has been prominently marketed at a realistic freehold or leasehold price for the same use for a continuous period of at least <del>12</del> 24 months.</li> </ul>
MM71	95	38	<p><b>Policy 38 - Blackhorse Lane Creative Enterprise Zone (CEZ)</b></p> <p>Development in the Blackhorse Lane Creative Enterprise Zone (as defined in the Map – Figure 10.3) is expected to:</p> <p>A. <del>Delivery of</del> Deliver affordable workspace in line with Policy 32 'Workspaces' and Policy 33 'Affordable Workspace';</p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>B. Explore the opportunity for cultural uses within the <del>Zone</del> <u>CEZ</u>, where compliant with other related policies within the Plan;</p> <p>C. Explore the opportunity to use <del>temporary</del> <u>temporarily</u> vacant <del>builds</del> <u>buildings</u> and sites for meanwhile <u>affordable workspace or uses, creative workspaces and other</u> cultural uses;</p> <p>D. Ensure that new development adheres to the Agent of Change principle <u>as</u> set out in <del>Intend to Publish London Plan (2019)</del> <u>The London Plan 2021 Policy D13 'Agent of Change'</u>;</p> <p>E. Maximise opportunities to improve digital infrastructure in the <del>Zone</del> <u>CEZ</u> in line with Policy 17 'Digital Infrastructure'; and</p> <p>F. Support the delivery of creative jobs in the <del>Zone</del> <u>CEZ</u> in line with Policy 34 'Local Jobs, Skills, Training and Procurement'.</p>
MM72	95	New paragraphs	<p><u>In 2021, Blackhorse Lane was designated a Creative Enterprise Zone, part of a ground breaking Mayor of London initiative that aims to make it easier for artists and creative businesses to flourish in a space of their own. In 2023 the zone was officially launched as Blackhorse Collective.</u></p> <p><u>The designation recognises the high quality of the area's existing businesses, its rich history of making, and its potential for growth. It is intended to ensure that the area continues to foster creativity for many years to come.</u></p>
MM73	97	New paragraphs	<p><u>Implementation</u></p> <p><u>The main tools the Council has in delivering the policies in this section of the Plan are the:</u></p> <ul style="list-style-type: none"> <li>• <u>Planning application process;</u></li> <li>• <u>CIL and Section 106 contributions;</u></li> <li>• <u>Developer Contributions Supplementary Planning Document (SPD) and Industrial Intensification SPD;</u></li> <li>• <u>Destinations Strategy and Cultural Strategy; and</u></li> <li>• <u>Blackhorse Lane Strategic Industrial Land Masterplan (agreed with GLA) and subsequent SPD.</u></li> </ul> <p><u>Additionally, the Council will continue to work with the local creatives in the Blackhorse Collective to realise the ambitions of the Creative Enterprise Zone.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM74	98	Strategic Objective	<p><b>Strategic Objective</b>  Revive (Post Covid-19) and support Waltham Forest's network of thriving, safe and attractive town centres, maintaining the distinctive role of each and making them accessible to all, <del>helping making sure that residents are able to meet their daily shopping, work, recreational and cultural needs within a 20 15-minute walk, wheel or cycle from home.</del></p>
MM75	99	39	<p><b>Policy 39 - Hierarchy of Centres</b></p> <p>The borough's network of centres, as identified below, will be protected and enhanced in order to provide a sustainable distribution of town centre facilities and services to support local communities <u>and deliver 15 Minute Neighbourhoods</u>. The borough's <u>designated</u> town centre hierarchy is as follows:</p> <ul style="list-style-type: none"> <li>A. Major Centre - Walthamstow Town Centre. This is the borough's principal and economic hub. <del>It will be the focus for</del> <u>The role of Walthamstow Town Centre will be reinforced by focusing investment in major comparison retailing</u> activities, leisure, cultural and tourist and other main town centre uses including offices, <u>workspace</u> and complementary evening and night-time uses;</li> <li>B. District Centres – North Chingford, South Chingford, Highams Park, Wood Street, Bakers Arms, Leyton, and Leytonstone. District Centres will be the primary focus for development and investment in shops, services, leisure and <u>complementary</u> community uses <del>complementing Walthamstow Town Centre</del>. A mix of uses will be supported in <del>centres</del> to ensure the development of vibrant centres which meet the needs of the local communities that they serve; and</li> <li>C. Neighbourhood Centres – Sewardstone Road, <del>Chingford Hatch Lane</del>, Chingford Mount Road, Forest Road, Blackhorse Lane, Markhouse Corner, Francis Road and Thatched House. These centres will be the focus for smaller scale retail and town centre services and facilities appropriate to their role and function, which is to serve the everyday needs of local communities.</li> <li>D. Local Retail Parades – These form the lowest tier in the hierarchy and consist of small clusters/parades of shops containing at least five units which serve their immediate catchment area for local convenience shopping needs. These are defined on the Policies Map. Their role in providing local neighbourhood shopping and supporting facilities will be protected.</li> </ul>
MM76	100	11.6	<p>Walthamstow Town Centre is the primary retail centre and economic heart of the borough. District Centres have a more localised role and <del>are intended to complement Walthamstow Town Centre by providing</del> <u>provide</u> reasonably sized facilities</p>

Ref	Page	Policy/Paragraph	Main Modification				
			<p>for main and bulk convenience food shopping and a reasonable range of comparison shopping facilities. These centres have some small to medium or large food store anchors together with some comparison shopping. This Plan seeks to reinforce their role by ensuring the provision of appropriate local shopping, leisure and community facilities to make them the hub of everyday life for the communities they serve.</p>				
MM77	100	New Table	<p><u>In Waltham Forest, the designated centres comprise of the following:</u></p> <table border="1" data-bbox="660 491 1749 1015"> <tbody> <tr> <td data-bbox="660 491 1205 560"><u>Major Centre</u></td> <td data-bbox="1205 491 1749 560">Walthamstow Town Centre</td> </tr> <tr> <td data-bbox="660 560 1205 1015"><u>District Centres</u></td> <td data-bbox="1205 560 1749 1015"> <u>North Chingford</u>  <u>South Chingford</u>  <u>Highams Park</u>  <u>Wood Street</u>  <u>Bakers Arms</u>  <u>Leytonstone</u>  <u>Leyton</u> </td> </tr> </tbody> </table>	<u>Major Centre</u>	Walthamstow Town Centre	<u>District Centres</u>	<u>North Chingford</u> <u>South Chingford</u> <u>Highams Park</u> <u>Wood Street</u> <u>Bakers Arms</u> <u>Leytonstone</u> <u>Leyton</u>
<u>Major Centre</u>	Walthamstow Town Centre						
<u>District Centres</u>	<u>North Chingford</u> <u>South Chingford</u> <u>Highams Park</u> <u>Wood Street</u> <u>Bakers Arms</u> <u>Leytonstone</u> <u>Leyton</u>						

Ref	Page	Policy/Paragraph	Main Modification	
			<u>Neighbourhood Centres</u>	<u>Sewardstone Road</u> <u>Hatch Lane</u> <u>Chingford Mount Road</u> <u>Forest Road</u> <u>Blackhorse Lane</u> <u>Markhouse Corner</u> <u>Francis Road</u> <u>Thatched House</u>
			<u>Local Retail Parades</u>	<u>Hall Lane</u> <u>Billet Road</u> <u>Chingford Road</u> <u>Carr Road</u> <u>Higham Hill Road</u> <u>Blackhorse Lane</u> <u>Bell Corner</u> <u>Whipps Cross Corner</u> <u>Queens Road</u> <u>Grove Road</u> <u>Orford Road</u>

Ref	Page	Policy/Paragraph	Main Modification
			<p><u>Colworth Road</u></p> <p><u>Vicarage Road</u></p> <p><u>Grove Green Road</u></p> <p><u>Hainault Road</u></p> <p><u>Leytonstone High Road</u></p> <p><u>Leyton High Road</u></p> <p><u>Cann Hall Road</u></p> <p><u>Lea Bridge Road</u></p>
MM78	101	40	<p><b>Policy 40 - New Retail, Office and Leisure Developments</b></p> <p>The designated centres as listed under <del>Policy 50</del> <u>Policy 39 'Hierarchy of Centres'</u> will be the preferred locations for new retail, office, <u>workspace</u>, leisure and cultural/tourism, entertainment, hotel, community and other service uses. Development proposals will be supported by <del>ensuring that:</del> <u>where the scale of the development is appropriate to the role and function of the particular centre or parade and its catchment.</u></p> <p><u>Proposals for such development on sites outside designated centres will only be supported where it can be demonstrated that:</u></p> <ul style="list-style-type: none"> <li>A. <u>The scale of the development is appropriate to the role and function of the particular centre or parade and its catchment; and All in-centre options (in Walthamstow Town Centre, the District and Neighbourhood Centres) have been thoroughly assessed for their availability and suitability in accommodating new development;</u></li> <li>B. <u>Where it has been demonstrated that there are no available or suitable in-centre sites, preference has been given to edge-of-centre locations which are well connected to the designated centre by means of easy pedestrian access;</u></li> <li>C. <u>Appropriate flexibility has been applied with regard to scale and format of proposed operations;</u></li> <li>D. <u>Where out-of-centre proposals are proposed, A Retail Impact Assessment has been undertaken for proposals over 2500 sqm, and this shows that there would be no adverse impact on the vitality and viability of nearby designated centres and parades as well as no adverse impact on town centre investment. In exceptional</u></li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p><u>circumstances, where it is deemed unnecessary to undertake a full-scale Retail Impact Assessment, a broader statement of impact will be required;</u></p> <ul style="list-style-type: none"> <li><u>i. All in-centre options (in Walthamstow Major Centre, the District and Neighbourhood Centres) have been thoroughly assessed for their availability and suitability in accommodating new development in whole or part in these locations;</u></li> <li><u>ii. Where it has been demonstrated that there are no in-centre sites, preference has been given to edge-of-centre locations which are well connected to the centre by means of easy pedestrian access;</u></li> <li><u>iii. Applicants would be expected to demonstrate the extent to which flexibility has been applied with regard to scale and format of proposed operations;</u></li> <li><u>iv. An impact assessment has been undertaken (for proposals over 200 sqm) and there would be no adverse impact on the vitality and viability of nearby designated centres and parades as well as impact on town centre investment. In exceptional circumstances where it would be deemed unnecessary to undertake a full scale impact, a broad brush statement of impact will be required;</u></li> <li><u>v. The scale of such provision is justified (as above) and is required to support new residential communities in an area deficient in shopping provision and there are no shops or community services within a 10-minute walk.</u></li> </ul> <p><u>E. The scale of provision is justified (as above) and is required to support new residential communities in an area deficient in shopping provision - i.e. there are no shops or community services within a 10-minute walk (approximately 800m).</u></p>
MM79	102	New paragraph	<p><u>Proposals for retail or town centre uses in an out of centre location will be required to demonstrate that all other reasonable options have been examined and a broader statement of impact will be required in such cases.</u></p>
MM80	103	41	<p><b>Policy 41 - Revitalisation, Adaptation and Regeneration in Designated Centres and Parades</b></p> <p>Development proposals involving the revitalisation, adaptation and regeneration of the borough's designated centres/retail parades and other non-designated areas will be encouraged where they seek to achieve the following planning objectives:</p> <ul style="list-style-type: none"> <li>A. Consolidation of retail activities within compact retail core areas of the borough's designated centres;</li> <li>B. Safeguard the provision of town centre services and facilities in sustainable locations to ensure that residents can meet most of their needs within short walking distance (10 minutes or 800 metres) or a bicycle ride (up to 15 minutes) from homes;</li> <li>C. In locations where retail or commercial demand no longer <del>exist</del> <u>exists</u> (as evidenced by vacancies), the conversion of retail and other commercial premises to appropriate alternative uses such as housing, business, leisure, entertainment uses and community uses, subject to other policies of this plan;</li> <li>D. Conversion of vacant upper floors of ground floor commercial buildings for housing purposes, where a high quality living environment offering good levels of residential amenity, low noise levels, safe streets, <u>and</u> personal security</li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p>can be created without impeding the development of primary town centre uses such as retail, office and leisure uses;</p> <p>E. Conversion or subdivision of vacant commercial floor space to provide flexible adaptive units for occupation by smaller business units with adequate servicing;</p> <p>F. The development of meanwhile and temporary uses with space provision for small business, art, performance and exhibition as well as for educational and vocational projects and activities;</p> <p><del>G. The establishment of Business Improvement Districts or similar initiatives to create an improved environment for business and to secure improvements in town centre performance;</del></p> <p><del>HG. The preparation of Alignment with town centre strategies and Area Frameworks to deliver positive change, improve business confidence and encourage investment from private and public sectors;</del></p> <p><del>H. Promoting Promotion of local distinctiveness with regard to the 'offer' of individual centres, their place setting and the development of differentiated niche roles; and</del></p> <p>J. Ensuring that replacement uses are well integrated (in function and design) with the remaining frontage to manage the impact of change on townscape character and neighbouring amenity.</p>
MM81	104	11.21	<p><del>The Council is also supporting the designation of Business Improvement Districts (BIDs) to help galvanise more individual business owners and managers to improve the environment of their areas. These business-led bodies have the potential to generate new revenue streams in addition to the business rate levy and to develop new locally delivered business growth services and projects which could provide additional services or improvements to the local area</del> <u>Building on current Town Teams and Business Forums, the Council will continue to seek to engage and involve local residents and businesses to improve and invest in our town centres and high streets.</u></p>
MM82	105	11.28	<p><del>Regulation 3(3) and 3(4) of Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (Statutory Instrument 757) provide that references to uses or use classes in The Council can make Article 4 Directions which have already been made will continue to be construed as per the previous use classes specified in the Schedule to the Use Classes Order on 31st August 2020. The Council has Article 4 Directions in place as follows to remove certain permitted development rights in all, or part of, its area. The effect of an Article 4 Direction is that planning permission is required for certain types of development that would not otherwise require it. The Council has Article 4 Directions in place, including one to remove specified permitted development rights for the cChange of use: (i) from a use falling within Class A1 (shops) of the Order to a use falling within Class A2 (financial and professional services) of the Order; (ii) of a building and any land within its curtilage from a use falling within Class A1 of the Order to a use falling within Class A3 (restaurants and cafes) of the Order; (iii) from a use falling within Class A1 (shops) of the Order E (commercial, business and service), to a use falling within Class C3 (dwellinghouses) of the Order; and (iv) from a use falling within Class A1 (shops) of the Order to a use falling within Class D2 (assembly and leisure) of the Order in specified geographic areas across the borough.</del></p> <p><del>Change of use from a use falling within Class B1(a) (offices) of the Town and Country (Use Classes) Order 1987 (as amended) to a use falling within Class C3 (dwellinghouses) of that Order.</del></p>

Ref	Page	Policy/Paragraph	Main Modification
MM83		42	<p><b>Policy 42 – Managing Changes of Use in Primary Shopping Areas</b>  Proposals for town centre uses will be encouraged in the primary shopping areas of Walthamstow and the District Centres (See Policies Map). Other uses that maintain the continuity of active frontages on ground floors and can make a positive contribution to the vitality and viability of a centre by attracting a significant number of shoppers/visitors to the centre will be supported.</p>
MM84	106	11.29 – 11.31	<p>11.29 Primary Shopping Areas are shown on the Policies Map. This policy aims to ensure that Walthamstow Major Centre and the District Centres continue to fulfil their primary role of providing convenient and accessible shopping and town centre facilities within reasonably compact areas. In support of this policy, government policy as contained in the National Planning Policy Framework (NPPF) requires planning policies to define the extent of town centres and primary shopping areas and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre.</p> <p>11.30 The Primary Shopping Area (PSA) is the heart of the designated centres. As such, the Council considers it necessary to prioritise investment in these areas to support their vitality and viability by consolidating and protecting existing uses in these areas. The policies map shows the extent of these areas reflecting the combined areas of primary and secondary frontages as included in the previous plan. These generally represent areas that are well connected, contiguous and in predominantly retail use.</p> <p>11.31 The distinction between the PSA and the town centre boundary is particularly important in providing guidance on the appropriate location for different town centre uses. Accordingly, Class E uses should first be directed to the PSA. Outside this area and within the town centre boundary generally, all other uses including those in Class F1 and F2 will be encouraged. The policy approach taken seeks to allow individual applications to be assessed on their own merits. A good mix of uses is what is needed within the PSA to provide a vibrant centre. The Council considers that the contribution a proposed use makes to the vitality, viability and diversity of the PSA and the centre generally is important.</p>
MM85	106/107	43	<p><b>Policy 43- Managing Changes of Use In and Outside Primary Shopping Areas of Designated Centre</b></p> <p><u>In Primary Shopping Areas</u></p> <p>Proposals for town centre uses will be encouraged in the primary shopping areas of Walthamstow Town Centre and the District Centres (see Policies Map). Other uses will be supported where they maintain the continuity of active frontages on ground floors and make a positive contribution to the vitality and viability of a centre by attracting a significant number of shoppers/visitors.</p> <p><u>Outside Primary Shopping Areas</u></p>

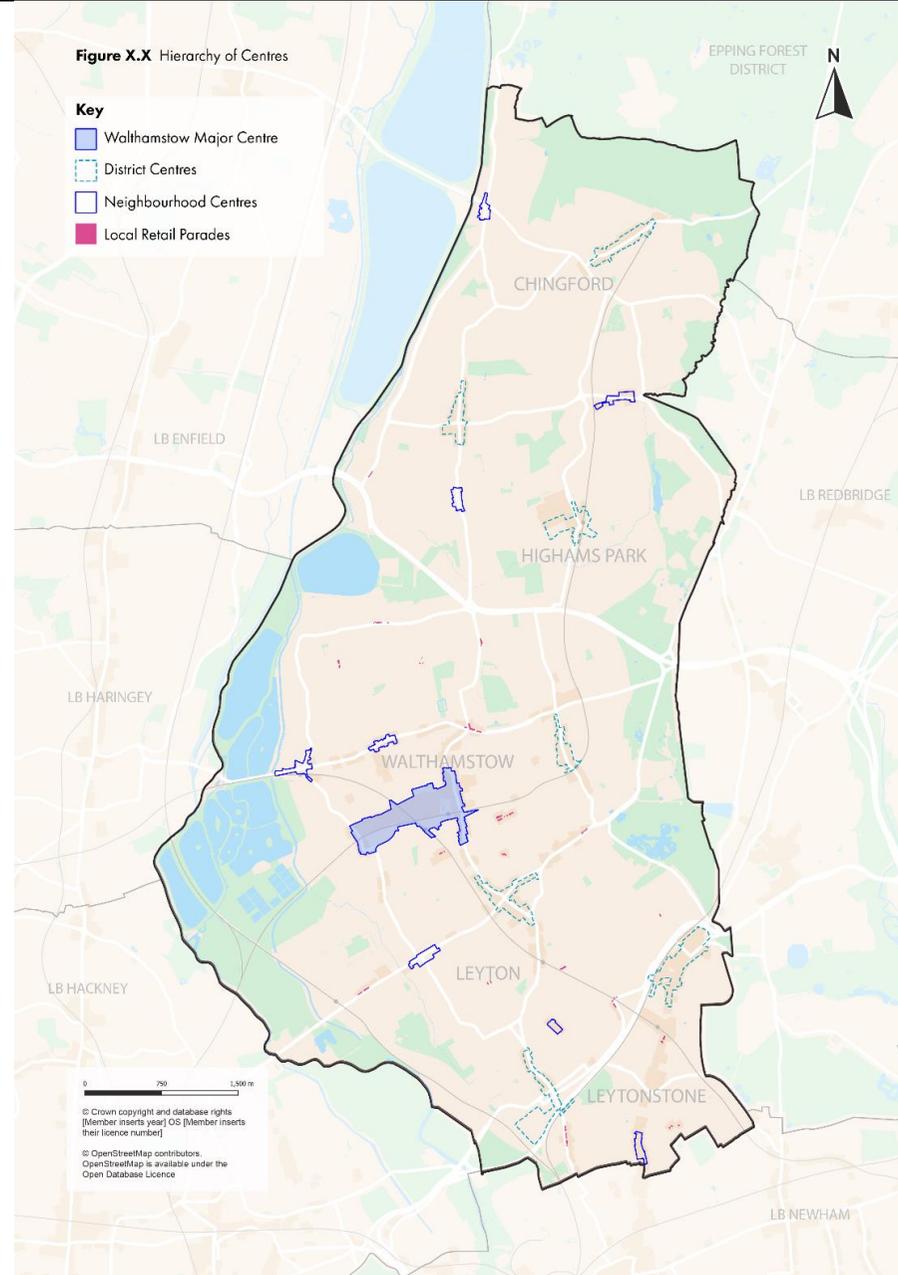
Ref	Page	Policy/Paragraph	Main Modification
			<p>Outside the Primary Shopping Areas of <del>the designated boundaries of</del> Walthamstow Town Centre and the District Centres, a diverse range and mix of town centre uses will be <u>supported encouraged</u> at ground floor level <u>where: Acceptable uses will be those that meet the following policy tests:</u></p> <p>A. <del>Can</del> <u>They</u> contribute to the vitality and viability of the particular frontage and the designated centre generally;</p> <p>B. <del>Provide a direct service to visiting members of the general public and have a shopfront style display maintaining the continuity of active frontages in the centre generally;</del></p> <p>C. <u>They</u> <del>Provide</del> non-retail services and other town centre uses (such as cinemas, restaurants, bars and pubs, night-clubs, health and fitness centres, offices, banks, estate agents, arts/culture facilities, hotels, health/community uses, etc) of appropriate scale to the particular centre; and</p> <p>D. <u>They</u> <del>Extend</del> the offer and range of services and activities available to enhance shoppers or visitors experience of the centre;.</p>
MM86	107	New paragraphs	<p><u>Primary Shopping Areas are identified at the heart of the borough's designated centres. The Council considers it necessary to prioritise investment in these areas and protect and consolidate their existing uses in order to support their vitality and viability. The policies map shows the extent of these areas, reflecting the combined areas of primary and secondary frontages as included in the previous plan. These generally represent areas that are well connected, contiguous and in predominantly retail use.</u></p> <p><u>Policy 43 'Managing Changes of Use In and Outside Primary Shopping Areas' aims to ensure that Walthamstow Town Centre (the borough's only designated Major Centre) and the District Centres continue to fulfil their primary role of providing convenient and accessible shopping and town centre facilities within reasonably compact areas. Government policy, as contained in the NPPF (2021), requires planning policies to define the extent of town centres and Primary Shopping Areas and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre.</u></p> <p><u>The distinction between the Primary Shopping Area and the town centre boundary is particularly important in providing guidance on the appropriate location for different town centre uses. Accordingly, Class E uses (14) should first be directed to the Primary Shopping Areas. Outside these areas, and within the town centre boundary generally, all other town centre uses including those in Class F1 and F2 (15) will be encouraged. The policy approach seeks to allow individual applications to be assessed on their own merits. A good mix of uses is needed within the Primary Shopping Areas to contribute to vibrant centres.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM87	107	43	<p><b>Policy 44 - Managing Changes of Use in Neighbourhood Centres and Local Retail Parades</b></p> <p>Within Neighbourhood Centres and Local Retail Parades, a diverse range of <u>town centre</u> uses will be encouraged to predominate on ground floors. The loss of existing <del>retail-commercial</del> units (where planning permission is required) will be only <del>justified</del> <u>be permitted</u> where all of the following criteria are met:</p> <ul style="list-style-type: none"> <li>A. Local residents would still have a reasonable range and choice of essential shops <u>and services</u> in the designated <u>centre or parade</u>, or <u>in a nearby designated centre or parade</u> within a reasonable walking distance;</li> <li>B. The replacement use could be considered beneficial to the local community, or provide locally distinctive community services that serve local residents and nearby communities;</li> <li>C. The <del>shop-retail</del> unit has been vacant for a continuous period of at least six months and there is marketing evidence demonstrating the advertisement of the unit on reasonable and realistic terms; and</li> <li>D. The proposed use would contribute to the vitality and viability of the particular frontage and centre generally.</li> </ul>
MM88	108	11.35	<p>Essential shops <u>to meet day-to-day shopping needs can</u> include the sub post office, chemist, greengrocer, baker, <del>newsagent, etc.</del> <u>newsagent</u>. The <del>policy and</del> <u>newsagent</u>. Policy 44 'Managing Changes of Use in Neighbourhood Centres and Local Retail Parades' is intended to ensure that the character, <u>vitality and vibrancy</u> of local retail parades <del>will be maintained such that as a minimum, there will be</del> <u>is maintained</u>. Where <u>possible</u>, in order to maintain the <u>vitality and vibrancy</u> of local retail <u>parades</u>, a continuous grouping of at least 4 standard sized <del>retail units remaining/</del> <u>commercial units should be retained in</u> the relevant frontage, <del>where possible</del>. Whether the parade contains sufficient essential shop uses will depend on its size and function within the shopping hierarchy and the extent to which alternative retail provision <del>exist</del> <u>exists</u> within a convenient walking distance <del>of the parade</del> to serve the surrounding residential area.</p>
MM89	109	46	<p><b>Policy 46 - Evening and Night-time Economy Uses</b></p> <p>Proposals for evening and night-time economy uses that contribute to the vitality and viability of the borough's designated <del>town</del> centres - in particular, Walthamstow Town Centre - will be encouraged where:</p> <ul style="list-style-type: none"> <li>A. They are part of a <del>strategy to create cultural quarters e.g. cultural/</del> <u>strategic approach to delivering and managing cultural and food &amp; drink uses in a the designated centres and /or supporting the creation of a balanced provision of evening/ and night-time uses</u>;</li> <li>B. The design of the development particularly focuses on public safety, crime prevention and the reduction of anti-social behaviour;</li> <li>C. <del>Where a</del> <u>Active day-time uses are also proposed, such uses and/or proposals make a positive</u></li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p><del>contribution to active frontages and do not detract from the character and amenity of the surrounding shops and services (i.e. providing a blank frontage due to closure during the day rather than maintaining an active street frontage);</del></p> <p>D. There will be no significant individual or cumulative adverse effect on the surrounding residential amenity due to noise, traffic, parking, general disturbance or problems of disorder and nuisance;</p> <p>E. Arrangements for mitigating pollution including ventilation equipment, refuse disposal, grease traps and noise insulation is provided in a way that minimises visual and environmental impact; <u>and</u></p> <p>F. <u>Inclusive Access requirements for people of all ages and abilities are provided; and is provided.</u></p> <p>G. <del>Access to public transport facilities will be available during the hours of operation.</del></p>
MM90	110	11.42	<p><del>The need to plan positively for a range of complementary evening uses including Arts, Culture and Entertainment uses - cinemas, theatres, restaurants, bars and nightclubs that appeal to a wide variety of age groups will support the vitality and viability of the borough's centres. However, these uses may need to be managed in appropriate locations.</del></p>
MM91	111	11.43	<p><del>The emerging London Plan has designated Walthamstow Town Centre as an area of Walthamstow Town Centre is identified in the London Plan (2021) (Table A1.1), as having a night-time economy classification of NT2 (regional or sub-regional significance for evening and night-time economy uses), with medium commercial growth potential and high residential growth potential. Accordingly, evening and night-time and evening economy uses will be particularly promoted and encouraged in this centre. Other centres and locations will also have a supporting role by providing smaller scale activities subject to site specific development opportunities. The designated centres are places more likely to benefit from the vitality that restaurants, cafes and bars would bring, as long as the cumulative effects of these uses are well balanced and managed. Accordingly, the above policy tests will apply.</del></p>
MM92	111	New paragraph	<p><u>Planning positively for a range of complementary evening uses, including arts, culture and entertainment uses such as cinemas, theatres, restaurants, bars and nightclubs that appeal to a wide variety of people will support the vitality and viability of the borough's centres, subject to careful co-ordination and management, including consideration of cumulative effects.</u></p>
MM93	111	11.44	<p><del>Careful coordination and management is key to the delivery of successful evening economy uses. In most cases, a strategy will be required to provide guidance on the scale of evening and night-time activities proposed, and how activities they would be managed - including an integrated policy approach to complement the Council's Statement of Licensing Policy. The creation of cultural quarters will provide the mechanism for both Cultural Quarters, such as that proposed by the Council at the eastern end of the High Street in Walthamstow Town Centre, provides a mechanism for planning,</del></p>

Ref	Page	Policy/Paragraph	Main Modification
			transport, policing and licensing systems to support the management of the evening and <del>late-night economy</del> . Accordingly, an integrated policy approach as above to complement the Council's Statement of Licensing Policy will be required to manage these uses. <u>night-time economy together.</u>
MM94	112 - 113	11.48	<p>The main tool the Council has in delivering the policies in this section of the plan is through the planning application process. This will be complemented by a range of implementation actions and initiatives including the following:</p> <ul style="list-style-type: none"> <li>• <u>The ongoing review, drafting and consultation on Area Frameworks and the preparation of town centre strategies;</u></li> <li>• <u>The establishment of a Cultural Quarter at the eastern end of the High Street in Walthamstow Town Centre;</u></li> <li>• <u>Securing funds, where possible, for investment in town centre areas to improve the shopping environment (for example, Levelling Up funding secured for Walthamstow Town Centre, South Chingford District Centre and Highams Park District Centre);</u></li> <li>• <del>Through partnership</del> <u>Partnership</u> working to ensure an integrated approach to the management and successful operation of the designated centres;</li> <li>• Supporting businesses to invest and relocate within town centre areas;</li> <li>• <del>Use of the Site Allocations DPD</del> <u>The use of Local Plan 2 - Site Allocations</u> to identify site specific opportunities for redevelopment of town centres uses as part of mixed used development <u>proposals;</u></li> <li>• <u>Working with Town Teams and Business Forums to engage and involve local residents and businesses in the future of town centres and high streets;</u></li> <li>• Where <del>considered</del> necessary, and if feasible, the Council will consider further direct involvement in the development of retail opportunities in town centre areas;</li> <li>• <del>Seek</del> <u>The use of developer contributions (where justified) to improve linkages to the within</u> Primary Shopping Areas and <del>the to designated centres as a whole;</del></li> <li>• <del>Preparation of town centre strategies as committed to under Policy 40(G);</del></li> <li>• <del>Establishment of Business Improvement Districts;</del></li> <li>• Use of the Council's Statement of Licensing policy to complement the application of planning policies on changes of use; and,</li> <li>• Review of the Shopfront <u>Design</u> SPD where necessary to provide further guidance on shopfront improvements (where necessary).</li> </ul>

### Figure 11.1 Hierarchy of Centres



Ref	Page	Policy/Paragraph	Main Modification
MM96	115	48	<p><b>Policy 48 - Social and Community Infrastructure</b></p> <p>A. Proposals for new or improved social and community infrastructure will be supported where they satisfy the following criteria:</p> <ul style="list-style-type: none"> <li>i. The proposal is required to meet current and projected identified need, <del>also</del> <u>where relevant</u> in accordance with Policy 49); <u>'Education and Childcare Facilities'</u>;</li> <li>ii. The location is easily accessible by sustainable <u>and active</u> modes of transport such as walking, cycling and public transport for staff and users;</li> <li>iii. The proposal is of a high quality and inclusive design, providing access for all in accordance <del>of</del> <u>with the</u> design policies of this plan (<u>see</u> 'Creating High Quality Places');</li> <li>iv. <u>Where appropriate,</u> <del>the</del> proposal provides flexible and adaptable <del>buildings</del> <u>spaces</u> permitting co-location of other forms of social <u>and community</u> infrastructure in the same building;</li> <li>v. <u>Where appropriate,</u> <del>the</del> proposal maximises the availability of the facility to the community through evening and weekend opening.; <u>and</u></li> <li>vi. The proposal will not result in <del>an</del> unacceptable environmental impacts.</li> </ul> <p>B. <del>The incorporation of e-</del>Community facilities <u>should be incorporated</u> into mixed use residential schemes <del>where it meets proposals where they meet</del> an identified need <del>will be supported</del>;</p> <p>C. New development will be <del>expected</del> <u>required</u> to contribute towards the provision of additional social and community infrastructure to accommodate and mitigate <del>the any</del> impact <del>of new development</del> upon existing provision;</p> <p>D. Proposals involving the loss of existing social or community infrastructure will not be permitted unless one or more of the following criteria are met:</p> <ul style="list-style-type: none"> <li>i. It can be demonstrated that adequate alternative facilities which meet the needs currently being met by the existing facility are <u>available</u> within walking distance, without leading to a shortfall in provision for the specific type of social or community infrastructure in the area; <u>and/or</u></li> <li>ii. It can be demonstrated that the facility is no longer required in its current use and cannot viably accommodate other <del>current</del> forms of social or community infrastructure.</li> </ul> <p>E. <del>iii-</del><u>In the event that</u> <del>if D (iii) and/or D (ii) applies, is met,</del> evidence must be submitted to demonstrate that the loss of the facility in question would not create, or add to, a shortfall in provision for this specific type of social or community infrastructure in the borough and demonstrate that there is no demand for any other suitable social infrastructure use on</p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>the site. The applicant must demonstrate that all reasonable efforts have been made to preserve the facility and site to meet identified local need. Evidence required includes, but is not limited to, <del>12-18</del> <u>24</u> months marketing evidence. <u>The length and scope of marketing evidence required will vary according to specific circumstances and should be agreed with the Council.</u></p>
MM97	117	New paragraph after 12.10	<p><u>Where social or community facilities could be lost, applicants will be required to provide robust evidence that the site has been marketed for at least 24 months, that the form of the marketing has been appropriate, and that, despite best endeavours, no tenant (or purchaser) interested in using the site or floorspace for a social or community use can be found.</u></p>
MM98	119	49	<p><b>Policy 49 - Education and Childcare Facilities</b></p> <p><u>A. Development proposals for new education or childcare facilities in the borough will be supported where population growth and change and growth require its provision;</u></p> <p>A. <u>i. In areas of need as identified through annual reviews of the Infrastructure Delivery Plan;</u>  B. <u>ii. In accessible locations, with good public transport accessibility and access by walking and cycling;</u>  C. <u>iii. Where entrances and playgrounds are situated away from busy roads especially for early years and primary education facilities;</u>  D. <u>iv. Where proposals maximise the use of educational facilities for community, recreation or cultural use, through appropriate design measures;</u>  E. <u>v. Where encouragement is given to the shared use of services between schools, colleges, universities, sports providers, community and cultural facilities;</u>  F. <u>vi. Where it new development is designed to be accessible and inclusive to meet the needs of a range of users, including disabled people</u>  G. <u>vii. Where it is designed to Ensure that facilities incorporate safe, suitable and accessible outdoor space.</u></p> <p><u>B. H. Ensure that there is no net loss of facilities, Development proposals that would result in a loss of education and childcare facilities will not be supported unless it can be demonstrated that there is no ongoing or projected future demand.</u></p>
MM99	122	New paragraph	<p><u>In situations where an area of need may be constrained by poor access to public transport, walking and cycling, the Council's transport policies (Policy 63 'Active Travel' and Policy 64 'Public Transport') will apply – requiring measures to ensure connectivity and integration of the public transport network with other transport modes including walking and cycling within and outside the borough aligned with the 15-Minute Neighbourhood principles.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM100	122	New paragraphs	<p><b><u>Implementation</u></b></p> <p><u>The main tool the Council has in delivering the policies in this section of the plan is through the planning application process. This will be complemented by a range of implementation actions and initiatives including the following:</u></p> <ul style="list-style-type: none"> <li>• <u>Working with partners such as the Council's Education team and NHS North East London to identify and plan for the borough's infrastructure needs;</u></li> <li>• <u>The ongoing review, drafting and consultation on Area Frameworks;</u></li> <li>• <u>The annual review of the Infrastructure Delivery Plan (IDP); and</u></li> <li>• <u>The preparation of a new Developer Contributions Supplementary Planning Document (SPD).</u></li> </ul>
MM101	104	50	<p><b>Policy 50 - Promoting Healthy Communities</b></p> <p>Proposals will be supported where they promote the creation of healthy and sustainable places and communities by:</p> <ul style="list-style-type: none"> <li>A. Encouraging the delivery of high-quality environments that enable healthier, active and sustainable lifestyles (See Policy 56 'Delivering High Quality Design' and <del>see Sustainable Transport Chapter</del> <u>the 'Active Travel, Transport &amp; Digital Infrastructure' Chapter</u>);</li> <li>B. Encouraging the mitigation of environmental impacts on the health and well-being of occupiers;</li> <li>C. <del>Encouraging the use of</del> <u>Undertaking Health Impact Assessments where required</u> (see Policy 51 'Health Impact Assessments') <del>in all major applications</del>;</li> <li>D. Supporting the delivery of social and community infrastructure as per the requirements of Policy 48 'Social and Community infrastructure'. <del>The development</del> <u>Developer contributions threshold(s) for this infrastructure is will be set out in the Planning Obligations Developer Contributions Supplementary Planning Document (SPD);</u></li> <li>E. <del>Encourage</del> <u>Encouraging</u> social interaction through the delivery of safe, accessible and inclusive places (See Policy 56 'Delivering High Quality Design');</li> <li>F. Encouraging child friendly design of places;</li> <li>G. Encouraging new major commercial developments in Walthamstow Town Centre, designated District Centres and other highly accessible locations to incorporate social infrastructure such as; free drinking fountains and free publicly accessible toilets as part of the development;</li> <li>H. Supporting the enhancement <u>of</u> and inclusive access to public green and open spaces, sports and recreation facilities (see Policy 80 'Parks Open Space Sport and Recreation');</li> <li>I. Encouraging food growing within the borough and <del>the protection</del> <u>protecting</u> of existing allotments to support the provision of <del>new</del> food growing spaces (see Policy 86 'Food Growing and Allotments'); <u>and</u></li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p>J. <u>Enhancing the value of waterways for leisure and recreation to promote health and wellbeing for communities (see Policy 85 'Protecting and Enhancing Waterways and River Corridors')</u>.</p>
<b>MM102</b>	<b>127</b>	<b>51</b>	<p><b>Policy 51 - Health Impact Assessment</b></p> <p><u>Health Impact Assessments</u></p> <p>All development meeting the threshold set out below will be expected to submit a Health Impact Assessment:</p> <p>A. <del>All developments of 100 new homes or more</del> <u>Major development within an Air Quality Management Area;</u>  B. <del>Non-residential developments of 10,000 sqm or more,</del> <u>Developments which contain any of the following uses:</u></p> <ul style="list-style-type: none"> <li>• <u>Hot-food takeaways;</u></li> <li>• <u>Betting Shops;</u></li> <li>• <u>Casinos and amusement arcades; and/or</u></li> <li>• <u>Pay-day loan shops;</u></li> </ul> <p>C. <u>Developments of a scale referable to the Greater London Authority (as set out in legislation).</u> <del>Proposals for takeaways, betting shops and payday loan shops</del></p>
<b>MM103</b>	<b>127</b>	<b>13.14</b>	<p><del>The threshold of development has been chosen as 100 new homes is considered to be of strategic scale in the borough and that takeaways, betting shops and payday loan shops are all considered to have adverse effects on peoples' health and well being.</del></p>
<b>MM104</b>	<b>127</b>	<b>New paragraphs</b>	<p><u>All development meeting the thresholds set out in Policy 51 'Health Impact Assessments ' will first require a 'Rapid Health Impact Assessment'. This involves a brief assessment of health impacts, including a literature review of quantitative and qualitative local evidence. Following consideration of the Rapid Health Impact Assessment, the Council may require additional information from the applicant or request the submission of a comprehensive Health Impact Assessment where adverse outcomes could be expected regarding the significance or likelihood of the impact occurring. Developments of a scale referable to the Greater London Authority (as set out in legislation) will normally be required to complete and submit a detailed (comprehensive) Health Impact Assessment. Applicants for planning permission are advised to contact the Council's Public Health Team to agree the scope for comprehensive Health Impact Assessments.</u></p> <p><u>In implementing this policy, the Council will use the planning application validation process to check for compliance with Health Impact Assessment requirements. Where an Environmental Impact Assessment (EIA) is required, the Council will expect this to also address Health Impact Assessment requirements. To guide implementation, the Council intends to establish a steering group involving the Planning Policy &amp; Public Health Teams and prepare a toolkit on Health Impact Assessments for additional guidance.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM105	127	52	<p data-bbox="680 204 1059 228"><del>Policy 52 – Making Safer Places</del></p> <p data-bbox="680 268 1760 292">The Council will aim to improve community safety and cohesion by working with partners to:</p> <p data-bbox="680 331 2063 387">A. <del>Minimise opportunities for criminal behaviour by requiring all forms of new development to incorporate principles and practices of 'Designing out Crime' (Policy 60);</del></p> <p data-bbox="680 395 1809 419">B. <del>Co-ordinate land uses to minimise the likelihood of an increase in crime and disorder;</del></p> <p data-bbox="680 427 1850 451">C. <del>Promoting safer streets and public realm improvements throughout the borough (see Policy 60)</del></p>
MM106	128	53	<p data-bbox="663 564 1252 588"><b>Policy 53 - Noise, Vibration and Light Pollution</b></p> <p data-bbox="696 628 1344 652">Noise, vibration and light pollution will be minimised by:</p> <p data-bbox="696 692 2101 812">A. <del>Requiring applicants</del> <u>Developers will be required to demonstrate the impact of their developments on the noise sound environment and where appropriate provide a Noise Assessment.</u> The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.;</p> <p data-bbox="696 852 2101 1003">B. <del>Requiring proposals and supporting Noise Assessments will to</del> <u>have regard to the Agent of Change Principle as set out in <del>Intend to Publish</del> London Plan (2021) Policy Policies D13 and D14 to minimise and any potential noise conflict between existing activities and new development should be minimised.</u> Where the avoidance of noise conflicts is impractical <u>or unavoidable</u>, mitigation measures such as noise attenuation and restrictions on operating hours <del>will</del> <u>should</u> be implemented, <u>and will be secured</u> through appropriate planning conditions.;</p> <p data-bbox="696 1043 2040 1139">C. <del>Requiring</del> <u>Noise and vibration from deconstruction and construction activities must to be minimised and, where necessary, mitigation measures put in place to limit noise and vibration disturbance in the vicinity of the development.;</u></p> <p data-bbox="696 1179 2101 1307">D. <del>Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.</del> <u>Requiring developers to ensure that noise is reduced to an acceptable level, in line with the appropriate British Standard, during construction and operation, through the use of attenuation, distance, screening, or layout/orientation in accordance with London Plan (2021) Policy D14;</u></p> <p data-bbox="696 1347 2101 1410">E. <del>Ensuring that appropriate design measures are taken to ensure that with external lighting schemes should so they are contained and only illuminate intended areas.;</del> <u>and</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>F. Resisting developments where floodlighting or external lighting cause unacceptable levels of light pollution, by applying the standards and guidelines set out in the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light.</p>
MM107	129	54	<p><b>Policy 54- Hot Food Takeaways</b></p> <p><del>Proposals</del> In accordance with London Plan Policy E9 (D) and (E), <u>proposals</u> for new hot food takeaways will only be permitted where:</p> <p>A. <u>The hot food takeaway</u> <del>is</del> is located within <u>a</u> designated centres or parade; <del>s and</del></p> <p>B. <u>The new hot food takeaway</u> would not result in more than two hot food takeaway units being located <u>immediately opposite or adjacent to an existing</u> each other, by maintaining a separation between them of at least two non-hot food takeaway <del>use</del> <u>units</u>;</p> <p>C. <u>The hot food takeaway</u> <del>is</del> is not located within 400 metres <u>walking distance</u> of the boundary of a nursery, a primary school, a secondary school, a community college or youth facilities; and</p> <p>D. A commitment is made to operate <u>the hot food takeaway</u> in compliance with the <u>Council's Waltham Forest Healthier Catering Commitment</u> within 6 months of opening.</p>
MM108		55	<p><b>Policy 55 - Betting Shops and Payday Loan Shops</b></p> <p>Proposals for new betting shops <del>or and</del> and payday loan shops will be carefully controlled in the <del>Borough</del> <u>borough</u>. New proposals will be assessed with regard to the following factors:</p> <p>A. The location of the proposed development, its catchment area and proximity to areas of deprivation;</p> <p>B. The presence of other similar operators and extent of clustering of such uses in the local area;</p> <p>C. The health impacts of the proposed use or activity; and</p> <p>D. The implications for community safety, crime and anti-social behaviour (see Policy 60–'<u>Making Places Safer and Designing out Crime</u>').</p>

Ref	Page	Policy/Paragraph	Main Modification
MM109	131	13.27	<p><b>Implementation</b></p> <p>The main <del>tools that tool</del> the Council has in delivering the policies in this section of the plan <del>are through</del> <u>is through the planning application process. This will be complemented by a range of implementation actions and initiatives including the following:</u></p> <ul style="list-style-type: none"> <li>• <del>work</del> <u>Working</u> with partners such as <u>the Public Health team, the GLA, Healthy Urban Development Unit (HUDU), and NHS North East London, Waltham Forest PCT</u> to provide advice on the health impacts of new development;</li> <li>• <del>work</del> <u>Working</u> with partners such as <u>the Lee Valley Regional Park and the Olympic Delivery Authority, the London Legacy Development Corporation and the City of London Corporation (Conservators of Epping Forest)</u> to improve access to <del>the</del> recreational areas such as Epping Forest, Lee Valley Regional Park and the <u>Queen Elizabeth Olympic Park</u>;</li> <li>• <del>The Council's Public Realm and Transport Strategy section and</del> <u>Working with the Council's Area Regeneration, Transport Planning and Highways teams, as well as partners such as TFL will be vital in improving the,</u> to improve existing cycle and pedestrian routes to ensure they are safe and attractive in order to deliver the maximum health benefits from active travel;</li> <li>• <u>The ongoing review, drafting and consultation on Area Frameworks;</u></li> <li>• <u>The annual review of the Infrastructure Delivery Plan (IDP);</u></li> <li>• <u>The preparation of a Green and Blue Spaces Supplementary Planning Document (SPD) and a new Developer Contributions Supplementary Planning Document (SPD); and</u></li> <li>• <u>The full action plan (once published) to implement the recommendations of the Marmot 'Fairer and Healthier Waltham Forest' (2022) report.</u></li> </ul>
MM110	132	14.1	<p>All new development in the borough should be of the highest quality and prioritise good design. Well-designed places function well, are pleasing to the eye and endure through time. As such, they enhance residents' quality of life. Delivering high quality places is essential for sustainable development and is critical to achieving the necessary growth across the plan period. <u>In accordance with the NPPF, development that is not well-designed will be refused, especially where it fails to reflect local design policies and guidance, and other regional and national guidance on design.</u></p>
MM111	132	14.2	<p>Proposals for new development will be expected to demonstrate an understanding of their context and respond to local distinctiveness with innovation and design excellence. They will be expected to enhance the overall quality of their settings and deliver well designed, high-quality places that are inclusive, well connected and attractive for local people and visitors. <u>Development should take the opportunity to incorporate high-quality landscaping and green spaces where appropriate, including tree planting and new tree-lined streets.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM112	132	56	<p><b>Policy 56 - Delivering High-Quality Design</b></p> <p>Development proposals will be supported where they:</p> <ul style="list-style-type: none"> <li>A. Achieve appropriate intensification in line with Policy 8 'Character-led Intensification';</li> <li>B. Explore the benefits of land assembly and/ or co-ordinated development where appropriate;</li> <li>C. <u>Deliver the benefits of cohesive, high-quality design through the use of masterplans or similar approaches;</u></li> <li><del>CD.</del> <u>Are supported by a clear and robust design rationale based on a sound understanding and analysis of local context and character. Demonstrate clearly how the proposal responds to the design principles and framework(s) set out in the relevant national, area, neighbourhood, or site-specific design guidance and/or design codes;</u></li> <li><del>DE.</del> Reinforce and/or enhance local character and distinctiveness, taking into account existing patterns of development, townscape, skyline, urban form and grain, building typologies, architecture, materials, trees and landscaping and other features of local and historical significance;</li> <li><del>EF.</del> Respond appropriately to their context in terms of scale, height, and massing;</li> <li><del>FG.</del> <u>Achieve</u> <del>Are visually attractive</del> <u>exemplar quality of design and,</u> with architecture and landscaping that respects its context whilst encouraging innovation and not unduly restricting style;</li> <li><del>GH.</del> Use high quality materials and detailing which are attractive, durable and sustainable;</li> <li><del>HJ.</del> Provide appropriate safe and legible physical and visual connections that knit well into surrounding streets, routes and public realm, including, where appropriate, neighbouring development proposals;</li> <li><del>IJ.</del> Incorporate high quality landscaping, tree planting and urban greening measures to maximise biodiversity and ecological value in accordance with <del>Policies 80-82</del> <u>Policy 79 'Green Infrastructure and the Natural Environment', Policy 80 'Parks, Open Spaces and Recreation ', Policy 81 'Biodiversity and Geodiversity' and Policy 82 'Trees';</u></li> <li><del>JK.</del> Provide a coherent layout and block structure with active street frontages onto the public realm;</li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p><del>KL</del>. Establish a clear distinction between public and private spaces;</p> <p><del>LM</del>. Provide an appropriate amount of well-designed, suitably located and usable private and communal amenity space;</p> <p><del>MN</del>. Provide <u>tree-lined streets and</u> multi-functional green spaces at ground, podium, and roof level (as appropriate), through a well-integrated soft landscaping scheme that has been fully considered from the initial stages of design and makes satisfactory provision for future growth and aftercare;</p> <p><del>NO</del>. Facilitate inclusive, safe and accessible environments for all;</p> <p><del>OP</del>. Incorporate design measures that increase climate change resilience, <u>including in relation to energy use, surface water management, microclimate control, waste management, air and noise pollution</u>;</p> <p><del>PQ</del>. Maximise the versatility, adaptability and sustainability of both buildings and open spaces in order to accommodate present and future requirements;</p> <p><del>QR</del>. Are fit for purpose and demonstrate careful consideration of the needs of all building users;</p> <p><del>RS</del>. For residential schemes <u>of 10 homes and above</u>, address the <del>Design Council "Building for Life 12" Criteria Homes</del> <u>England "Building for a Healthy Life" (BHL) criteria</u>, and for all <u>major applications schemes</u>, address the ten principles of "Active Design", as published by Sport England and supported by Public Health England; and</p> <p><del>ST</del>. Maintain approved design quality from the granting of planning permission through to completion of the scheme.</p>
<b>MM113</b>	<b>133</b>	<b>14.3</b>	<p><del>High</del> <u>It is a key priority of the Council to ensure that all new development delivers exemplar architectural and design quality. This Exemplar Design approach builds on the London Plan (2021) position in relation to high-quality, sustainable and inclusive design is supported in line with the London Plan. Development should build upon the, to ensure development also considers community safety, local character and health, encourages neighbourliness and achieves resource efficient buildings that create environmental value for the borough. Exemplar Design also requires development to respond positively to the existing character and context of the local area, ensure safe and easy access for all, be resilient to climate conditions and emergencies (such as fire) and incorporate measures to reduce crime. Further detail on how all development should achieve Exemplar Design standards in Waltham Forest will be set out in a suite of Supplementary Planning Documents (SPDs) including an Exemplar Design SPD, an Industrial Intensification SPD, a Green and Blue Spaces SPD, a Retrofit and Residential Extensions SPD and an updated Developer Contributions SPD.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM114	133	<b>New paragraph (after 14.3)</b>	<p><u>Part D of the policy requires applicants to set out how their proposals achieve the principles and framework(s) set out in any relevant design guide/code for the area. This will be understood to be a Council-led framework, masterplan, design guide, design code or development brief that covers the area of the application site, whether adopted as a Supplementary Planning Document or not. This requirement can also relate to an applicant-led framework, masterplan, design guide or design code, but only where this has been developed with the input of, and agreed in writing by, the Council in advance of determination of the planning application. In the absence of local design guidance, the Local Planning Authority and applicants will be expected to defer to guidance in the National Design Guide and the National Model Design Code. Development that is not well designed will be refused planning permission, especially where it fails to reflect local design policies and guidance, and other national, London or local guidance on design.</u></p>
MM115	134	<b>14.6</b>	<p>"Building for a Healthy Life (BHL)-12" is a government-endorsed industry standard for well-designed homes and neighbourhoods. It consists of a series of questions designed to help structure discussions between local communities, local planning authorities, developers and other stakeholders, and to help local planning authorities assess the quality of proposed and completed developments. Residential development proposals <u>of 10 homes and above</u> will be expected to show evidence of how their development performs against the "Building for a Healthy Life 12" criteria. There is no obligation on applicants to use an external or independent consultant to complete an assessment, but they are free to do so if they so wish.</p>
MM116	136	<b>57</b>	<p><b><u>Policy 57 - Taller and Tall Buildings</u></b></p> <p><del>In some identified locations, such as growth areas and public transport interchanges identified, subject to contextual analysis, and when included as part of a robust place making strategy, Taller and Tall buildings may be supported subject to meeting the requirements of this Policy and the other requirements of this Plan. all of the following policy tests.</del></p> <p><del>For the purposes of these policy tests, the definition of a tall building in the borough is any building of 10 storeys or more, or any building that measures 30m or more from ground level. "Taller" buildings are those that are taller than their prevailing context and the typical shoulder heights proposed in a development. "Tall" buildings are substantially taller, making a significant impact on the skyline of the borough.</del></p> <p><del>A. Subject to their impact on local character and context, Taller and Tall buildings will generally only be supported in identified Strategic Locations and Opportunity Sites (see Policy 4, Location of Growth). In addition, for a site to be considered appropriate for a Taller or Tall Building(s), the following further locational criteria will also be considered: on certain sites identified for a Transition or Transformation approach to character intensification, in line with Policy 8 'Character-led Intensification'. These sites have been identified in Figure XX. The acceptability of tall buildings on these sites remains subject to thorough contextual analysis, a robust place making strategy, and assessment against all relevant policy tests in the Development Plan.</del></p> <p><del>i. proximity to public transport interchanges;</del></p> <p><del>ii. public transport accessibility;</del></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>iii. <del>walking and cycling networks; and</del></p> <p>iv. <del>nearby facilities such as shops, community facilities and social infrastructure.</del></p> <p>B. <u>In general, the appropriate range of heights for new tall buildings is between 10 and 17 storeys in height. On some Transformation sites however, there may be the opportunity to exceed this and, subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policy tests, buildings of 18 storeys or more may be acceptable. Indicative ranges of potentially acceptable heights for these sites will be provided in Local Plan 2 - Site Allocations.</u></p> <p><del>BC. Taller and Tall buildings are unlikely to be supported outside Strategic Locations and Opportunity Sites. In some limited circumstances however, subject to local character and context, and where an opportunity for Transition or Transformation is justified and agreed (normally at pre-application stage) in accordance with the approach to intensification set out in Policy 8, (Character-Led Intensification), Taller and/or Tall buildings may be considered appropriate. Such sites could include: In other very limited circumstances, a tall building may be supported on a site outside of those sites identified on Figure XX but only where a Tall Buildings Assessment (which has been undertaken and endorsed by the Council prior to the determination of a relevant planning application) demonstrates that:</del></p> <p><del>i. The site is located within a Strategic Location;</del></p> <p><del>ii. The site benefits from good local public transport connectivity;</del></p> <p><del>iii. The site is appropriate for a 'Transition' or 'Transformation' approach to character-led intensification;</del></p> <p><del>iv. All relevant policy tests have been undertaken and assessed against appropriate contextual analysis and a robust place making strategy; and</del></p> <p><del>v. A tall building(s) on the site would be able to fully satisfy all policy requirements and deliver exemplar design, having regard to the considerations below (including Visual Impacts, Environmental Impacts, Functional Impacts and Cumulative Impacts).</del></p> <p><u>Such sites will be identified in Local Plan 2 (Site Allocations) and/or other subsequent Development Plan Documents.</u></p> <p><del>"Gateway" sites or key entrance points into the Borough;</del></p> <p><del>"Landmark" locations at key junctions along principal routes;</del></p> <p><del>Central areas or key junctions within designated centres; or</del></p> <p><del>Sites fronting large areas of open space, subject to there being no harmful impact on openness and visual or physical amenity.</del></p> <p><del>Where Taller and Tall buildings are proposed, they should come forward as positive design intentions, such as marking a location of civic, cultural or landmark importance, rather than solely to increase density. They should contribute positively to their context and be part of a successful composition of building heights.</del></p>

Ref	Page	Policy/Paragraph	Main Modification			
			<p>D. Where justified in accordance with Criteria (A) to (EC), tall buildings will be supported where they achieve Exemplar Design, having regard to the following additional design considerations will apply to tall buildings, in addition to those set out in Policy 56 'Delivering High-Quality Design' and Policy XX 'Building Heights': Where a location is deemed suitable for Taller or Tall buildings, the following ranges of height are recommended, in accordance with the policy approach set out in Policy 8 (Character-Led Intensification). This guidance remains subject to thorough assessments of context and character.</p>			
Agreed response to surrounding character	Typical shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings			
Transformation	4-9 storeys	Depending on the context and character of the site and its surroundings, either; a. 10 – 13 storeys; or b. 14 - 17 storeys	18+ storeys			
Transition	3-5 storeys	6-9 storeys	Depending on the context and character of the site and its surroundings, either; a. 10 – 13 storeys; or b. 14 - 17 storeys			
Reinforcement	2-5 storeys	Not appropriate, other than in exceptional circumstances where the site context and proposed land uses would be enhanced by taller buildings. In such circumstances, 6-9 storeys may be considered	Not appropriate			

Ref	Page	Policy/Paragraph	Main Modification
			<p style="text-align: center;"><b>Building Heights</b></p> <p>All development proposals will be expected to address issues of height and scale with regard to the impact on the local and historic context, as set out in Historic England Advice note 4 (or equivalent) and other relevant guidance. Where justified in accordance with Criteria (A) to (E), the following additional design considerations will apply to Taller and Tall buildings: Visual Impacts</p> <p style="padding-left: 40px;">Visual Impacts</p> <ul style="list-style-type: none"> <li>i. Impact on the existing character and townscape of their surroundings considered in long-range, mid-range and immediate views;</li> <li>ii. Impact on the existing streetscape, including the provision of active frontages and sufficient, high quality public realm at ground level;</li> <li>iii. Impact on the existing, and where relevant emerging, skyline;</li> <li>iv. Contribution to existing and proposed spatial networks and hierarchies, wayfinding, and legibility;</li> <li>v. Impact on local heritage assets, their settings, and views into and from them, <u>including the background zones of views identified in the London View Management Framework (LVMF)</u> <del>Heritage assets include conservation areas, listed or locally listed buildings and parks and gardens; and</del></li> <li>vi. <u>Exemplar quality High Quality of architecture and design</u> with careful attention paid to form and proportionality, materials, finishes, and details;</li> </ul> <p style="padding-left: 40px;">Environmental Impacts</p> <ul style="list-style-type: none"> <li>vii. Avoidance of harmful overshadowing or other impacts that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces, private amenity of neighbouring properties, watercourses and canals;</li> <li>viii. Avoidance of harmful environmental impacts in relation to <u>overcrowding, overheating,</u> wind movement, solar glare, microclimatic conditions, air, noise and light pollution and bird and bat strikes</li> <li>ix. Use of sustainable design, <u>materials</u> and construction methods;</li> </ul> <p style="padding-left: 40px;">Functional Impacts</p> <ul style="list-style-type: none"> <li>x. Demonstration of the safety of all occupants, including considerations such as internal and external design, construction detailing, materiality, and emergency exit routes;</li> </ul>

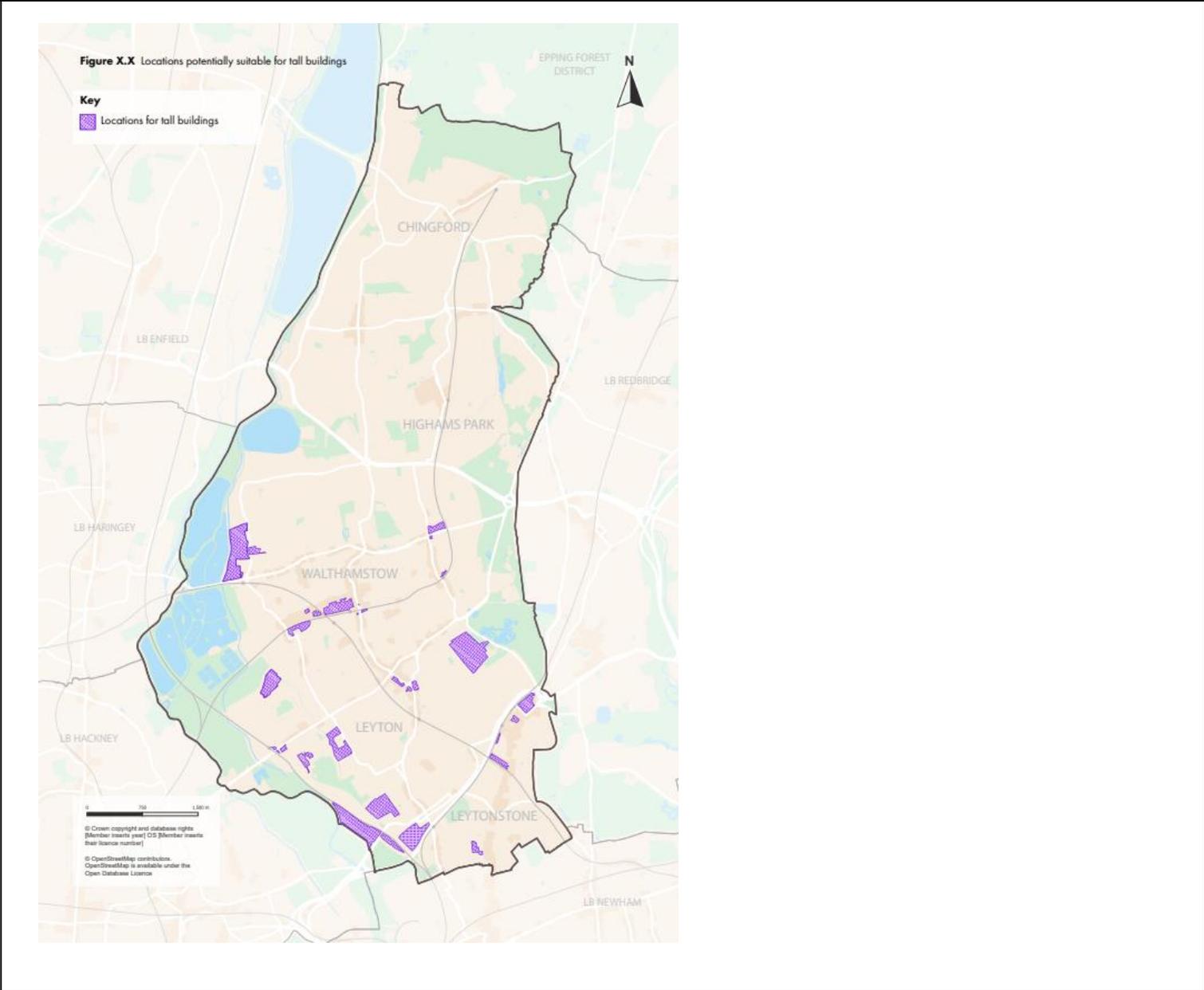
Ref	Page	Policy/Paragraph	Main Modification
			<ul style="list-style-type: none"> <li data-bbox="689 180 2141 240">xi. The impacts of servicing, maintenance, and building management on safety, quality, and enjoyment of the surrounding public realm;</li> <li data-bbox="689 248 2141 309">xii. <u>Connection to public transport, walking and cycling networks and access to nearby facilities such as shops, community facilities and social infrastructure;</u></li> <li data-bbox="689 317 2141 344">xiii. The avoidance of interference to aviation, navigation and/or telecommunications; and</li> </ul> <p data-bbox="752 392 987 419">Cumulative Impacts</p> <ul style="list-style-type: none"> <li data-bbox="689 475 2141 536">xiv. The cumulative visual, functional, and environmental impacts of proposed, consented and planned tall buildings in the surrounding area.</li> </ul>
MM117	137	14.11 – 14.14	<p data-bbox="689 616 2141 735"><del>14.11 In line with the Characterisation and Intensification Study (2019), Policy 8 Character Led Intensification) of this Plan sets out an approach to intensification based on the categories of Reinforcement, Transition and Transformation. Table 14.1 in Policy 58 (Taller and Tall buildings) sets out recommended ranges of heights for each of these categories, based on the evidence provided in that study.</del></p> <p data-bbox="689 767 2141 855"><del>14.12 The recommended ranges of height for taller buildings begin at 6 storeys to reflect the impact that such a height could have on the generally low-rise nature of some of the borough's built environment. Above that, the ranges reflect the distinction in architecture found between existing examples in the Borough.</del></p> <p data-bbox="689 887 2141 1007"><del>14.13 Development proposals will be expected to determine which approach to intensification is most appropriate given the character and context of the site under consideration. This will be subject to agreement with the Local Planning Authority, likely at pre-application stage, and will require clear and compelling justification. Sites identified in the Site Allocations DPD will provide guidance as to whether they are appropriate for Reinforcement, Transition or Transformation.</del></p> <p data-bbox="689 1038 2141 1158"><del>14.14 Further site specific detail on the approach to intensification and building heights for strategic and key sites across the borough is set out in the Site Allocations DPD, and further guidance on the location, quality and composition of Taller and Tall buildings will be found in Supplementary Planning Documents including an updated Urban Design SPD, area specific masterplans and planning/development briefs and frameworks.</del></p>

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New Figure XX



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MM119	137	New Paragraphs	<p><u>As set out in Policy 57 'Tall Buildings', new tall buildings in Waltham Forest are defined as being between 10 storeys (or above 30m when measured from the ground) and 17 storeys and will only be supported on certain sites identified for a Transition or Transformation approach to character-led intensification, as identified on Figure XX. On some Transformation sites which are likely to see extensive change, there may be opportunities for buildings of 18 storeys or more in height. Where the Council considers a Transformation site to be potentially suitable for tall buildings of 18 storeys or more, a range of heights will be indicated in Local Plan 2 - Site Allocations.</u></p> <p><u>Inclusion as a site with potential for tall buildings in figure XX or in Local Plan 2 – Site Allocations does not mean that buildings of the heights identified are automatically acceptable. Any proposals for tall buildings on these sites will be subject to full consideration against all relevant planning policy, including that set out in Policy 8 'Character-led Intensification', Policy 56 'Delivering High-Quality Design', Policy 57 'Tall Buildings' and Policy XX 'Building Heights' to ensure that they are appropriate for their location and do not lead to unacceptable impacts on the local area.</u></p> <p><u>Clause C of Policy 57 'Tall Buildings' does not provide an alternative to compliance with Clauses A or B, but rather acknowledges that, over the Plan Period, evidence may be developed to support the delivery of a tall building on a site that is not currently identified on figure xx. This is only anticipated in very limited circumstances and will only be supported where a Council led Tall Buildings Assessment supports a tall building on the site. Examples of such limited circumstances could include opportunities to signify a new use or public space of civic importance, framing or defining key views or to enhance an existing cluster of tall buildings. As set out in the policy, this will only apply in Strategic Locations, on sites with good public transport connectivity, that are suitable for a Transition or Transformation approach to character-led intensification and where all other policy tests can be met. Such sites will be identified in Local Plan 2 (Site Allocations) and/or other subsequent Development Plan Documents.</u></p> <p><u>All tall buildings will also need to demonstrate exemplar architectural and design quality to be considered acceptable. Further detailed guidance on the Council's expectations regarding the design and architecture of proposals for tall buildings will be set out in the Exemplar Design Supplementary Planning Document (SPD).</u></p>
MM120		New Policy	<p><b><u>New Policy XX - Building Heights</u></b></p> <p><u>Appropriate building heights for new development will vary in response to the prevailing character and building heights of that part of the Borough, in line with the approach to character-led intensification set out in Policy 8 'Character-Led Intensification'.</u></p> <p>A. <u>Building heights for new development will generally be acceptable where they fall within the ranges set out in Table XX below. This remains subject to thorough assessments of context and character and all of the Exemplar Design criteria set out in Policy 56 'Delivering High Quality Design'.</u></p>

Ref	Page	Policy/Paragraph	Main Modification																
			<table border="1" data-bbox="656 236 1776 911"> <thead> <tr> <th data-bbox="656 236 904 485"><u>Agreed response to surrounding character</u></th> <th data-bbox="904 236 1249 485"><u>Indicative range of typical building shoulder heights</u></th> <th data-bbox="1249 236 1547 485"><u>Indicative range of heights for buildings that exceed typical shoulder heights, where supported by a positively prepared Height and Massing Strategy</u></th> <th data-bbox="1547 236 1776 485"><u>Approach to Tall Buildings</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="656 485 904 536"><u>Transformation</u></td> <td data-bbox="904 485 1249 536">4-9 storeys</td> <td colspan="2" data-bbox="1249 485 1776 536">Refer to Policy 57 'Tall Buildings'</td> </tr> <tr> <td data-bbox="656 536 904 600"><u>Transition</u></td> <td data-bbox="904 536 1249 600">3-5 storeys</td> <td data-bbox="1249 536 1547 600">6-9 storeys</td> <td data-bbox="1547 536 1776 600">Refer to Policy 57 'Tall Buildings'</td> </tr> <tr> <td data-bbox="656 600 904 911"><u>Reinforcement</u></td> <td data-bbox="904 600 1249 911">2-5 storeys</td> <td data-bbox="1249 600 1547 911">Not appropriate, other than in exceptional circumstances where the site context and proposed land uses would be enhanced by taller buildings. In such circumstances, 6-9 storeys may be considered appropriate.</td> <td data-bbox="1547 600 1776 911">Not appropriate</td> </tr> </tbody> </table> <p data-bbox="701 975 2101 1098">B. <u>Where development proposals are required by Part A to be supported by Height and Massing Strategies, any such strategy should demonstrate that proposals contribute to their context and result in a successful composition of buildings and open spaces. They should always come forward as positive design intentions rather than solely to increase density.</u></p> <p data-bbox="701 1129 2107 1190">C. <u>All development proposals should address issues of height and scale with regard to impact on the local and historic context, as set out in Historic England Advice note 4 (or equivalent) and other relevant guidance.</u></p>	<u>Agreed response to surrounding character</u>	<u>Indicative range of typical building shoulder heights</u>	<u>Indicative range of heights for buildings that exceed typical shoulder heights, where supported by a positively prepared Height and Massing Strategy</u>	<u>Approach to Tall Buildings</u>	<u>Transformation</u>	4-9 storeys	Refer to Policy 57 'Tall Buildings'		<u>Transition</u>	3-5 storeys	6-9 storeys	Refer to Policy 57 'Tall Buildings'	<u>Reinforcement</u>	2-5 storeys	Not appropriate, other than in exceptional circumstances where the site context and proposed land uses would be enhanced by taller buildings. In such circumstances, 6-9 storeys may be considered appropriate.	Not appropriate
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MM121	136-137	14.8 (Relocated under New Policy – Building Heights)	<p data-bbox="656 1225 2134 1404"><u>The character and built context of Waltham Forest, including predominant building heights, varies across the borough. In line with the Characterisation and Intensification Study (2019), Policy 8 'Character-led Intensification' of this Plan sets out an approach to intensification based on the categories of Reinforcement, Transition and Transformation identified for different parts of the borough. Table XX in Policy XX (Taller and Tall Buildings) 'Building Heights' sets out recommended ranges of heights for each of these categories, based on the evidence provided in that study. The recommended ranges of shoulder heights for taller buildings begin at 6 storeys to reflect the generally low-rise nature of some</u></p>																

Ref	Page	Policy/Paragraph	Main Modification
			of the borough's built environment. Above that, the ranges reflect the distinction in architecture found between existing examples in the borough.
<b>MM122</b>		<b>New paragraphs</b>	<p><u>Sites identified in Local Plan 2 - Site Allocations will provide guidance as to whether they are appropriate for Reinforcement, Transition or Transformation. Where not specified in Local Plan 2 - Site Allocations, development proposals will be expected to determine which approach to character-led intensification is most appropriate given the character and context of the site under consideration. This will be subject to agreement with the Local Planning Authority, likely at pre-application stage, and will require clear and compelling justification.</u></p> <p><u>Height and Massing Strategies are an important tool used to justify the distribution of scale across a development proposal. As set out in Policy XX 'Building Heights', they should be led by positive design intentions such as marking a location of civic, cultural, or landmark importance, or providing appropriate enclosure to well-designed open spaces and public realm. Further guidance on the location, quality and composition of all buildings will be found in the Exemplar Design Supplementary Planning Document (SPD), area specific SPDs, design codes, masterplans and planning/development briefs and Area Frameworks.</u></p>
<b>MM123</b>	<b>139</b>	<b>58</b>	<p><b>Policy 58 - Residential Space Standards</b></p> <p>A. Proposals for new homes are required to meet the prescribed minimum internal space standards, as set out in Table 14.2;</p> <p>B. <del>Housing developments</del> All housing design should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings wherever possible. Single-aspect dwellings that are north facing, contain three or more bedrooms, or are exposed to noise levels with significant adverse effects on health and quality of life <del>should be avoided</del> will not be supported. Where single aspect homes are proposed, it should be demonstrated that they will have adequate passive ventilation, daylight and privacy, and avoid overheating;</p> <p>C. Proposals for new homes are required to meet the following external <u>amenity</u>space standards:</p> <p>i. Houses should provide a minimum of 50 sqm of private external amenityspace per dwelling;</p> <p>ii. One and two bed flats and maisonettes should provide a minimum of 10 <del>sq.m</del> <u>sqm</u> of external amenity space per dwelling. Flats and maisonettes <del>Homes</del> containing three bedrooms or more should provide a minimum of 10 <del>sq.m</del> <u>sqm</u> of external amenity space per dwelling plus an additional 1 <del>sq.m</del> <u>sqm</u> for each additional occupant. These external amenity space requirements should include <del>an element of private</del> <u>some private outdoor</u> amenity space for each dwelling, in the form of balconies, terraces and/or private gardens (including roof gardens). <del>Balconies, terraces and private gardens must be a minimum of 3 sqm to count towards</del> The remaining external amenity space requirements. <del>External amenity space requirements could also can include communal, landscaped amenity space in accordance with guidelines set out in the London Plan; - Communal amenity spaces must be a minimum of 50sq.m;</del></p>

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			<p><del>The most important design factors to consider with both private and communal are; ease of accessibility, allowing for the provision of good levels of sunlight penetration, security, shelter from wind and other environmental factors, and access to good levels of passive surveillance</del></p> <p><del>iii. Private external amenity spaces must be a minimum of 5 sqm and achieve a minimum depth and width of 1.5m;</del></p> <p><del>iv. The role and function of each external amenity space should be clear and the boundaries between different spaces should be clearly defined;</del></p> <p><del>v. All external amenity spaces should be well-designed, appropriately located and usable. External amenity space should not be steeply sloping, awkwardly shaped or very narrow;</del></p> <p><del>vii. Communal external amenity spaces must be a minimum of 50 sqm and should be easily accessible for to all residents of the development, regardless of tenure. Communal external amenity space can be provided in the form of roof gardens;</del></p> <p><del>viii. Wherever possible, family homes in apartment blocks should be located with good access to communal. The measurement of external amenity space and should allow oversight of children playing outside areas should exclude footpaths, driveways, and areas for vehicle circulation and parking;</del></p> <p><del>viii. Where external amenity space standards cannot be provided on-site, the Council may require financial contributions towards enhancing or upgrading the provision of local open space(s) in the vicinity of the development.; and</del></p> <p><del>ix. The calculation of external amenity space should exclude footpaths, driveways, and areas for vehicle circulation and parking.</del></p> <p><u>D.</u> <del>v.</del> All external amenity space should be well-designed, appropriately located and usable. External amenity space should not be steeply sloping, awkwardly shaped or very narrow. The role and function of each external amenity space should be clear and the boundaries between different spaces should be well defined. The most important design factors to consider with both private and communal external amenity spaces are:</p> <p><u>vi.</u> Ease of accessibility;</p> <p><u>vii.</u> Allowing for the provision of good <del>l</del> levels of sunlight penetration;</p> <p><u>viii.</u> Security;</p> <p><u>ix.</u> Shelter from wind and other environmental factors; and</p> <p><u>x.</u> <del>access to</del> Good levels of <u>natural</u>/passive surveillance;</p> <p><u>D E</u> Children's play areas should be provided in all developments containing 10 or more child bed spaces. A minimum of 10 sqm of playspace should be provided as per child (as per the London Plan and the Mayor's Providing for Children and Young People's Play and Informal Recreation <del>SPD</del> Supplementary Planning Guidance (SPG) (or equivalent)<sup>(41)</sup>). Where children's play space requirements cannot be provided on-site, the Council may require financial contributions towards enhancing or upgrading the provision of local play space(s) in the vicinity of the development.; <u>and</u></p>

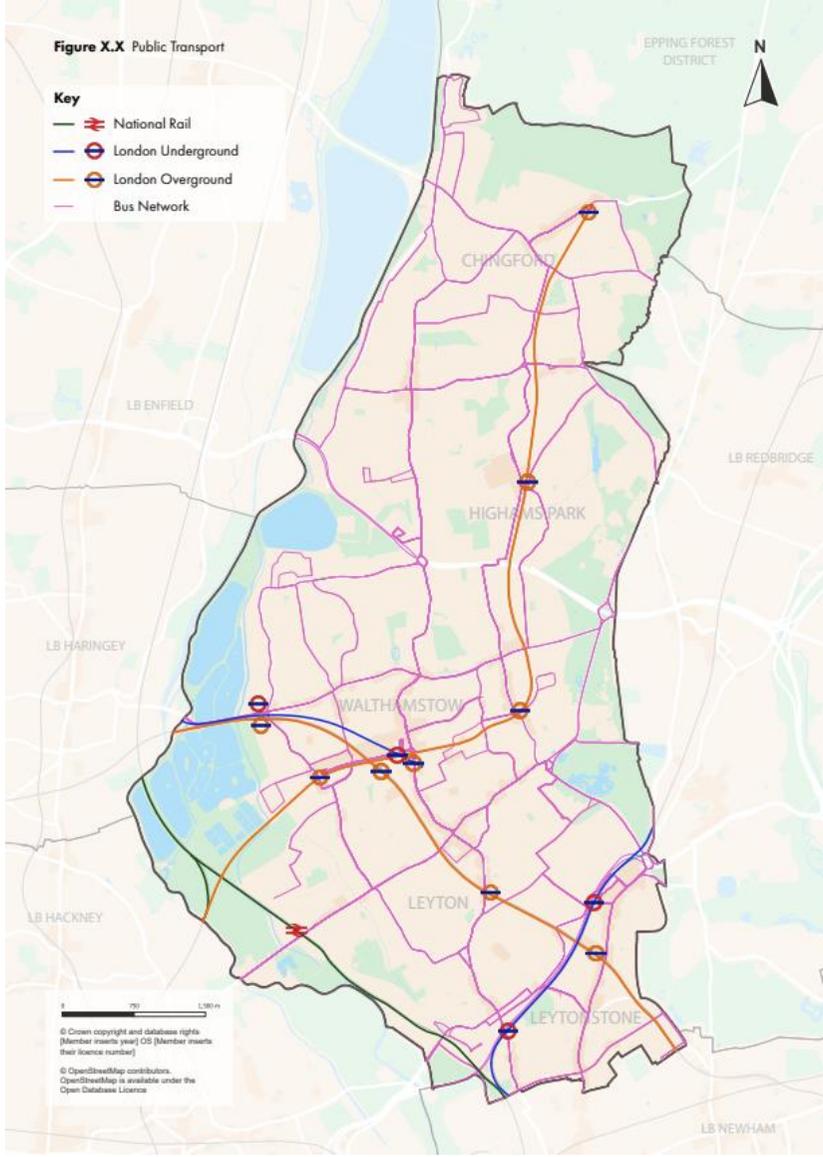
Ref	Page	Policy/Paragraph	Main Modification
			<p>F. vii. Wherever possible, family homes in apartment blocks should be located with good access to communal external amenity space and should allow oversight of children playing outside.</p>
MM124	139	<p><b>New paragraphs before 14.15</b></p>	<p><u>Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods, natural cross ventilation, a greater capacity to address overheating, pollution mitigation, a choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms. Single aspect dwellings are more difficult to ventilate naturally and are more likely to overheat, and therefore should be avoided. This Plan therefore supports and encourages the design of dual aspect homes wherever possible. Single aspect homes should be avoided in general, but this is particularly important in larger family homes, in homes with north facing aspects and in sensitive locations.</u></p> <p><u>Where single aspect homes are agreed to be unavoidable, their design must demonstrate that all habitable rooms and all kitchens are provided with adequate passive ventilation, privacy and daylight, and that their orientation will enhance the amenity enjoyed by occupants, including views out. It must also be demonstrated that they will avoid overheating without reliance on energy intensive mechanical cooling systems.</u></p>
MM125	140	59	<p><b>Policy 59- Amenity</b></p> <p>New development should respect the amenity of existing and future occupiers, neighbours and the surrounding area by:</p> <ul style="list-style-type: none"> <li>A. <u>Avoiding harmful impacts from overlooking, enclosure and/or the loss of privacy, outlook and daylight/sunlight to and from adjacent residential properties; and</u></li> <li>B. <u>Avoiding harmful impacts from poor microclimate conditions, air pollution, odour, noise and vibration and/or light pollution; and</u></li> <li>C. <u>Providing sufficient facilities for the storage, collection and disposal of refuse, considering the level and type of provision, its location, and any negative impacts it may have on visual amenity, access, health and security.</u></li> </ul>
MM126	140	60	<p><b>Policy 60 - <u>Making Places Safer and Designing Out Crime</u></b></p> <p>To improve community safety and cohesion <del>Waltham Forest</del> <u>the Council</u> will work with partners to:</p> <ul style="list-style-type: none"> <li>A. <u>Minimise opportunities for criminal behaviour by requiring all forms of new development to incorporate 'Designing out Crime' and Secured by Design principles, and require requiring all major developments to apply for development to</u></li> </ul>

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			<p><u>achieve</u> Secured By Design accreditation via the Secured by Design scheme;</p> <p>B. Co-ordinate land uses to minimise the likelihood of an increase in crime and disorder; <u>and</u></p> <p>C. Promote safer streets and public realm improvements throughout the <del>Borough</del> <u>borough</u>, where necessary in liaison with the Metropolitan Police <u>Designing out Crime Officers (DOCOs)</u>, Counter Terrorism Security Advisors (CTSAs), Traffic Management <del>Unit</del> <u>Unit</u> (TMU) and with the British Transport Police (BTP).</p>
MM127		61	<p><b><u>Policy 61 - Advertisements, Hoardings and Signage</u></b></p> <p>Proposals for advertisements, hoardings and signage should:</p> <p>A. Be well- integrated into the public realm, allowing for ease of pedestrian access, <u>and</u> highway safety, <u>and</u> avoiding <del>creating the creation of</del> street clutter;</p> <p>B. Complement the character, context and visual amenity of the surrounding area and not result in harm to the significance of heritage assets and their settings;</p> <p>C. Avoid negatively impacting any host building <u>and/or the surrounding local area</u> through visual dominance and overbearing impact;</p> <p>D. Avoid creating a proliferation of advertisements;</p> <p>E. Avoid interference to existing views from adjacent properties; and</p> <p>F. Avoid flashing illumination, both internally and externally, and minimise the impact of light pollution on adjacent properties.</p>
MM128	144	62	<p><b><u>Policy 62 - Promoting Sustainable Transport</u></b></p> <p><del>New All new</del> development will be <u>supported where it contributes</u> <del>expected to contribute</del> to the Council's objective to deliver more attractive, accessible, healthy and safe streets, places and neighbourhoods for all residents in Waltham Forest. <del>Planning permission will be granted for new development that:</del> <u>As such, development proposals will be supported where they:</u></p> <p>A. Create an environment where residents and visitors actively feel welcomed and choose to walk, cycle or use public</p>

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			<p>transport as part of their everyday life;</p> <p>B. Contribute towards enhancing streets to meet 'Healthy Streets' indicators across the public realm in the borough;</p> <p>C. Increase the <del>number</del> <u>proportion</u> of trips made by walking, cycling and public transport, and improve local connections and facilities for these modes, in line with Policy 63 'Active Travel' and Policy 64 'Public Transport';</p> <p>D. Improve the quality and resilience of the public realm, ensuring accessible and adaptable public space for people and activities from all walks of life;</p> <p>E. Create safe neighbourhood environments, including reducing road danger, improving personal security and meeting the Mayor of London's Transport Strategy objective for 'Vision Zero';</p> <p>F. Provide legible, prominent and coherent wayfinding for walking and cycling to <u>and through</u> strategic and local active travel networks, public transport hubs, amenities, schools and green spaces;</p> <p>G. Support permeability for active modes of travel, and prioritise road space for cycling, walking and public transport;</p> <p>H. Ensure neighbourhoods have good connections to public transport, in line with Policy 64 'Public Transport';</p> <p>I. <u>Deliver car-free development to reduce car dominance in terms of congestion and excessive parking on the street;</u></p> <p><del>I. Support car club development, cycle hires facilities and other sustainable transport initiatives, such as electric vehicle, charging infrastructure and pocket parks, in line with Policy 68 - Managing Vehicle Traffic and Policy 69 - Electric Vehicles (EV);</del></p> <p>J. <u>Support sustainable transport initiatives that reduce demand for car ownership such as: car club development; cycle hire facilities; local bus service improvements; electric vehicle charging infrastructure; and pocket parks, in line with Policy 68 - Managing Vehicle Traffic and Policy 69 - Electric Vehicles (EV); and</u></p> <p>K. <del>Reduce car dominance in terms of congestion and excessive parking on the street;</del> Improve air quality and <u>reduce</u> noise pollution by promoting sustainable transport initiatives; and reducing Nitrogen Oxide (NOx) emissions and exposure of vulnerable people to air pollution, in line <u>with Policy 90 'Air Pollution and Policy 65 'Development and Transport Impacts'.</u> <del>supporting paragraph 18.9 (Policy 90 - Air Pollution).</del></p>

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MM129	144	15.9	<p>The delivery of vibrant, healthy, liveable and safe <u>15 Minute Neighbourhoods</u>, meeting the Mayor of London's Transport Strategy aims, will increase <del>the active use of streets which is essential for the physical and mental well-being</del>. <del>The promotion of '20-minute neighbourhoods' will increase well-being benefits and physical activity and related well-being benefits amongst people who travel within Waltham Forest, including especially</del> the proportion of physically inactive adults in the Borough (26.6%), which is higher the London average (22%).</p>
MM130	146	63	<p><b>Policy 63 - Active Travel</b></p> <p>All new development will be expected to support a shift to active transport modes and encourage an increase in walking and cycling. Proposals will be expected to:</p> <p>Walking</p> <ul style="list-style-type: none"> <li>A. Improve the pedestrian environment by supporting high quality and safe public realms with facilities and amenities;</li> <li>B. Contribute towards the delivery of TfL's 'Liveable Neighbourhoods for all' programme and <u>the delivery of 15-Minute Neighbourhoods</u>, through enhancements to walking connections to local destinations, transport hubs and amenities;</li> <li>C. Maximise opportunities to increase permeability of the public realm in and around the development for people travelling by foot, bike or public transport;</li> <li>D. Provide <u>footpaths and footways that are wide enough</u> <del>footpath</del> for the number of people expected to use them and designed for vulnerable road users;</li> <li>E. Ensure that any improvements to access routes and/or green corridors would not result in adverse effects on the integrity of the Epping Forest Special Area of Conservation (<u>SAC</u>) and the Lee Valley Regional Park <u>Special Protection Area (SPA)</u>;</li> </ul> <p>Cycling</p> <ul style="list-style-type: none"> <li>F. Contribute <u>to</u>, and support the delivery of, high quality and safe strategic <u>and/or</u> local cycle networks in the borough, linked to public transport nodes, as well as public spaces, facilities and amenities;</li> <li>G. Ensure the provision of secure public and on-site cycle parking facilities for occupiers and visitors, that are compliant with <u>Waltham Forest Parking Standards, London Plan (2021)</u> requirements and London Cycling Design Standards</li> </ul>

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			<p>(LCDS), at prominent locations <u>within the development site</u>;</p> <p>H. Deliver accessible cycle parking and appropriate off-street storage for people using cargo bikes or adapted cycles, hand carts and for people who may not be able to lift bikes <del>(when include ground floor retail and take-away food outlets)</del> <u>(including ground floor retail and take-away food outlets)</u>;</p> <p>I. Provide well-designed, accessible facilities including prominent and well-located showers, changing rooms and lockers. The provision should be proportionate to the scale of development and cycle parking provided; <del>and</del></p> <p>J. Promote and contribute towards the introduction and expansion of cycle hire facilities or any other sustainable transport initiatives; <del>and</del>;</p> <p>K. Ensure that any improvements to access routes <u>and/or green corridors</u> would not result in adverse effects on the integrity of the Epping Forest Special Area of Conservation <u>(SAC)</u> and the Lee Valley Regional Park Special Protection Area (SPA).</p>
MM131	150	64	<p><b>Policy 64 - Public Transport</b></p> <p>The Council will ensure that development is properly integrated with the public transport network by:</p> <p>A. Working with TfL, Network Rail and other partners to <u>reopen the Meridian Line</u> and to facilitate improvements to public transport infrastructure (Bus, National Rail, Underground, or Overground network) with regard to capacity, provision of interchanges, step-free access <u>and the phased introduction of a fully electric bus fleet</u>;</p> <p>B. Ensuring connectivity and integration of the public transport network with other transport modes including walking, cycling within and outside the borough;</p> <p>C. Supporting public transport schemes that seek to improve connectivity to <del>local</del> areas with lower Public Transport Accessibility Level (PTAL); <del>in</del> <u>in line with Policy 96 'Infrastructure and Developer Contributions'</u>; <u>and</u></p> <p>D. Seeking <del>development</del> developer contributions towards enhancing public transport provision and infrastructure in order to mitigate <u>any</u> likely adverse impact of development.</p>

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MM132	152	Figure 15.3	 <p><b>Figure X.X Public Transport</b></p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>National Rail</li> <li>London Underground</li> <li>London Overground</li> <li>Bus Network</li> </ul> <p>The map displays the public transport network for the Walthamstow and Leyton area. It includes National Rail lines (green), London Underground lines (blue), London Overground lines (orange), and a dense Bus Network (purple). Key locations shown include Epping Forest District, Chingford, Highams Park, Walthamstow, Leyton, and Leytonstone. Surrounding Local Authorities (LB) are also labeled: LB Enfield, LB Redbridge, LB Haringey, LB Hackney, and LB Newham. A scale bar and copyright information are provided at the bottom left of the map.</p>

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MM133	153	65	<p><b>Policy 65 - Development and Transport Impacts</b></p> <p>To effectively assess the impacts of development <u>and</u> agree suitable mitigations and monitoring, <del>where appropriate development proposals</del> <u>major development proposals</u> should be submitted with the following documentation:</p> <ul style="list-style-type: none"> <li>A. A Transport Assessment (TA) showing how the development will contribute towards meeting local and London-wide transport objectives, <del>and detail identifying and mitigating development impacts, and detailing measures to achieve this (including street improvements, on-site facilities, and engagement);</del></li> <li>B. A site Travel Plan (TP) detailing how development will enable walking, cycling and public transport use amongst users, including agreed targets, implementation, <del>and funding, and monitoring regime(s) - all of which will be secured through</del> <u>Section 106 contributions along with the appropriate monitoring fee;</u></li> <li>C. A Construction Logistics Plan (CLP) setting out the potential impacts of construction traffic, and how this will be reduced. An Outline CLP should be submitted at application stage, followed by a Detailed CLP at the pre-construction phase, in line with Policy 67 - Construction Logistic Plans (CLPs); <u>and</u></li> <li>D. <u>A Delivery and Servicing Plan (DSP) detailing how the development will minimise the adverse impacts of deliveries, freight and servicing at both the construction and operational phases in accordance with Policy 66 ' - Deliveries, Freight and Servicing'.</u></li> </ul> <p><u>For minor development, the requirement for a TA, TP, CLP or DSP will be assessed on a case-by-case basis, having regard to the transport impacts of the development.</u></p>
MM134	153	15.24	<p>In order to fully assess the impacts of new developments on the transport network and to ensure development contributes to encourage walking, cycling and public transport use, Transport Assessments, Travel Plans <del>and</del>, Construction Logistics Plans <u>and Delivery and Servicing Plans</u> will be required in support of planning applications. These <del>should be submitted for all major developments and on a case-by-case basis for minor developments where there is no Controlled Parking Zone (CPZ) in place, servicing and deliveries are not possible within the red line boundary, and/or where the development will have a significant impact on the public highway.</del> <u>Draft Transport Assessments should be provided at the pre-application stage for all major schemes. These should be prepared in accordance with current best practice guidance, including the TfL's Healthy Streets Transport Assessment' (2019) along with the new Streetspace for London plan (2020), Travel Plan Guidance (2020), and Construction Logistics Plan Guidance (2020) (or relevant equivalents as this guidance is updated).</u></p>
MM135	153	New paragraph after 15.24	<p>The Department for Levelling Up, Housing and Communities (DLUHC) defines Travel Plans as long-term management strategies for integrating proposals for sustainable travel into the planning process. They are based on evidence of the</p>

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			<p><u>anticipated transport impacts of development (and will be used in line with monitoring indicators set out in Policy 97 'Monitoring Growth Targets' and set measures to promote and encourage sustainable travel (such as promoting walking and cycling). Travel Plan implementation is an ongoing process requiring regular monitoring review and adjustment to ensure agreed objectives are delivered. The borough is set to publish guidance on Travel Plans and monitoring requirements and once published all Travel Plans should be prepared in accordance with this guidance.</u></p>
MM136	153	66	<p><b>Policy 66 - Deliveries, Freight and Servicing</b></p> <p>All development within the borough should seek to minimise the adverse impacts of deliveries, freight and servicing <u>at both the construction and operational phases</u> by:</p> <ul style="list-style-type: none"> <li>A. Using sustainable transport initiatives and zero emission vehicles, such as cargo bikes and electric vehicles, for servicing trips and last mile deliveries;</li> <li>B. Reducing the number of freight, servicing and delivery trips to and from developments at the operational and construction phases;</li> <li>C. Managing freight and servicing by utilising local and area wide facilities to consolidate and time deliveries;</li> <li>D. Operating facilities and measures to reduce waste collection trips, such as consolidated waste collection for businesses, and underground waste storage;</li> <li>E. <del>Arranging deliveries outside of peak hours and in the evening or night time;</del> <u>Optimising the arrangement of deliveries outside of peak hours;</u></li> <li>F. Managing road danger resulting from freight and servicing vehicles by using suppliers that meet Fleet Operator Recognition Scheme (FORS) Silver standard; <u>and</u></li> <li>G. Where appropriate, promoting facilities to enable efficient online retailing and minimise additional freight trips arising from missed deliveries, including storage lockers or concierge services.</li> </ul> <p><u>A Delivery and Servicing Plan is required for all major development schemes and on a case-by-case basis for minor developments where there is no Controlled Parking Zone (CPZ) in place, servicing and deliveries are not possible within the red line boundary, and/or where the development will have a significant impact on the public highway.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM137	154	15.25	<p>When unmanaged, the movement of goods and servicing vehicles to and from developments can create significant impacts on local environments; including high levels of Heavy Goods Vehicles (HGVs), Light Commercial Vehicles (LCVs) and white van traffic, increased levels of air pollution, a reduction in road safety for vulnerable users, and experience of streets for those travelling actively. <del>Also</del> <u>Therefore</u>, developments should incorporate Delivery and Servicing Plans as part of scheme design, <del>and including operating hours, impact on public highway, monitoring and enforcement procedures to optimise the frequency and timing of delivery to the site and</del> submit these as part of planning applications process.</p>
MM138	154-155	67	<p><b>Policy 67 - Construction Logistic Plans (CLPs)</b></p> <p>To minimise the impact of construction logistics on the road network all new residential and commercial development in the borough should enable efficient and sustainable servicing and delivery of goods, waste and servicing activity to and from sites. Proposals should be supported by an Outline <u>Construction Logistics Plan (CLP)</u>, where appropriate, to satisfy the following requirements:</p> <ul style="list-style-type: none"> <li>A. Reduce the potential impact on the local community through a comprehensive and thorough risk assessment;</li> <li>B. Minimise construction traffic and manoeuvres that place other road users at risk by providing or ensuring safe routes to the site for construction traffic, and avoid <del>areas</del> <u>air quality sensitive areas (including roads within the Epping Forest Special Area of Conservation (SAC)) and areas with levels of vulnerable road users, including schools, town centres and areas with high density densities of pedestrians and cyclists people walking and cycling;</u></li> <li>C. Reduce construction traffic and manoeuvres in the main roads in order to minimise potential traffic congestion in town centres;</li> <li>D. <u>Through Delivery and Servicing Plans, Consolidate freight deliveries with other local and regional development sites or/or use using appropriate consolidation facilities by the incorporation of Delivery and Servicing Plans;</u></li> <li>E. Minimise road danger resulting from construction vehicles by using suppliers that meet Fleet Operator Recognition Scheme (FORS) Silver standard;</li> <li>F. Promote the use of safest vehicles <u>suitable for the site and its ground conditions</u>, including those that meet direct vision standards, and <del>use</del> <u>are fitted with enhanced vulnerable road user safety</u> features such as pedestrian and cyclist autonomous emergency braking, intelligent speed assistance and alcohol interlock systems;</li> <li>G. <del>Identify the suitability of the site and its ground conditions to enable the adoption of vehicles that are fitted with enhanced vulnerable road user safety features;</del></li> </ul> <p><u>Construction Logistics Plans will:</u></p>

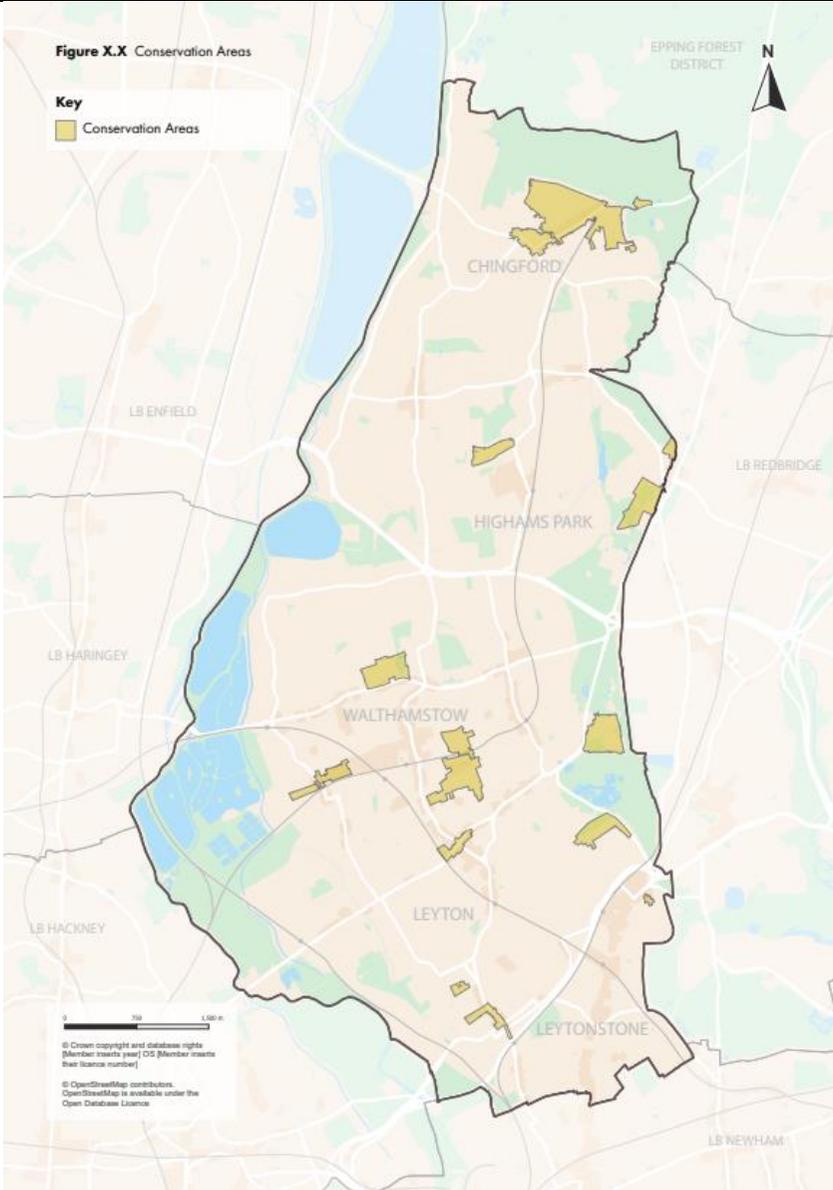
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			<p>G. <del>H.</del> Minimise impact on local transport network by <del>recognizing</del> <u>identifying opportunities for site delivery and collection management</u>, and locating all vehicle loading and unloading facilities within the boundary of major development;</p> <p>H. <del>I.</del> Be used as a monitoring tool to <del>ensure developments be adhered to</del> <u>are adhered, and will be reviewed and updated as necessary in line with the CLP</u> prior to the start of each new phase of construction;</p> <p>I. <del>J.</del> Be required prior to commencement of the development. <del>This</del> <u>They</u> will be required at sites that will or have the potential to <u>impact on the highway network, public transport services and/or sustainable transport, have difficult access and/or may affect nearby developments or surrounding residents; and</u></p> <p>J. <del>K.</del> <u>Be required to adhere to the CLP guidance and templates.</u></p>
MM139	156-158	68	<p><b>Policy 68 - Managing Vehicle Traffic</b></p> <p>In order to encourage and promote active and sustainable transport as the main means of travel in Waltham Forest, to improve air quality, improve personal health and well-being and respond to the Climate Emergency, all new residential developments (major and minor) in the borough should be car-free. Where car parking is required, the following considerations will apply:</p> <p>A. In the case of proposed developments in less well-connected areas, a robust Transport Assessment must be provided to justify the need for any deviation from car-free development, in line with London Plan policies <del>and paragraph 15.30;</del></p> <p>B. Proposals must not exceed <u>the</u> maximum parking standards set out in the London Plan and the Parking Standards included in Appendix 1 'Parking Standards' of this Plan. <u>For mixed use schemes, specific parking should be provided for different uses;-</u></p> <p>C. <u>Disability Discrimination Act compliant (DDA) (Blue Badge) Parking spaces should be provided for all developments, including car-free proposals in accordance with best practice standards, as set out in the London Plan and the Council parking standards Appendix 1 of this Plan;</u></p> <p>D. Parking or loading provision for essential operational or servicing needs must be justified through a Transport Assessment, in line with Policy 65 'Development and Transport Impacts';</p> <p>E. Where other car parking (including motorcycle parking) is exceptionally provided it must not exceed the London Plan and the <del>Council's</del> <u>parking standards set out in Appendix 1 of this Plan;</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>F. New development must incorporate designated spaces for deliveries within the boundaries of the development and provide Delivery and Servicing Plans which encourage provision for low-emission, consolidation and last mile delivery modes; in line with Policy <del>65</del> <u>66</u> 'Deliveries Freight and Servicing';</p> <p>G. Car Parking in new developments for GPs, health and educational facilities will be supported by following the Council's parking standards <u>set out in Appendix 1 of this Plan</u> and London Plan policies;</p> <p>H. Operational parking for business and industry uses will be permitted when need is clearly demonstrated within the Transport Assessment, and measures have been applied to minimise the number of vehicles, frequency and impact of trips. <u>All operational vehicles should be electric or meet the Euro Emissions Standards outlined by the Ultra Low Emission Zone (ULEZ) and operational parking should include infrastructure to support Electric Vehicle Charging;</u></p> <p><u>Parking Management</u></p> <p>I. <del>J.</del> Where parking is provided as part of a development, proposals must be supported with a Car Parking Management Plan detailing the mechanism for leasing spaces, the provision of disabled parking to meet future demand, and activation of passive electric charge points, <u>in accordance with the London Plan guidance on Parking Design and Management;</u></p> <p>J. <del>K.</del> Proposals must ensure that disabled parking spaces in residential developments are only used by Blue Badge holders who are occupiers of wheelchair accessible <del>units</del> <u>homes</u> in the development. Disabled spaces must not be sold off or leased to other residents;</p> <p>K. <del>L.</del> A car-free agreement within legal agreements will be required, restricting new residents from accessing parking permits within existing <u>Controlled Parking Zones (CPZs)</u> or ensuring future CPZs are in place before a development is occupied;</p> <p>L. <del>M.</del> Where roads in close proximity to the site are not managed, or <u>not</u> adequately managed by parking controls, appropriate financial contributions will be sought to secure the delivery of CPZs;</p> <p><u>Estate Regeneration</u></p> <p>M. <del>N.</del> Where car parking is re-provided as part of Council housing estate regeneration schemes, <u>car parking should proposals must be supported with a Car Parking Management Plan. The plan must outline how car parking will be</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>reduced to meet the minimum need of returning residents, <u>detail the mechanism for leasing spaces, the provision of Blue Badge parking to meet future demand, and specify activation of passive electric charge points, in accordance with the London Plan guidance on Parking Design and Management.</u> Where car parking exceeds Council parking standards, evidence of parking need should be provided;</p> <p>N. <del>Q.</del> Re-provided car parking spaces for existing residents should at no point be offered to new residents. <u>Therefore the Car Parking Management Plan should set out how spaces will be repurposed in the future such as for pocket parks, play spaces and additional cycle parking.</u></p> <p>O. <u>Car parking provision should be flexible for different users and adaptable for future repurposing to benefit the whole community.</u></p> <p><u>Car Clubs</u></p> <p>New development will be required to contribute to the borough's public car club network by:</p> <p>P. <del>Q.</del> Providing accessible spaces on site or contributions to deliver bays on-highway;</p> <p>Q. <del>P.</del> Encouraging residents to use the network <u>as an alternative to car ownership</u> with a free membership and active promotion;</p> <p>R. <del>Q.</del> Contributing to the monitoring of the schemes throughout Section 106 agreements, in line with Policy 96 'Infrastructure and Developer Contributions'.</p>
MM140	159	69	<p><b>Policy 69 - Electric Vehicles (EV)</b></p> <p>Where development provides car parking <del>or increased vehicles on borough roads</del> <u>through either re-provision or when car-parking has been justified through a Transport Assessment,</u> it should accelerate uptake of electric vehicles by:</p> <p>A. Providing infrastructure for electric vehicle charging, including a minimum of 20 <del>per cent</del> <u>%</u> of spaces to have active charging facilities <u>at the outset</u>, with passive provision for all remaining spaces;</p> <p>B. Demonstrating within Car Parking Management Plans how occupants using electric vehicle charge points will be charged fairly and consistently, and how the number of EV charge points will be increased to meet demand;</p> <p>C. Incentivising ownership and use of electric vehicles <u>through measures,</u> including <del>permitting only electric vehicles at new residential development,</del> reduced rate parking charges or leases for spaces, or subsidised electricity <u>in line with London Plan guidance;</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>D. Contributing to the borough's publicly accessible rapid charging and on-street charging network, especially where development is served by electric vehicles for taxis and deliveries and servicing.</p>
MM141	165	Strategic Objective	<p><u>Strategic Objective</u></p> <p><del>To ensure Waltham Forest's network of cultural, inclusive and sustainable neighbourhoods. Protect, enhance and celebrate their locally conserve and enhance the borough's historic environment, distinctive character and heritage for future generations to enjoy.</del></p>
MM142	166	72	<p><b>Policy 72 - Designated Heritage Assets</b></p> <p><u>Designated heritage assets will be conserved, and where possible enhanced, by:</u></p> <p>A. <del>The Council will ensure designated heritage assets are preserved and enhanced within the planning process, with</del> Applying a strong presumption in favour of retention and enhancement, to ensure the borough's history, identity and sense of place is protected and maintained for existing and future generations;</p> <p>B. <del>Requiring a A</del> heritage statement to <del>should</del> accompany all applications that affect designated heritage assets, clearly explaining the significance of the asset, how it will be <del>impacted</del> <u>affected</u> by the proposal, and providing clear and convincing justification for any change;</p> <p>C. <u>Giving great weight in the planning process to any harm to designated heritage assets and/or their settings, irrespective of whether this would amount to substantial harm, total loss, or less than substantial harm,</u> <del>will be given great weight in the planning process, and – all of which</del> will require clear and convincing justification;</p> <p>D. <u>Not permitting development proposals that would lead to either substantial harm to, or total loss of designated heritage assets or and their settings will not be permitted, unless it can be demonstrated that such harm the proposal is necessary to achieves substantial benefits which could not be delivered otherwise public benefits that outweigh that harm or loss,</u> or all of the following apply:</p> <ul style="list-style-type: none"> <li>i. The nature of the heritage asset prevents all reasonable uses of the site;</li> <li>i. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;</li> <li>ii. Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and</li> <li>iv. The harm or loss is outweighed by the benefit of bringing the site back into use;</li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p>E. <u>Not permitting development proposals that would lead to less than substantial harm to the significance of a designated heritage asset or and its setting will not be permitted, unless the public benefits of the proposal, including securing the optimum viable use of the site, outweigh the harm caused;</u></p> <p>F. <u>In cases where loss of a designated heritage asset may be justified in accordance with the above and national policy, only granting planning consent when acceptable plans for redevelopment have been agreed, and where all reasonable steps have been taken to ensure the new development will proceed after the loss has occurred;</u></p> <p><del>EG.</del> <u>Supporting proposals that sensitively and creatively bring designated heritage assets and/or their settings back into use whilst still maintaining their significance will be supported;</u></p> <p><del>GH.</del> <u>Where a Heritage assets that is Non-Designated, asset of but of archaeological interest is identified via desk based or field-based assessment work, and is assessed to be of demonstrably holds or potentially holds evidence of past human activity worthy of expert investigation at some point, and is demonstrated to be of equal significance to a scheduled monuments in the borough, treating it as a designated asset, - the asset will be subject to the conditions of this policy; and</u></p> <p><del>HI.</del> <u>Where a developer obligation is sought toward designated Heritage Assets, notably in cases of enabling development or conservation of archaeological assets, referring reference should be made to the Planning Obligations-Developer Contributions Supplementary Planning Document (SPD).</u></p>
MM143		16.5, 16.6 and 16.7	<p>National planning policy places a strong emphasis on the conservation of heritage assets appropriate to their significance. The greater the significance of a Designated Heritage Asset, the greater the presumption in favour of its conservation. This is irrespective of the degree of any potential harm that may be caused by a development proposal.</p> <p>The Council will look favourably on proposals that creatively and sensitively reuse and adapt heritage assets, especially those currently not in use or which are on the Heritage At Risk Register. <u>The Council recognises that in many cases the best use of a heritage asset will be the original use for which it was designed, and will support retention and reintroduction of these uses where possible.</u></p> <p>Not all of Waltham Forest's heritage is designated, and it is therefore important to recognise the value of our Non-Designated historic environment in planning for the future. Many buildings are of significance to the local environment, even though they may not be protected by law. <u>Therefore, a balanced judgement considering the scale of harm and the significance of the asset in question is required for development proposals affecting non-designated heritage assets.</u></p>

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MM144	168	Figure 16.1	<p><b>Figure X.X Conservation Areas</b></p> <p><b>Key</b>   Conservation Areas</p>  <p>© Crown copyright and database rights  (Maps from Ordnance Survey) (OS) (Mapbox) (Mapbox)  (OS) (Mapbox) (Mapbox)</p> <p>© OpenStreetMap contributors  OpenStreetMap is available under the  Open Database License</p>

Ref	Page	Policy/Paragraph	Main Modification
MM145	169	73	<p><b>Policy 73 - Listed Buildings</b></p> <p>A. All proposals for listed buildings and their settings will be expected to <del>conserve and enhance their appearance and significance</del> <u>conserve the building, its setting and any features of special architectural or historic interest, and where possible, enhance the significance of the asset;</u></p> <p>B. Reinstatement <u>and repair</u> of historic building elements (e.g. roof coverings, rainwater and soil goods, windows and doors) should be carried out using traditional, historic or original material, employing specialist advice and craftsmanship <u>where appropriate;</u></p> <p>C. Extensions to listed buildings and new development within the <del>setting curtilage</del> of listed buildings should:</p> <ul style="list-style-type: none"> <li>i. <del>Be subservient to the host historic</del> <u>Respect the listed</u> building in terms of location, floor area, height, massing and scale;</li> <li>i. <u>Respect the listed</u> <del>host historic</del> building in terms of design, materials and detailing;</li> <li>ii. <u>Respect the unity and/or historic relationship</u> of groups of buildings (e.g. terraces) and the settings <del>of nearby buildings</del> <u>of other heritage assets nearby;</u> and</li> <li>iv. <u>Respect the historic character and extent of the curtilage of the listed building</u> in relation to the amount of garden or other open space <u>provided or retained.</u></li> </ul> <p>D. Proposals for the change of use of a listed building will <del>only be supported</del> <u>permitted</u> where it can be demonstrated that the proposed use <del>is the optimum viable use, which causes the least harm, including any required works to the building, would have a neutral or positive effect on the significance of the building and its setting and secures its long term viability</del> <u>designated heritage asset. Where a proposed change of use would lead to less than substantial harm to significance, this should be weighed against any public benefits that might outweigh the harm, and where appropriate secure the optimum viable use of the building (see Policy 72 Designated Heritage Assets). Proposals that sensitively reuse listed buildings where the original use has ceased and is no longer viable, and conserve their heritage significance, will be looked on favourably;</u></p> <p>E. Proposals <del>for the demolition of</del> <u>leading to substantial harm to</u> listed buildings will only be permitted in exceptional circumstances, as set out in Policy 72 clause D. <del>The fact a</del> <u>A listed building having fallen into disrepair or having become partially or wholly derelict will not in itself be sufficient reason to permit its demolition or any substantial harm</u></p>

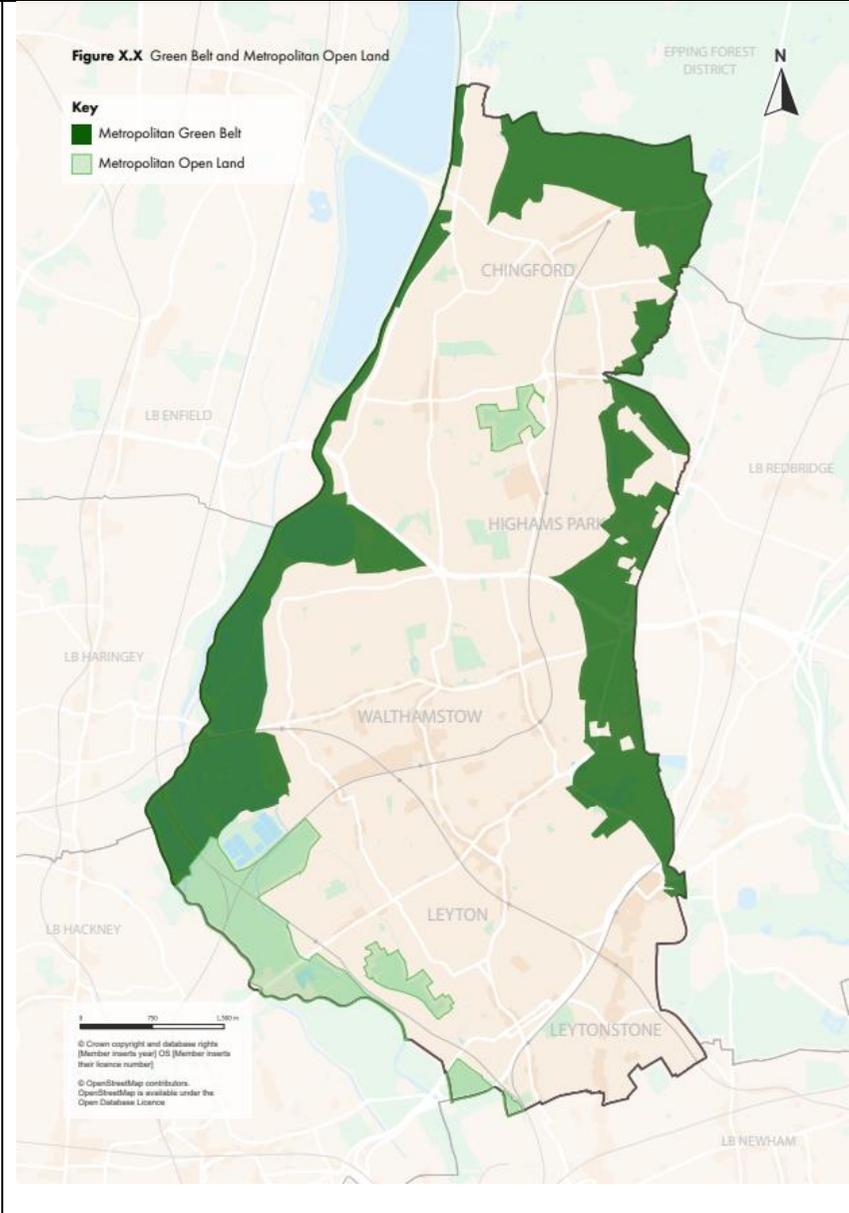
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			<p>to its special interest or <u>significance</u>; and</p> <p>F. The Council will continue to work with Historic England in identifying listed buildings and structures that merit inclusion on the Heritage at Risk Register. Where such buildings are identified, the Council will work proactively with owners and other bodies to facilitate their successful <u>conservation</u> <del>restoration</del> and reuse, consistent with their heritage <u>significance value</u> and special interest.</p>
MM146	171	74	<p><b>Policy 74 - Conservation Areas</b></p> <p>In order to preserve or enhance the borough's conservation areas, including their respective significance, character, <u>or appearances and settings</u>, the Council will.;</p> <p>A. <del>Permit development which preserves or enhances</del> <u>All proposals within conservation areas will be expected to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Any harm to the significance of a conservation area, including from development within its setting, will require clear and convincing justification;</u></p> <p><del>B. Only permit the demolition of any building in a conservation area where it is clear that this would not have an adverse effect on the character or appearance of the area. In cases where demolition may be justified in accordance with national policy, consent to demolish will be given only when acceptable plans for redevelopment have been agreed;</del></p> <p>B. <del>Use Article 4 directions to raise awareness of good conservation practice and encourage property owners to implement appropriate improvements to properties and other heritage assets which preserve or enhance the character of conservation areas; Where appropriate, Article 4 Directions will be used to protect local amenity so as to preserve or, where possible, enhance the character or appearance of the borough's conservation areas;</del></p> <p><del>DC. Preserve</del> <u>Any tree which contributes to the character of the conservation area will be protected, as per Policy 82 'Trees';</u></p> <p><del>ED. The Council will identify and designate, where appropriate and with public consultation, new conservation areas in the borough</del> <u>where appropriate, with public consultation; and</u></p> <p><del>FE. Appraise and reassess the borough's existing conservation areas, periodically reviewing character appraisals and management plan documents; and</del>  <u>The Council will Appraise and reassess the borough's existing conservation areas, periodically reviewing including periodic review of character appraisals and management plan documents.; and</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p><del>G. Where a developer obligation is sought toward Conservation, reference should be made to the Planning Obligations SPD.</del></p>
MM147	172	75	<p><b>Policy 75 - Archaeological Assets and Archaeological Priority Areas</b></p> <p>Proposals which affect Archaeological Assets and Archaeological Priority <del>Zones</del> <u>Areas</u> will be supported where they provide:</p> <p>A. Details of measures that will protect and, where appropriate better reveal, remains of archaeological importance by ensuring acceptable methods are used, proportionate to the significance of the asset. This will include <del>preserving</del> <u>conservation of the asset and its setting, including physical preservation in situ where appropriate;</u></p> <p>B. Desk-based assessments will be required for <u>all proposals within designated Tier 1 Archaeological Priority Zones Areas and for applications for major development in Tier 2 Archaeological Priority Areas</u> to evaluate impacts on any below ground archaeology. Further investigation works, including trial pits, may also be required;</p> <p>C. In cases where loss of the asset is justified in accordance with national policy, the remains should be appropriately recorded, assessed, analysed, disseminated and the archive deposited;</p> <p>D. Investigations of Non-Designated heritage assets of archaeological interest that fall either inside or outside of the identified and reviewed Archaeological Priority <del>Zones</del> <u>Areas</u>, that hold or potentially hold evidence of past human activity, <del>will be assessed by archaeological experts; and should be undertaken by the developer, and the Council will draw on appropriate advice from archaeological experts to assess the results.</del></p> <p><del>E. Where a developer obligation is sought toward Heritage Assets, reference should be made to the Planning Obligations SPD.</del></p>
MM148	173	76	<p><b>Policy 76 - Non-Designated Heritage Assets</b></p> <p>A. Non-Designated heritage assets (<u>including Locally Listed Heritage Assets – see Policy 77 'Locally Listed Heritage Assets'</u>) and <u>their settings</u> will be protected and conserved appropriate to their significance, with a strong presumption in favour of their retention and <del>sympathetic maintenance</del>, and <u>where possible their enhancement;</u> and</p> <p>B. Substantial harm to and complete loss of Non-Designated heritage assets will <del>not</del> <u>only be supported in exceptional</u></p>

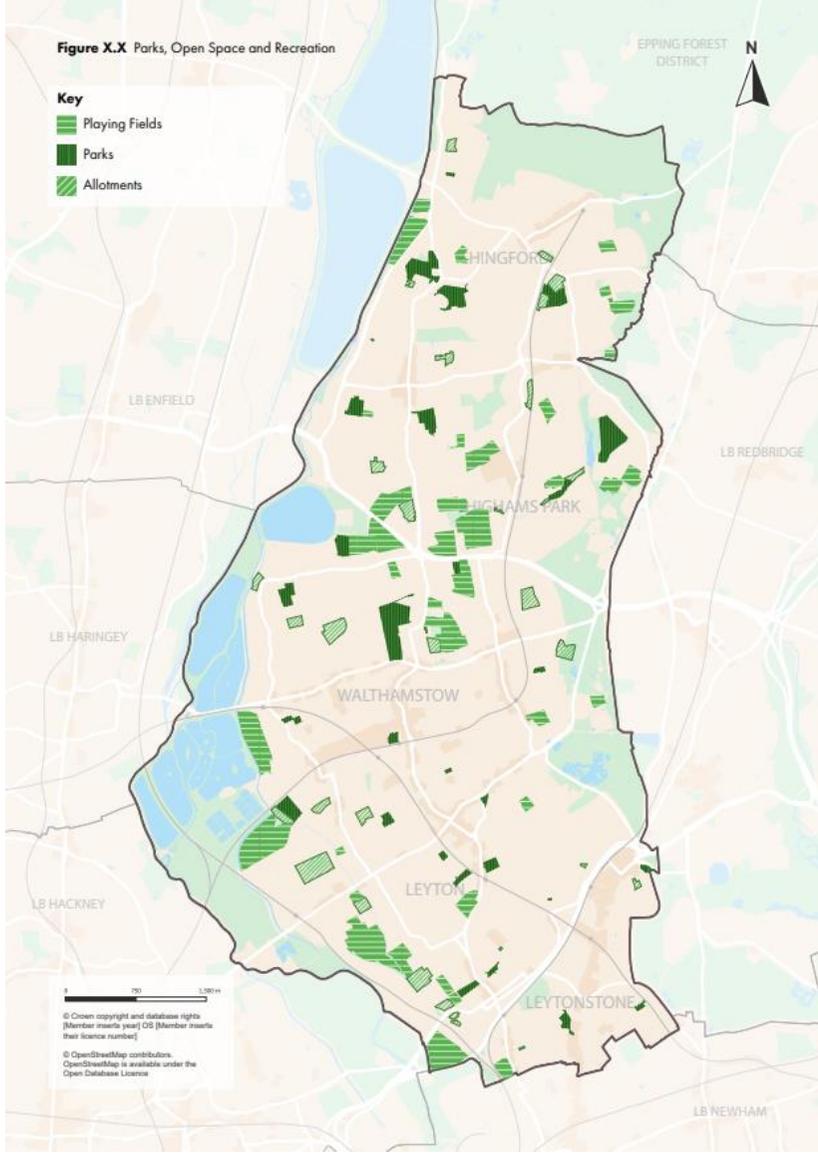
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			<p><u>circumstances, and will require clear and convincing justification and evidence as to why the Non-Designated heritage asset cannot be retained or repurposed.</u></p>
MM149	174	77	<p><b><u>Policy 77 - Locally Listed Buildings Heritage Assets</u></b></p> <p>A. The Council will seek to protect and retain locally listed <del>buildings-heritage assets and where appropriate their settings</del>, recognising their <u>archaeological, architectural, artistic and historic interest that makes them significant to the borough;</u></p> <p>B. <del>Substantial harm to and complete Total</del> loss of locally listed <del>buildings-heritage assets will only be supported in exceptional circumstances, and will require -strongly resisted, with clear and robust justification required for demolition;- convincing justification and evidence as to why the locally listed heritage asset cannot be retained or repurposed;</del></p> <p>C. Alterations or extensions to locally listed <del>buildings-heritage assets</del> will be expected to achieve a high standard of design, paying close attention to the <u>significance special interest of the locally listed building asset and its setting; and</u></p> <p>D. All parks and landscaped public gardens will be retained, and development proposals will only be <u>acceptable supported where they are ancillary to the open space use and respect its inherent character. Development proposals should demonstrate that there will be no adverse impacts to the setting or visual appearance of historic parks and gardens.- In assessing development proposals to parks and landscaped public gardens a balanced judgement will be taken, having regard to the scale of any harm or loss and the significance of the asset.</u></p>
MM150	174	78	<p><b><u>Policy 78 - Highams Area of Special Character</u></b></p> <p><del>A. The Council recognises that</del> <u>The Highams Area of Special Character has local architectural and historic significance that merits consideration, and where planning permission is required, appropriate protection in the planning process.</u></p> <p>A. <del>B.-</del>Development proposals will be expected to pay close attention to the area's defined character, making use of appropriate materials; <u>and</u></p> <p>B. <u>Applicants should refer to the Article 4 Direction for the Highams Area of Special Character when preparing a planning application within the estate.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM151	177	79	<p><b>Policy 79 - Green Infrastructure and the Natural Environment</b></p> <p><del>Proposals will be supported where they contribute to:</del></p> <p>A. <del>The preservation and enhancement of</del> <u>Proposals will only be supported where they preserve and enhance green and blue infrastructure and access to open spaces by:</u></p> <ul style="list-style-type: none"> <li>i. <del>Protecting Green Belt and Metropolitan Open Land (MOL) and other open space of designated importance from inappropriate development and improving active access for pedestrians and cyclists walking and cycling where appropriate;</del></li> <li>ii. <del>Delivering development and regeneration activity principally through the use of brownfield land and buildings;</del> <u>and</u></li> <li>iii. <u>Delivering the principles, strategies, investment and interventions set out in the Green and Blue Spaces Supplementary Planning Document (SPD).</u></li> </ul> <p>B. <del>In the event that development proposals are allowed in exceptional</del> <u>very special</u> circumstances in Green Belt or MOL within the meaning of national policy and the London Plan, they should:</p> <ul style="list-style-type: none"> <li>A. <del>Implement a high an exemplar</del> <u>standard of design in accordance with the principles set out in Chapter 7 (Creating High Quality Places);</u></li> <li>B. <del>Complement and improve the quality of existing open space uses and landscaping;</del></li> <li>C. <del>Enhance the green and blue</del> <u>infrastructure network through better connectivity and the creation of new open spaces whilst also conserving their its natural and historic value;</u></li> <li>D. <del>Establish and/or extend the borough's Greenways, and Green Corridors and provide landscaping along transport routes where possible; and</del></li> <li>E. <u>Design new New</u> development adjacent to existing Green Chains and Green Corridors <del>must be designed</del> <u>in a way that contributes positively towards the green infrastructure network.</u></li> <li>F. <del>New development must be designed to maximise opportunities for urban greening through appropriate landscaping schemes and planting of trees.</del></li> </ul> <p>C. <u>All major development must be designed to maximise opportunities for Urban Greening (as defined within London Plan (2021) Policy G5) through appropriate landscaping schemes and planting of trees.</u></p> <p>D. <del>All D</del> <u>development proposals should enhance the value of existing open spaces by:</u></p> <ul style="list-style-type: none"> <li>i. <del>Responding to the character and significance of the space;</del></li> <li>ii. <del>Optimising physical and visual access between development and open space; and</del></li> <li>iii. <del>Increasing biodiversity value.</del></li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p><del>DE</del>. New high quality and usable open spaces and/or landscape infrastructure must be provided in major new developments. Where new development cannot contribute to usable open space provision or landscaping on-site, or provision is deemed insufficient to the scale and nature of the development, financial contributions will be sought for the ongoing maintenance of public open space.</p> <p><del>EF</del>. Proposals for new areas of open space and landscape provision must be accompanied by a maintenance plan for adopted and non-adopted areas as a requirement of planning permission to ensure their long-term successful establishment.</p> <p><del>FG</del>. Any improvements to access routes or green corridors should not result in any adverse effects on the integrity of the Epping Forest Special Area of Conservation <u>(see Policy 83 'The Epping Forest and the Epping Forest Special Area of Conservation')</u>.</p>
<b>MM152</b>	<b>179</b>	<b>17.12</b>	<p>The projected growth in population and housing demand increases the importance of improving the provision of accessible open spaces, especially in areas of deficiency. Accordingly all <del>developments that create five or more units</del> major development will need to submit an ecology report which will use the Mayor's Urban Greening Factor (UGF) to demonstrate that the development aims to exceed the Mayor of London's minimum UGF score of <del>four</del>. <del>Full justification will be required where open space or landscape infrastructure cannot be provided on-site</del> <u>0.4 for residential development and 0.3 for predominately commercial development (excluding B2 and B8 uses)</u>.</p>
<b>MM153</b>	<b>179</b>	<b>17.13</b>	<p><u>Full justification will be required where sufficient open space or landscape infrastructure cannot be provided on-site</u>. In these circumstances, the Council may require financial contributions in order to enhance or upgrade the provision of local open space(s) in the vicinity of the development, in accordance with the Council's <u>Planning Obligations Developer Contributions Supplementary Planning Document (SPD)</u>.</p> <p>Effective maintenance is essential where open spaces and landscape infrastructure is provided, and development which benefits from its proximity to public open space should contribute to its ongoing maintenance. Where new open space is provided on-site as part of new developments, its design, integration with existing development and ongoing maintenance should be carefully considered at an early stage to ensure maximum benefits and unnecessary delays to provision are avoided.</p>

Ref	Page	Policy/Paragraph	Main Modification
MM154	180	Figure 17.1	 <p><b>Figure X.X Green Belt and Metropolitan Open Land</b></p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Metropolitan Green Belt</li> <li>Metropolitan Open Land</li> </ul> <p>The map shows the Metropolitan Green Belt (dark green) and Metropolitan Open Land (light green) surrounding the Waltham Forest area. The Green Belt is a large, irregularly shaped area that encloses the urban areas of Chingford, Highams Park, Walthamstow, Leyton, and Leytonstone. The Open Land is scattered throughout the area, particularly in the northern and eastern parts. The map also shows the surrounding Local Authorities: LB Enfield, LB Haringey, LB Hackney, LB Redbridge, and LB Newham. A north arrow and a scale bar (0 to 1,500m) are included. Copyright information for Crown and OpenStreetMap is provided at the bottom left.</p>

Ref	Page	Policy/Paragraph	Main Modification
MM155	181	80	<p><b>Policy 80 - Parks, Open Spaces and Recreation</b></p> <p>Existing parks and open spaces will be preserved and enhanced, and access for leisure, sporting activity and recreation across the borough <u>will be</u> improved by:</p> <p>A. Ensuring adequate provision, protection, enhancement and quality of play and recreational spaces, indoor and outdoor sports facilities and parks for all sections and age groups of the community;</p> <p>B. Preserving the existing level of provision of playing pitches, in line with any future review, in accordance with <u>the Council's Playing Pitch Strategy</u>;</p> <p>C. Ensuring that all parks within the <del>Borough</del> <u>borough</u> will be enhanced and retained in accordance with the Councils ' Parks and Open Spaces Strategy and Green and Blue Spaces Supplementary Planning Document (SPD)'. Development proposals <u>in parks and open spaces</u> will only be acceptable where they are ancillary to the open space use and its inherent character. In addition and where relevant, proposals must demonstrate that <del>there are</del> <u>they would have</u> no adverse impacts to the setting or visual appearance of the <del>historic parks and gardens, and the ecological value of open spaces</del> <u>park or open space, its heritage significance and/or its ecological value</u>;</p> <p>D. Expecting residential and mixed use proposals to contribute to the provision of high quality and accessible exercise, play and recreational facilities either on or off -site, based on child yields in accordance with the Mayor of London's current standards;</p> <p>E. <del>Expecting</del> <u>Refusing planning permission for schemes which would result in a net loss of open space or sports facilities and requiring proposals for new development to provide new, and/or contribute to enhancing</u> <u>enhancing</u> the quality of <u>existing</u> open spaces, indoor/outdoor sports facilities, playing pitches and/or their associated ancillary facilities and access,; taking account of priorities set out in the Council's Playing Pitch Strategy <sup>(62)</sup> where appropriate;</p> <p>F. Requiring the submission of management and maintenance plans as a requirement of planning permission for all new sports and recreation facilities <del>provided</del>;</p> <p>G. Encouraging opportunities to provide ancillary facilities to enhance the attractiveness and experience of using open spaces, such as cafes, toilets and baby changing facilities; and</p> <p>H. Where sports facilities or multi-functional spaces are provided in school facilities, the Council will seek to secure community benefits through sharing schemes and joint user agreements in alignment with <del>Paragraph 12.40</del> <u>Policy 48 'Social and Community Infrastructure'</u>.</p> <p>Further guidance will be set out in the Green and Blue Spaces Supplementary Planning Document (SPD).</p>

Ref	Page	Policy/Paragraph	Main Modification
MM156	184	Figure 17.2	 <p><b>Figure X.X Parks, Open Space and Recreation</b></p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Playing Fields</li> <li>Parks</li> <li>Allotments</li> </ul> <p>The map displays the Waltham Forest area, including Walthamstow, Leyton, and Leytonstone. It shows the distribution of playing fields, parks, and allotments across the district. Surrounding areas like Epping Forest District, LB Enfield, LB Haringey, LB Hackney, and LB Newham are also labeled. A north arrow and a scale bar are included in the map's metadata.</p> <p>© Crown copyright and database rights (Member inserts year) OS (Member inserts their licence number)  © OpenStreetMap contributors. OpenStreetMap is available under the Open Database Licence</p>

Ref	Page	Policy/Paragraph	Main Modification
MM157	185	81	<p><b>Policy 81 - Biodiversity and Geodiversity</b></p> <p>Proposals should seek to protect and enhance biodiversity and geodiversity resources in the borough <u>and achieve biodiversity net gain</u> and <del>will ensure that by:</del></p> <p>A. <del>All development should maximise</del> <u>Maximising</u> opportunities to create new, or make improvements to existing, natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network, <u>and contributing to the Local Nature Recovery Strategy;</u></p> <p>B. <del>All major development proposals are required to include</del> <u>Undertaking</u> a biodiversity survey of the site <u>and submitting it in support of all major planning applications;</u></p> <p>C. <del>Where there are existing biodiversity resources either on-site or in the vicinity of a development site, the developer must provide measures for their retention, the integration of existing wildlife habitats and features, and their restoration and enhancement where appropriate. Where retention, restoration or enhancement measures are not considered possible, mitigation and compensation measures which promote the principle of net gain in line with NPPF para 174 should be clearly set out with supporting evidence for their effectiveness and relevance in relation to supporting the specific biodiversity value of the borough and its key international sites</del> <u>Avoiding and minimising the impacts of development on biodiversity in accordance with the London Plan mitigation hierarchy;</u></p> <p>D. <u>Demonstrating a minimum 10% biodiversity net gain using the Defra Biodiversity Metric 2.0 (or subsequent version), even where development proposals do not result in biodiversity loss;</u></p> <p>E. <u>Preparing a long-term monitoring and maintenance plan for biodiversity and habitat proposals for a minimum period of 30 years, including both on- and off-site measures;</u></p> <p>F. <u>Demonstrating that any off-site measures proposed seek to enhance locally important priorities with reference to the Green and Blue Spaces Supplementary Planning Document (SPD) ;</u></p> <p>G. <del>D. Where opportunities arise, development proposals should seek to provide measures to support species and habitats through the use of landscaping on or adjacent to buildings. This may involve the inclusion of living roofs and walls or other measures which provide space for species to nest, roost or hibernate;</del> <u>Providing measures to support species and habitats through the use of landscaping on or adjacent to buildings. This may involve the inclusion of living roofs and walls and other measures (such as bird boxes) which provide space for species to nest, roost or hibernate.</u></p> <p>H. <del>E. Where vacant or derelict land is awaiting redevelopment and has some value for nature conservation, the Council will expect it to be protected on a temporary basis;</del> <u>Temporarily protecting vacant or derelict land awaiting redevelopment that has some value for nature conservation.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>I. <del>F. Development proposals will be expected to improve</del> <u>Improving sensitive public access to areas of nature conservation (where appropriate), especially in areas of deficiency;</u></p> <p>J. <del>G. An arboricultural report must be submitted</del> <u>Submitting an arboricultural report at the planning application stage where a development proposal will impact on trees (See Policy 82 'Trees');</u></p> <p>K. <del>H. Development proposals should</del> <u>Protecting and enhancing the nature conservation or geological interest of nationally important wildlife sites as shown on the Policies Map. Development proposals will not normally be granted planning permission where they pose adverse direct or indirect effects on the biodiversity or nature conservation value of any land or area within the identified Sites of Special Scientific Interest (SSSI), Sites of Importance to Nature Conservation (SINC), Special Areas of Conservation (SAC), Ramsar sites, or Special Protection Areas (SPA) without appropriate mitigation measures in place prior to development. These sites are shown on the Policies Map and include but are not limited to the Walthamstow Reservoirs Special Protection Area, Walthamstow Wetlands and Walthamstow Marshes Sites of Special Scientific Interest and Epping Forest SAC;</u></p> <p><del>I. Development on or nearby to Walthamstow Reservoirs Special Protection Area, Walthamstow Wetlands and Walthamstow Marshes Sites of Special Scientific Interest must not have a detrimental impact on the biodiversity or nature conservation value of the site. Development may only be permitted where appropriate mitigation or compensatory measures are put in place;</del></p> <p><del>J. Development proposals which would cause harm to a designated site with geodiversity value will not be permitted unless any damaging impacts can be prevented by appropriate mitigation measures.</del></p> <p>L. <del>K. Development proposals which would affect a designated site with geodiversity value should seek to retain, restore and enhance the geological interest where possible. Retaining, restoring and enhancing features of geological interest on sites designated for their geodiversity value. Development proposals which would cause harm to a site designated for its geodiversity value will be resisted unless any damaging impacts can be prevented by appropriate mitigation measures.</del></p>
MM158	187	17.23	<p>Policy G5 of the <del>The Draft</del> London Plan (<del>Policy G5</del>) promotes the importance of sustainable urban greening as a fundamental element of site and building design proposals . This may include the incorporation of living roofs and walls or spaces for species to nest, roost or hibernate. <u>Examples include the installation of Swift bricks and bird/bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat.</u> This is especially important in order to protect species or mitigate against any unavoidable loss, such as at brownfield sites. As well as providing a valuable habitat, landscaping serves to reduce the urban heat island effect created by climate change. In accordance with the Climate Change Strategy Action Plan, climate change tolerant species and/or native species are preferable in landscaping schemes. For developments of 10 <del>units</del> homes and above, developers will be encouraged to exceed the Urban Greening Factor targets</p>

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			<p>scores set out in Policy <del>G6</del> <u>G5</u> of the Draft London Plan (2021). As the Local Plan progresses, updated UGF targets specific to the borough may be developed into a Supplementary Planning Document which provide further details on the soft landscaping approach that the Council is promoting in new development. (policies 79 – 80) <u>Further guidance will be provided in the Green and Blue Spaces Supplementary Planning Document (SPD).</u></p>
MM159	188	82	<p><b>Policy 82- Trees</b></p> <p>A. Development proposals must retain and protect significant existing trees, including:</p> <ul style="list-style-type: none"> <li><del>i. Those designated with Tree Preservation Orders (TPOs);</del></li> <li><del>ii. Those which contribute to the heritage significance of Conservation Areas;</del> <ul style="list-style-type: none"> <li>i. Those with high amenity value and those which have scope for screening other properties/features; <u>and</u></li> <li>ii. Veteran, ancient and notable trees.</li> </ul> </li> </ul> <p>B. Development proposals will only be supported where they:</p> <ul style="list-style-type: none"> <li>i. Take particular account of existing trees on the site and on adjoining land;</li> <li>ii. Retain trees of significant amenity, historic or ecological/habitat conservation value;</li> <li>iii. Would not give rise to any threat, immediate or long term, to the continued well-being of trees of significant amenity, historic or ecological/habitat conservation value;</li> <li>iv. Demonstrate that retained trees can be satisfactorily protected from construction impacts and site works; <u>and</u></li> <li>v. Positively integrate retained trees as part of a well-considered, sustainable soft landscaping scheme.</li> </ul> <p>C. In exceptional circumstances, and only where sufficient evidence is provided to justify their loss, significant existing trees may be removed. In these instances, development proposals will only be supported where they:</p> <ul style="list-style-type: none"> <li>i. Re-provide the amenity, canopy, habitat and biomass of the existing trees through the planting of significant mature trees within the proposed scheme; <u>or</u></li> </ul>

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			<p>ii. Calculate the full <del>CAVAT value of any trees lost and make appropriate mitigating financial contributions, which will be redirected towards local green infrastructure provision</del> <u>Capital Asset Value for Amenity Trees (CAVAT) value of any trees lost and make appropriate mitigating financial contributions, which will be redirected towards local green infrastructure provision</u> as set out in the <del>Planning Obligations SPD</del> <u>Green and Blue Spaces and Developer Contributions Supplementary Planning Document (SPDs)</u>.</p>
MM160	189	New paragraph	<p><u>Any proposal that requires the removal of a significant tree to occasion development will require robust justification. The Council will resist the unsubstituted loss of trees and there is a general presumption towards retention, backed up by appropriate protection. Typically, the more prominent the tree the greater the likelihood it should be protected and retained. Where exceptional circumstances as referred to above arise, the council will expect a strong written justification by a suitably qualified individual, based upon and accompanied by the requisite standard of current evidence in support of the proposed tree removal.</u></p>
MM161	193	83	<p><b>Policy 83 -The Epping Forest and the Epping Forest Special Area of Conservation</b></p> <p><del>The</del> <u>In line with the Waltham Forest Green and Blue Spaces Supplementary Planning Document (SPD), the Council will protect and enhance the natural environment of the Epping Forest and its Special Area of Conservation (SAC) and seek to ensure that development proposals contribute to the <u>avoidance and mitigation</u> of adverse recreational and <del>air quality</del> <u>urban</u> effects on the SAC by ensuring <u>that</u>:</u></p> <p><del>A. All new development within (6km) of the boundary of the Epping Forest SAC (see Map) likely to have a significant effect on the integrity of the Epping Forest Special Area of Conservation (SAC), either alone or in combination with other plans or projects, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects through contribution to the mitigation of recreational and air quality impacts on the Epping Forest SAC as follows:</del></p> <p><del>i. Developments of 1-10 residential units will be expected to provide measures to ensure that the development provides maximum ecological benefit on the site in line with the requirements of Policy 86;</del></p> <p><del>ii. Developments of 10 – 99 units will be required to contribute to SAMMs (Strategic Access Monitoring and Management Strategy) in addition to the above and in line with the mitigation measures agreed with the Conservators of Epping Forest and partner local authorities. These will be set out in the Council's Mitigating the Impact of Development on SAC/SPA SPD;</del></p> <p><del>iii. Developments of 100+ units within the borough will be required to contribute to the mitigation of development impacts on the SAC via the provision of SANGS (Suitable Alternative Natural Green Space) as set out in the Council's Mitigating the Impact of Development on SAC/SPA SPD; Development proposals affecting Epping Forest should be sensitive</del></p>

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			<p><del>and proportionate, delivering enhancements where possible and must not contribute to adverse impacts on ecological integrity, amenity or visitor enjoyment;</del></p> <p>A. <u>All new residential development comprising 1 or more new home(s) within the 6.2km Zone of Influence (ZOI) of the boundary of the Epping Forest SAC (see figure XX) contributes to the delivery of:</u></p> <ul style="list-style-type: none"> <li>i. <u>The Strategic Access Monitoring and Management Strategy (SAMMS) in line with the mitigation measures agreed with the Conservators of Epping Forest and partner authorities; and,</u></li> <li>ii. <u>The provision of Suitable Alternative Natural Green Spaces (SANGs), in most cases via Community Infrastructure Levy (CIL) funding secured to make the necessary investment in open space.</u></li> </ul> <p>B. Development proposals affecting Epping Forest <del>should be</del> <u>are</u> sensitive and proportionate, <del>delivering that they deliver</del> enhancements where possible and <del>must that they do</del> not contribute to adverse impacts on ecological integrity, amenity or visitor enjoyment;</p> <p>C. <u>All Planning applications and allocations of one new home or more in the 6.2km ZOI of the Epping Forest SAC demonstrate, through a project level Habitats and Regulations Assessment (HRA) that they will not generate adverse recreational pressure on the Epping Forest SAC.</u></p> <p>D. Planning applications and allocations for development within <del>500m</del> <u>400m</u> of the Epping Forest SAC <del>must</del> demonstrate, through a project level <u>Habitat Regulation Assessment (HRA)</u>, that the development will not generate adverse urban effects on the integrity of the SAC.</p>
MM162	192	17.45	<p>The Council therefore has duties as a competent authority to ensure that planning <u>policy</u> and decisions do not result in adverse effects upon the SAC. The Council's' Habitats Regulations Assessment (HRA) confirms that <del>new residential development above the level of existing will have a significant effect on the ecological integrity of the Epping Forest SAC</del> <u>the level of development proposed in this Plan will not have an adverse effect on the integrity of the Epping Forest Special Area of Conservation (SAC) alone and in combination with other plans (HRA).The Epping Forest Mitigation Strategy is currently in development, and once finalised will comprise in relation to air quality. Policy 97 'Monitoring Growth Targets' package of mitigation measures to address negative impacts on the site. Waltham Forest will help to deliver the mitigation strategy in cooperation with surrounding authorities and will be funded through developer contributions ensures that a Plan review would be triggered in the unlikely event that traffic levels in the vicinity of the Epping Forest Special Area of Conservation increase as a result of the planned growth in Waltham Forest.</u></p>

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MM163	192	17.46	<p><del>The need for Mitigation Strategies adopted by the Council to offset the effects of recreational pressure on Epping Forest SAC have been identified. These strategies are set out below and will be reviewed and updated as required over the plan period. Presently the Council is working with partners to develop a package of mitigation measures which currently fall into two categories:</del></p> <p><u>In order to avoid and mitigate any potential negative effects resulting from recreational pressure, in line with Policy 83 'The Epping Forest and the Epping Forest Special Area of Conservation' Strategic Access Management and Monitoring Strategy (SAMMS) contributions will be sought through Section 106 legal agreements, and Suitable Alternative Natural Greenspaces (SANGs) will be delivered in line with the Council's SANG Strategy. In most cases, SANGs will be delivered through Community Infrastructure Levy (CIL) funding, but where a scheme is not liable to pay CIL an appropriate contribution will be sought through a Section 106 agreement.</u></p> <p><u>The effectiveness of the SANG Strategy will be assessed by measuring visitor numbers on the sites identified within it and a full or partial review of the plan will be triggered if the estimated visitor uplift figures are not met (see Policy 97 'Monitoring Growth Targets' ). This is required to ensure that there is evidence of the direct impact of new housing completions on the use of these green spaces once the proposed interventions have been put in place. In addition to this targeted monitoring of new developments, other monitoring is in place to track visitor numbers to the Epping Forest SAC and the quality of the SAC itself. A commitment has been made in the SAMM Strategy to review visitor numbers to the SAC at least every five years. Natural England, along with the Conservators of Epping Forest, are also obliged to carry out condition surveys of the Epping Forest SAC and would notify the competent authorities of the findings from these, including any further deterioration in quality.</u></p> <p><u>Development proposals within 400m of the SAC which may result in urban effects will be encouraged to have early discussions and engagement with Natural England on potential mitigation measures.</u></p>
MM164	194	84	<p><b>Policy 84 - The Lee Valley Regional Park</b></p> <p><u>Development proposals which affect the Lee Valley Regional Park will ensure that be required to:</u></p> <p>A. <del>Development proposals</del> <u>Include measures for the protection, enhancement and where possible, the extension of the borough's network of Green Corridors-;</u></p> <p>B. <del>Development proposals affecting the Lee Valley Regional Park should be sensitive and proportionate, delivering enhancements where possible and must not contribute to adverse impacts on ecological integrity, amenity or visitor enjoyment.</del></p> <p>B. <u>Development proposals in proximity to the Lee Valley Regional Park should Improve access and links to the park and its waterways-; and</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>C. <del>D.</del> <u>Be sensitive and proportionate and Development proposals affecting the Lee Valley Regional Park must not contribute to adverse impacts on amenity, ecological integrity or visitor enjoyment; and. Proposals will be expected to deliver enhancements where possible. The Council supports the Lee Valley Regional Park Authority's Park Development Framework. The contents of the Lee Valley Park Development Framework, as adopted, is a material consideration in the determination of planning applications.</u></p> <p>E. <del>Development that affects the Lee Valley Special Protection Area will contribute to the mitigation of adverse effects on the Special Protection Area (SPA).</del></p> <p><u>Development proposals will not normally be granted planning permission where they pose direct or indirect adverse effects on any land or area identified with the Lee Valley Special Protection Area (SPA)/Ramsar. Development that affects the Lee Valley SPA/Ramsar will be expected to contribute to the mitigation of any adverse effects on the SPA/Ramsar.</u></p> <p><u>Planning applications for development at Blackhorse Lane will need to be accompanied by a project level HRA Habitats Regulations Assessment (HRA) to ensure the development will not generate adverse urban effects on the integrity of the Lee Valley SPA and/ Ramsar.</u></p>
MM165		85	<p><b>Policy 85 - Protecting and Enhancing Waterways and River Corridors</b></p> <p>Proposals affecting waterways should <del>demonstrate that:</del></p> <p>A. <del>No deterioration of WFD waterbodies should occur and that all impacts on</del>  <u>These- Result in no deterioration of Water Framework Directive waterbodies and ensure that all adverse impacts on waterbodies are mitigated and that environmental net benefits are achieved;</u></p> <p>B. <del>Flood Defence Consent is obtained from the Environment Agency for works in, under, over and adjacent to watercourses;</del></p> <p><del>CB. Environmental-Obtain an Environmental Permit from the Environment Agency for works in, under, over and adjacent to watercourses; and Environmental Permits are required for any activities which will take place: on or within 8m of a main river (16m if tidal), on or within 8m of a flood defence or culvert (16m if tidal), involving quarrying or excavation within 16m of a main river, flood defence or culvert in a floodplain more than 8m from the riverbank, culvert of flood defence structure and there is no planning permission.</del></p> <p><del>DC. Ensure the use by freight transport is not inhibited and where possible increased. Buffer zones of at least 8m for main rivers and 5m for ordinary water courses should be are established and left free of any permanent structures.</del></p>

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			Where it is not possible to do so, strong justification should be provided. Where provided, buffer zones should be carefully integrated with new developments, so they do not create dead spaces.
MM166	194	New paragraph after 17.50	<u>Environmental Permits are required for any activities which will take place: on or within 8m of a main river (16m if tidal), on or within 8m of a flood defence or culvert (16m if tidal), involving quarrying or excavation within 16m of a main river, flood defence or culvert in a floodplain more than 8m from the riverbank, culvert or flood defence structure and there is no planning permission.</u>
MM167	198	87	<p><b>Policy 87 - A Zero Carbon Borough</b></p> <p><del>Waltham Forest will minimise</del> Greenhouse gas emissions <u>will be minimised</u>, <del>reduce</del> the borough's carbon footprint <u>will be reduced</u> and <del>maximise</del> energy efficiency <u>will be maximized</u> within developments by:</p> <p>A. <del>Promoting</del> <u>Requiring all development to promote</u> low carbon energy generation and <del>maximising</del> <u>maximise</u> the opportunity for renewable energy following the London Plan energy hierarchy;</p> <p>B. <del>Ensuring</del> <u>Requiring all major development proposals of more than one residential unit or greater than 100 sqm are accompanied to be supported by a comprehensive an</u> Energy Assessment (for major development schemes this must be undertaken in accordance with GLA's latest Energy Assessment Guidance) setting out energy information for the development to demonstrate compliance with the following; <del>and strongly encouraging all minor non-residential developments to prepare one:</del></p> <p>i. <del>C. Ensuring</del> <u>Ensure all new major development meets or exceeds the net zero-carbon emissions target in line with the London Plan (2021) energy hierarchy and in line with best practice guidance including the GLA's latest energy planning guidance;</u>  <del>D. Ensuring residential development achieves a 10% reduction and non-residential development a 15% reduction below Part L of the Building Regulations (or equivalent updated Building Regulations) through energy efficiency measures alone;</del></p> <p>ii. <u>All new build development of more than one residential home or greater than 100sqm must achieve a minimum of 35% reduction below Part L of the Building Regulations on site, targeting net zero carbon where possible, in line with the London Plan energy hierarchy and in line with best practice guidance, including the GLA's latest energy planning guidance. Development should meet the following London Plan 'Be Lean' stage (energy efficiency) carbon reduction targets before other measures are incorporated to meet the overall 35% reduction target, achieving a minimum of:</u></p> <p>a. <u>10% reduction below Part L of the Building Regulations for residential development.</u></p>

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			<p>b. <u>15% reduction below Part L of the Building Regulations for non-residential development.</u></p> <p>iii. <u>Carbon Offset Fund (COF) contributions will then be required for any shortfall in emission reductions.</u></p> <p><del>C. E. Ensuring energy masterplans are</del> <u>Preparing energy masterplans prepared for large scale development locations in accordance with the criteria set out in London Plan Policy SI3(2021) Policy SI 3(B)., which states that they Energy masterplans should identify:</u></p> <ul style="list-style-type: none"> <li>i. Major heat loads (including anchor heat loads, with particular reference to sites such as universities, hospitals and social housing);</li> <li>ii. Heat loads from existing buildings that can be connected to future phases of a heat network;</li> <li>iii. <del>Major heat supply plants;</del></li> <li>iii. <u>Possible Major heat supply plant including opportunities to utilise heat from energy from waste plants;</u></li> <li>iv. <del>Secondary heat sources, including both environmental and waste heat;</del></li> <li>v. <del>Opportunities for low temperature heat networks;</del></li> <li>vi. <u>Possible land for energy centres and/or energy storage;</u></li> <li>vii. <u>Possible heating and cooling network routes;</u></li> <li>viii. <u>Opportunities for futureproofing utility infrastructure networks to minimise the impact from road networks works;</u></li> <li>ix. <u>Infrastructure and land requirements for electricity and gas supplies;</u></li> <li>x. <u>Implementation options for delivering feasible projects, considering issues of procurement, funding and risk, and the role of the public sector; and</u></li> <li>xi. <u>Opportunities to maximise renewable electricity generation and incorporate demand-side response measures.</u></li> </ul> <p><del>F. All developments should achieve a minimum of 35% reduction below Part L on site, targeting zero carbon where possible. Carbon Offset Fund (COF) contributions will then be required for any shortfall in emissions reduction for major development</del></p>
MM168	199	New paragraph after 18.3	<p><u>The Council encourages energy efficiency improvements to existing buildings going beyond minimum building regulations requirements. Applications for retrofitting Listed buildings or properties in conservation areas should seek advice from the Council's Conservation Officer at an early stage. This would confirm if planning permission is required and consider whether installing the energy efficiency measures would have a detrimental impact on the building. Further guidance will also be provided in the Retrofit and Residential Extension Supplementary Planning Document (SPD).</u></p>
MM169	199	88	<p><b>Policy 88 - Decentralised Energy</b></p> <p><del>New development will maximise its use of decentralised energy systems by:</del></p> <p><del>Ensuring that:</del></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>Developments of one or more units, or greater than 100m<sup>2</sup> that are located within 200m of an existing or committed future decentralised energy network; or</p> <p>Major developments located within 500m of an existing or committed future decentralised energy network install a communal heating system and connect to an existing network (where one exists) or install a communal heating system and 'future proof' and make the development connection ready, to enable connection to a decentralised energy network in the future.</p> <p><u>To maximise its use of low carbon heating systems, all development in the following categories should install a communal heating system and either connect to an existing district heating network (where one exists) or 'future-proof' the system by ensuring the development is able to connect to a district heating network in the future:</u></p> <ul style="list-style-type: none"> <li>• <u>All Major development; and</u></li> <li>• <u>All development of one or more homes, or greater than 100 sqm, that is located within 200m of an existing, proposed or committed future district heating network.</u></li> </ul> <p><u>Unless it is demonstrated that such a connection is not feasible or viable, in line with the GLA's latest energy assessment guidance.</u></p>
MM170	200	18.6	<p><del>The 2016 London Plan (2021) set a target to generate 25% of its heat and power through local decentralised energy systems by 2025 with proposals to further reduce carbon emissions through the use of zero or low-emission, decentralised energy where feasible. recognises that decentralised energy and local secondary heat sources will become an increasingly important element of London's energy supply and help London become more self-sufficient and resilient in relation to its energy needs.</del></p> <p><u>The adoption of decentralised energy systems is a form of decentralised energy which increases heating efficiency, allows quicker decarbonisation of heat and will help Waltham Forest decrease its carbon emissions. New developments will therefore be expected to install communal heating systems and instigate or connect to decentralised district heating energy networks where appropriate, to provide a more sustainable source of heating and hot water in line with the London Plan.</u></p>
MM171	200	89	<p><b>Policy 89- Sustainable Design and Construction</b></p> <p><del>The sustainable delivery of development will be achieved by:</del></p> <p><u>A. Ensuring that the design, construction and operation of all new development is should be informed by the latest London Plan and associated guidance that, and development proposals should clearly demonstrate how they integrate sustainable design standards are integrated into the proposal;</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p><u>A. In line with the requirements below, applications for residential development of one or more homes, or non-residential development of greater than 100sqm are required to submit a Sustainability Statement to demonstrate compliance with the following planning policy objectives:</u></p> <p>i.<u>B. Ensuring that non-residential development greater than 100m<sup>2</sup>sqm achieves a minimum of BREEAM 'very good' or equivalent standards, and encouraging major non-residential development to achieve 'excellent' or equivalent;</u></p> <p>ii.<u>C. Encouraging residential development to targets higher standards of sustainability including the Home Quality Mark and Passivhaus or equivalent;</u></p> <p>iii.<u>D. Ensuring that development of 4 one or more units homes, or greater than 100m<sup>2</sup> sqm is designed with according to sustainable development principles to achieve stepped zero-carbon targets in line with the London Plan (2021) and Policy 87 'A Zero Carbon Borough';</u></p> <p>iv.<u>E. Adopting sustainable construction and demolition methods including using sustainably sourced, re-used and recycled materials and where feasible demolished material from the development site;</u></p> <p>v.<u>F. Controlling and monitoring dust, NOx, PM10 and PM2.5 emissions from development aligned with measures set out in Policy 90 89 'Air Pollution';</u></p> <p><u>G. Requiring all built development to achieve at least a 35% on-site carbon reduction below Part L of the Building Regulations 2013 (or the latest version of the London Plan), targeting zero carbon where possible and offsetting the remainder;</u></p> <p>vi.<u>H. Maximising Urban Greening, blue and green infrastructure measures and incorporating 'living building' principles into new and existing developments, including measures to improve biodiversity;</u></p> <p>vii.<u>I. Minimising waste during the construction and operation phases of development in line with the Circular Economy Statement and Whole Lifecycle Carbon assessment required by the GLA London Plan (2021), to cover the whole lifecycle of the development on referable schemes;</u></p> <p>viii.<u>J. Providing a clear strategy for adequate waste and recycling storage and collection facilities; and</u></p> <p>ix.<u>K. Supporting the appropriate low-carbon retrofitting of existing buildings to reduce carbon emissions beyond building regulations requirements, through energy efficient design of the site, buildings, and services.</u></p>
MM172		New paragraph following 18.7	<p><u>Applications for retrofitting Listed buildings or properties in Conservation Areas to ensure greater energy efficiency, should seek advice from the Council's Conservation Officer at an early stage. This would confirm if planning permission and/or listed building consent is required and consider whether installing the energy efficiency measures would have a detrimental impact</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>on the heritage significance of the building or the conservation area. A new Retrofit and Residential Extensions Supplementary Planning Document (SPD) will provide additional guidance on this.</p>
MM173	201	90	<p><b>Policy 90 - Air Pollution</b></p> <p>New development should <del>mitigate</del> <u>ensure the avoidance of any adverse air pollution impacts and aim to improve air quality in the borough, by:</u></p> <ul style="list-style-type: none"> <li>A. Ensuring development meets, and where possible improves upon, air quality neutral standards over its lifetime and does not contribute to a decrease in air quality during the construction or operation stage;</li> <li>B. Undertaking Air Quality Assessments (AQAs) for the following types of development: <ul style="list-style-type: none"> <li>i. All major developments, unless there is clear evidence that transport and building emissions will be less than the existing use;</li> <li>ii. Development in areas of sub-standard air quality and changes of use which result in an introduction of sensitive receptors to areas of poor air quality;</li> <li>iii. Development in close proximity to sensitive uses; <u>and</u></li> <li>iv. Developments which involve significant demolition and construction;</li> </ul> </li> <li>C. Ensuring development is air quality positive in Air Quality Focus Areas;</li> <li>D. Assessing existing air quality and avoiding locating sensitive uses in areas exposed to air pollution;</li> <li>E. Minimising exposure to air pollution through the considered positioning and design of new development, considering private, communal, public open space and child play spaces;</li> <li>F. Incorporating on-site measures to improve air quality, <del>however</del> <u>or</u> where it can be demonstrated that on-site provision is impractical or inappropriate, <u>securing</u> off-site measures to improve local air quality <del>may be acceptable, providing subject to the demonstration of equivalent air quality benefits can be demonstrated,</del> and</li> <li>G. Where major application proposals would not achieve the air quality neutral benchmark, the applicant will be expected to make a financial contribution as set out in <del>Planning Obligations SPD</del> <u>the Developer Contributions Supplementary Planning Document (SPD)</u>.</li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
MM174	202	New paragraph following 18.10	<p><u>Development proposals will be required to be submitted with Transport Assessments (Policy 65 'Development and Transport Impacts') to ensure secure an overall reduction in traffic and improvements within the borough as a result of Plan policies. Traffic which may affect air quality on roads within 200 metres of the Epping Forest Special Area of Conservation (SAC) will be monitored through Policy 97 'Monitoring Growth Targets'.</u></p>
MM175	202	91	<p><b><u>Policy 91 - Water Quality and Water Resources</u></b></p> <p>New development should prevent any adverse impacts on water quality and water supply by:</p> <ul style="list-style-type: none"> <li>A. <del>Ensuring new development that no deterioration of water quality. Where development is seen to have the potential to cause adverse effects on water quality provides, appropriate mitigation to alleviate risk must be provided;</del></li> <li>B. Ensuring developments include water efficiency measures including rainwater harvesting, greywater recycling and smart-metering; <u>and</u></li> <li>C. <u>Requiring development to be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to achieve maximum water credits in BREEAM or equivalent. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption). Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met; and</u></li> <li><del>B. Ensuring residential schemes achieve a water efficiency target of 105 litres per person/day or less plus an allowance of 5 litres of water per person – per day for external water use, and non-residential developments including refurbishments target maximum water credits in BREEAM or equivalent;</del></li> <li><del>C. Ensuring that development proposals appropriately manage foul water and surface water connections and provide adequate wastewater infrastructure capacity;</del></li> <li><del>D. Working with infrastructure providers (Policy 70 'Utilities Infrastructure') to protect existing water and sewerage infrastructure and manage pressure on combined sewer networks; and</del></li> <li><del>E. Work inline with Thames Water, The Environment Agency and neighbouring boroughs to explore the mitigation of issues surrounding water supply and waste-water capacity caused by development.</del></li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
MM176	204	92	<p><b>Policy 92 - Contaminated Land</b></p> <p><del>We will</del> <u>In order to</u> manage contaminated land and prevent the spread of contamination:</p> <ul style="list-style-type: none"> <li>A. <del>Ensuring that site</del> <u>Site</u> investigation and desk-based research <u>should be undertaken, is and a Preliminary Risk Assessment (PRA) should be submitted with all planning applications</u> in line with current guidance for new developments proposed on contaminated or potentially contaminated land; <del>and remediation proposals are agreed to deal with any identified contamination;</del></li> <li>B. <del>Ensuring</del> <u>New development must</u> addresses the impacts of contaminated land on on/off-site sensitive receptors through proportionate action(s) during the construction phase and during the operation phase where appropriate, over the entire lifetime of the development; <del>and</del> <u>Where necessary, remediation proposals must be agreed to deal with any identified contamination; and</u></li> <li>C. <del>Requiring</del> <u>Development</u> that has the potential to contaminate land, or which is situated in close proximity to <u>Groundwater Source Protection Zones (SPZs) or other sensitive receptors must</u> include mitigation measures to prevent any adverse impacts on people and the environment, and to monitor any impacts where appropriate.</li> </ul>
MM177	204	<b>New paragraph after 18.14</b>	<p><u>When undertaking site assessments, site investigations, desk-based research and Preliminary Risk Assessments (PRAs) the guidance to be consulted includes The Environment Agency’s approach to groundwater protection (2018), the Model Procedures for the Management of Land Contamination (CLR11), and Managing and reducing land contamination: guiding principles (GPLC).</u></p>
MM178	204	93	<p><b>Policy 93 - Managing Flood Risk</b></p> <p>Flood risk will be managed by:</p> <ul style="list-style-type: none"> <li>A. <del>Directing potentially vulnerable development away from high-risk flood areas unless there is clear evidence that specific flood-risk mitigation strategies can be implemented;</del></li> </ul> <p><u>Ensuring that all site allocations pass the Sequential Test, and where necessary the Exception Test, steering new development to areas with the lowest risk of flooding from all sources.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p>Ensuring essential infrastructure and less vulnerable uses within flood zone 3a pass the exception test;  Ensuring all development in flood zones 2 and 3 meet the sequential test;  Consulting relevant neighbouring authorities at borough, district and county level when a development is proposed near the borough boundary;</p> <p><del>EB.</del> Requiring flood risk assessments to be undertaken where:</p> <p><u>Requiring a site-specific Flood Risk Assessment (FRA) for all development proposals which are situated in Flood Zone 2 or 3, and for proposals which are situated in Flood Zone 1, which:</u></p> <ul style="list-style-type: none"> <li>i. <u>The development is situated in flood zone 2 or 3 including all minor development and change of use;</u>  <u>Are 1 hectare or greater in extent, or</u></li> <li>ii. <u>The development is greater than 1 hectare (ha) in flood zone 1;</u></li> <li>iii. <u>The development is less than 1 hectare (ha) in flood zone 1, where this includes a change of use to a more vulnerable class and where the development may be affected by sources of flooding other than fluvial and surface water flooding;</u>  <u>Involve a change of use to a more vulnerable class <sup>(1)</sup>, or</u></li> <li>iv. <u>The development is situated in an area within flood zone 1 which has critical drainage issues;</u>  <u>Are within an area identified as having critical drainage problems.</u></li> </ul> <p><del>FC.</del> <u>Requiring appropriate on and off-site flood mitigation strategies to decrease vulnerability; Requiring site-specific FRAs to provide sufficient detail to assess the risk of flooding to, and arising from, development proposals from all sources, considering flood risk now and in the future.</u></p> <p><del>D.</del> <u>As part of the site-specific FRA, development proposals must:</u></p> <ul style="list-style-type: none"> <li>i. <u>Carry out a Sequential Test, unless:</u> <ul style="list-style-type: none"> <li>a. <u>There is an adopted site allocation and the development proposal is consistent with the proposed use and there have been no significant changes to the known level of flood risk to the site; or,</u></li> <li>b. <u>The application is for development which is exempt from the Sequential Test<sup>(2)</sup></u></li> </ul> </li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p>ii. <u>Carry out an Exception Test, where necessary<sup>(3)</sup>, to ensure the proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall; and</u></p> <p>iii. <u>Demonstrate a sequential approach to layout within the development site, in order to ensure that the most vulnerable uses within a development are located in the lowest risk parts of the site.</u></p> <p><del>GE. Requiring all developments to provide a detailed on-site surface water management and sustainable drainage strategy; and all developments including minor refurbishments and changes of use to integrate Sustainable Drainage Systems (SuDS), especially those situated within critical drainage areas;</del></p> <p><u>The site-specific FRA should be proportionate to the anticipated degree of flood risk and must demonstrate how flood risk will be managed and mitigated to ensure the development is safe from flooding and the impacts of climate change for its lifetime. This must include appropriate flood-resistant design and construction, incorporation of Sustainable Drainage Systems (SuDS), safe management of residual risk, and appropriate emergency planning.</u></p> <p><del>H. Ensuring that the creation or extension of basements would not increase the potential for groundwater flooding in the property itself or in surrounding areas and ensuring they include flood resilient and resistant techniques to reduce the impact of flooding;</del></p> <p><del>I. Ensuring all developments achieve greenfield runoff rates for off-site discharge rates through the use of SuDS following the drainage hierarchy in the new London Plan; Development proposals should incorporate SuDS unless there is clear evidence that this would be inappropriate. These must aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.</del></p> <p><del>J. Maximising the capacity of existing water storage areas and surface water facilities.</del></p> <p><del>K. Where net-zero run-off standards cannot be achieved, a planning obligation in the form of a commuted sum will be secured for off-site flood risk mitigation work where a flood alleviation project directly mitigates flood risk on-site.</del></p> <p><u>G. Where greenfield run-off rates cannot be achieved, a payment in lieu will be secured to mitigate flood risk.</u></p> <p>[Footnotes]</p> <p>1. <u>With reference to NPPF Annex 3: Flood risk vulnerability classification</u></p> <p>2. <u>With reference to NPPF paragraph 168</u></p> <p>3. <u>With reference to NPPF paragraph 163.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
MM179	205	18.15	<p><u>Site Specific Flood Risk Assessments are required for all development proposals situated in Flood Zone 2 or 3 or in Zone 1 on sites that are greater than 1ha, that involve a change to a more vulnerable use class or are situated in an area identified as having critical drainage problems. The objectives of a site-specific flood risk assessment are to establish:</u></p> <ul style="list-style-type: none"> <li>• <u>Whether a proposed development is likely to be affected by current or future flooding from any source;</u></li> <li>• <u>Whether it will increase flood risk elsewhere;</u></li> <li>• <u>Whether the measures proposed to deal with these effects and risks are appropriate;</u></li> <li>• <u>The evidence for the local planning authority to apply (if necessary) the Sequential Test; and</u></li> <li>• <u>Whether the development will be safe and pass the Exception Test, if applicable.</u></li> </ul> <p><u>As outlined in part E of the policy, site specific FRAs should be proportionate to the anticipated degree of flood risk. When preparing FRAs, regard should be had to the guidance set out on page 36-40, Strategic Flood Risk Assessment1 - which outlines the information that should the Council expects to be contained at three levels of the site specific FRA. These are:</u></p> <p><b><u>Level 1 Screening:</u></b> <u>to identify whether there are any flooding or surface water management issues related to a development site that may warrant further consideration.</u></p> <p><b><u>Level 2 Scoping:</u></b> <u>to be undertaken if the Level 1 FRA indicates that the site may lie within an area that is at risk of flooding, or the site may increase flood risk due to increased runoff.</u></p> <p><b><u>Level 3 Detailed Study:</u></b> <u>to be undertaken if a Level 2 FRA concludes that further quantitative analysis is required to assess flood risk issues related to the development site.</u></p> <p><u>The information provided in Table 6-2 indicates the information requirements in relation to demonstrating aspects of the FRA.</u></p> <p><b><u>SuDS</u></b> <u>Sustainable Drainage Systems (SuDS) mimic natural drainage processes to reduce the effect on the quality and quantity of run-off from developments and provide amenity and biodiversity benefits. When specifying SuDS, early consideration needs to be made of potential benefits and opportunities so that flood resistant design is able to deliver the best results. SuDS measures generally operate through infiltration and attenuation combined with slow conveyance. SuDS are designed to both manage the flood and pollution risks resulting from urban runoff and to contribute wherever possible to environmental enhancement and place making. Further guidance on SuDS will be provided in the Green and Blue Spaces Supplementary Planning Document (SPD).</u></p> <p><b><u>Greenfield Runoff</u></b> <u>On sites that were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate (as specified by the Rainfall Runoff Management for Developments Report2) from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. Where the greenfield runoff rate is not able to be achieved, a payment in lieu of achieving this rate will be sought, whilst expecting the best possible on site runoff rate to be achieved. Further detail will be provided in the Developer Contributions SPD.</u></p>

Ref	Page	Policy/Paragraph	Main Modification
			<p><u>Surface Water runoff should be mitigated by the use of sustainable urban drainage systems (SuDs) which are calculated inline with runoff estimation methods set out in CIRIA C753, (The SuDs Manual), and the incorporation of recycling of grey water and utilisation of natural filtration methods where possible. Urban greening, landscaping and other mitigation strategies within this green and blue infrastructure approach (see Policy 79) will also be strongly encouraged in new and existing development to minimise the impacts of flooding from multiple sources (including surface water, groundwater and watercourses). Development will also be expected to follow the drainage hierarchy to ensure off-site discharge rates meet greenfield runoff rates, utilising SuDS in particular. Maximising water storage capacity will help to alleviate the intensity of flood events by providing a greater volume for rainfall attenuation; a key strategy to increase long-term resiliency across the borough.</u></p> <p><del>Climate change is increasing the need to plan for heavy rainfall events and flooding. With a significant proportion of the borough lying within flood zones 2 and 3, flooding will be an increasingly prominent threat in the borough. The relocation of vulnerable development away from high flood-risk areas will be supported in line with the National Planning Policy Framework using the Environment Agency's catchment flood management plans and Waltham Forest's local flood risk management strategies. Flood risk assessments will also be undertaken where appropriate in accordance with the National Planning Policy Guidance and relevant planning practice guidance.</del></p>

Ref	Page	Policy/Paragraph	Main Modification
MM180	206	Figure 18.1	<p><b>Figure X.X Managing Flood Risk</b></p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Flood Zone 2</li> <li>Flood Zone 3</li> </ul> <p>The map displays the geographical layout of Waltham Forest, with various localities labeled: EPPING FOREST DISTRICT, CHINGFORD, LB ENFIELD, LB REDBRIDGE, LB HARINGEY, WALTHAMSTOW, LB HACKNEY, LEYTON, LEYTONSTONE, and LB NEWHAM. Flood zones are indicated by orange (Flood Zone 2) and blue (Flood Zone 3) shading. A scale bar shows 0, 750, and 1,500 meters. A north arrow is located in the top right corner. Copyright information for Crown and OpenStreetMap is provided at the bottom left.</p>

Ref	Page	Policy/Paragraph	Main Modification
MM181	209	95	<p><b>Policy 95 Waste Management</b> Sustainable management of waste will be achieved by:</p> <ul style="list-style-type: none"> <li>A. Working in partnership with the North London Waste Authority (NLWA) and the North London Boroughs to meet the London Plan apportionment and recycling targets;</li> <li>B. Ensuring compliance with the policies set out in the adopted North London Waste Plan, in particular, to safeguard existing waste sites in Waltham Forest unless compensatory provision is made in the borough or sub-region which maximises waste capacity in line with the provisions of the North London Waste Plan.;</li> <li>C. 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;</li> <li>D. Ensuring that new development including changes of use provides accessible, adequate and well-designed internal and external storage facilities for residual waste and recycling, <u>following the specification set out in the Waste and Recycling Guidance for Developers or any strategy that replaces this;</u> and</li> <li>E. Ensuring that waste is minimised during construction of new developments, encouraging 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.</li> </ul>
MM182	216	96	<p><b>Policy 96 - Infrastructure and Developer Contributions</b></p> <p>The Local Planning Authority will support development proposals that provide adequate contributions towards:</p> <ul style="list-style-type: none"> <li>A. Measures to directly mitigate its impact and make it acceptable in planning terms</li> <li>B. Physical, social and community, green and transport infrastructure to meet the needs associated with the development.</li> <li>C. Development proposals will be required to test the quality and capacity of existing infrastructure, in partnership with the Council and other infrastructure and service delivery stakeholders as necessary, and make contributions to support the timely provision of improvements and/or additional capacity.</li> <li>D. Infrastructure provision or enhancements should be provided on-site as an integral part of a development wherever possible and appropriate.</li> <li>E. Where on-site provision is not possible or not the most appropriate means by which to secure the timely and most efficient delivery of such enhancements or provision, planning obligations will be required to secure a financial contributions to meet the reasonable costs of provision to support the development or offset its impact.</li> <li>F. <del>Where a contribution towards other infrastructure improvements or provision is required and it is both reasonable and viable, this will be achieve through planning obligations planning conditions and/or the Community Infrastructure Levy</del> <u>it is necessary to seek planning contributions to make particular development acceptable in planning terms, they will be secured via a legal agreement and in addition to any applicable CIL charges.</u></li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<p><u>Planning Obligations</u></p> <p><del>H.G.</del> Planning Obligations will be sought in line with Regulation 122 of the Community Infrastructure Levy Regulation 2010 (as amended) or successor regulations and guidance. The Council will also require pooled contributions for measures that cannot be funded through CIL, as set out in the Council's <u>Planning Obligations Developer Contributions Supplementary Planning Document (SPD)</u>.</p> <p><del>H.</del> Development proposals that do not suitably mitigate their impacts will not be supported. <u>Community Infrastructure Levy (CIL)</u></p> <p>J. All <u>liable</u> development proposals will be <u>required liable</u> to pay the Community Infrastructure Levy (CIL) in accordance with the borough's Adopted CIL Charging Schedule</p> <p>K. All <u>liable</u> development proposals will be required to pay the Mayoral Community Infrastructure Levy (MCIL) in accordance with the Mayor of London's Adopted MCIL Charging Schedule.</p>
MM183	221	97	<p><b>Policy 97 - Monitoring Growth Targets</b></p> <p>The Council will monitor progress towards the achievement of the key targets for growth (housing, including affordable housing, employment space and retail) annually as part of the Council Authority Monitoring Report (AMR). In the event that delivery falls significantly behind that which is required to achieve these targets, the Council will trigger a full or partial review of the plan in order to address the reason/s for under-delivery. Key indicators that would trigger a full or partial review are:</p> <ul style="list-style-type: none"> <li>• <del>A failure</del> <u>Failure</u> to demonstrate a 5-year housing land supply in any monitoring year with the following 2 monitoring years indicating no recovery in the position;</li> <li>• Housing completions fall more than 15% beneath the targets in the housing trajectory over any rolling 3-year period;</li> <li>• The delivery of employment space falls more than 20% beneath the target over any rolling 3-year period;</li> <li>• <del>An inadequate supply of employment sites/opportunities to meet the targets set in the plan;</del></li> <li>• <del>The delivery of retail space falls</del> <u>A reduction of more than 20% beneath target over a rolling in retail space in designated centres over a 3-year period;</u></li> <li>• <del>An inadequate supply of retail sites/opportunities</del> <u>A failure to meet the targets set in the plan- visitor uplift in identified Suitable Alternative Natural Greenspaces (SANGs) necessary to accommodate the new homes delivered*, followed by an Epping Forest Condition Survey and visitor survey in the Special Area of Conservation (SAC) that demonstrates deterioration in the condition of the SAC resulting from recreational pressure; and</u></li> <li>• <u>Harm to the Epping Forest SAC arising from traffic growth, based on the number of trips to/from a development site compared with the level set out in the submitted Transport Assessment and Air Quality Study 2.</u></li> </ul>

Ref	Page	Policy/Paragraph	Main Modification
			<u>* Calculated according to the methodology established in the SANG Strategy</u>
MM184	221	New Paragraph	<u>Policy 97 ensures that a Plan review would be triggered in the unlikely event that traffic levels in the vicinity of the Epping Forest Special Area of Conservation increase as a result of the planned growth in Waltham Forest. This will be established through Travel Plans, required by Policy 65, and secured by planning condition, which will require a Trip Rate Information Computer System (TRICS) Standard Assessment Methodology (SAM) survey (as utilised within AQS2) within the 1st, 3rd and 5th years of occupation of development. Through the monitoring process the Council will review them against both the submitted Transport Assessment and Air Quality Study 2 (AQS2) data and any site that generates vehicle trips in excess of AQS2 levels will trigger a review of distribution to / from the site to assess any potential impacts within 200m of the Epping Forest SAC.</u>
MM185	221	New Paragraph	<u>Policy 83 requires investment in Suitable Alternative Natural Greenspaces (SANGs) across the borough in order to avoid recreational pressures on the Epping Forest Special Area of Conservation (SAC), and financial contributions to the joint Strategic Access Maintenance and Management (SAMM) Strategy, to be invested in the SAC in order to mitigate recreational pressures. The SANG Strategy contains a comprehensive suite of monitoring indicators to ensure its effective and successful implementation. These are captured in Appendix X of this Plan. The Technical Oversight Group of SAMM partnership authorities will monitor the effective implementation of the SAMM Strategy with Natural England and the City of London Corporation as Conservators of Epping Forest.</u>  <u>Natural England, along with the Conservators of Epping Forest, are also obliged to carry out condition surveys of the Epping Forest SAC and would notify the competent authorities of the findings from these, including any further deterioration in quality.</u>
MM186	221	New Paragraph	<u>Policy 97 ensures that a Plan review would be triggered in the unlikely event that these measures are unsuccessful and Likely Significant Effects do occur in the SAC as a result of recreational pressures arising from planned growth in Waltham Forest. In order to capture this, the trigger is phased. It would be implemented if monitoring showed that the visitor uplift required in SANGs across the borough to avoid recreational harm (as set out in the SANG Strategy) was not met over a rolling three-year period. As this would indicate that harmful pressure could be being placed on the forest, it would be followed by a Council-led visitor survey and condition survey of the SAC to ascertain whether there has been an increase in visitors from Waltham Forest, and whether any harm has been caused to qualifying features and species as a result of related increased recreational pressure.</u>
MM187	221	New Paragraph	<u>Table 5.3 within Appendix 5 'Monitoring Indicators and Targets' of this Local Plan sets out further details for monitoring and delivery of the Borough's requirement for industrial land. The Council is committed to sharing this monitoring information with the GLA to support decision making when considering proposals which affect industrial designations and in particular any which affect SIL. Monitoring of the borough's industrial capacity will help to ensure that industrial need is identified, reviewed and met ahead of any planned release. It will help facilitate the effective operation of the Plan's industrial policies.</u>

Ref	Page	Policy/Paragraph	Main Modification					
MM188	223	Table 1 (1.1)	Use Class	Description	Suggested Cycle Parking Standards (2020)			
					Long Stay	Short Stay		
			RETAIL AND SERVICES					
			A1 Shops (including retail warehouses) E (a), F2(a)	Food Retail	From a threshold of 100 sqm: 1 space per 175 sqm gross external area (GEA)	From a threshold of 100 sqm: Mini Holland areas: First 750 sqm: 1 space per 20 sqm; thereafter: 1 space per 150 sqm (GEA) Rest of borough: first 750 sqm: 1 space per 40 sqm; thereafter: 1 space per 300 sqm (GEA)		
E (a)	Non-food Retail	From a threshold of 100 sqm: first 1000 sqm: 1 space per 250 sqm thereafter: 1 space per 1000 sqm	From a threshold of 100 sqm: first 1000 sqm: 1 space per 125 sqm thereafter: 1 space per 1000 sqm					
A2 Financial and professional E (c)	Offices (business and professional) Financial Services, Professional Services, Other appropriate services in a commercial, business or service locality	From a threshold of 100 sqm: 1 space per 175 sqm	From a threshold of 100 sqm: Mini Holland areas: 1 space per 20 sqm (GEA) Rest of borough: 1 space per 40 sqm (GEA)					

Ref	Page	Policy/Paragraph	Main Modification			
			A3 Food and drink E (b)	Sale of food and drink for consumption (mostly) on the premises		
			A4 Sui Generis	Public houses and wine bars		
			A5 Sui Generis	Takeaways		
			SG Sui Generis	Taxi/mini cab offices	No standard. To be considered individually.	
<b>BUSINESS</b>						
			B1 (a)	Offices	1 space per 50m2	1 space per 500 sqm for visitors with minimum 2 spaces
			B1 (b), B1 (e) E (g)	Research and development, light industry		
			B2 and B8	General industry  Storage and Distribution	B2: 1 space per 75m2 B8: 1 space per 250m2	1 space per 1000 sqm
<b>RESIDENTIAL</b>						
			C3	Flats and houses	1 space per studio; 1.5 spaces per 1 bedroom home; 2 spaces per 2 bedrooms home; 3 spaces per all other dwellings	1 space per 40 homes for visitors with minimum 2 spaces

Ref	Page	Policy/Paragraph	Main Modification			
			<b>OTHER RESIDENTIAL</b>			
			SG	Hostels	1 space per 2 resident bedspaces	1 space per 20 bedspaces with minimum 2 spaces
			SG	Houses in multiple occupation (HMOs)	1 space per habitable room	
			C1	Hotels (20 beds and over) and motels	2 spaces per 3 staff	1 space per 10 bedrooms
			C1	Guest houses and small hotels (less than 20 rooms)	1 space per 3 staff	1 space per 3 bedrooms
			C2	Boarding schools/and residential colleges	1 space per student	
				Student halls of residence	1 space per student	1 space per 10 bedspaces for visitors
			C2	Children's homes, retirement and nursing homes	1 space per 2 staff	1 space per 20 bedrooms
			C3	Sheltered housing	1 space per 2 staff	1 space per 4 homes
			<b>EDUCATION AND HEALTH</b>			
			<del>C</del> <u>E(e)</u>	Hospitals	2 spaces per three staff	1 space per three bedspaces
			<del>D</del> <u>E(e)</u>	Day centres	1 space per 2 staff	1 space per 100 sqm

Ref	Page	Policy/Paragraph	Main Modification			
			D4 F1(a)	Adult training centres (Universities and Colleges in draft London Plan)	2 space per 3 FTE staff + 1 space per 10 FTE students	1 space per 7 FTE students
			D4 F1(a)	Higher/further education establishments (vocational and academic) / (Secondary schools / sixth form colleges in draft-London Plan)	1 space per 4 staff plus 1 space per 3 peak time students	1 space per 100 students
			D4 E(f)	Pre-school, play and nursery provision	1 space per 8 FTE staff + 1 space per 8 students	1 space per 8 FTE staff + 1 space per 8 students
			D4 F1(a)	Schools (day):  Nursery, Primary, Secondary, Special	1 space per 4 staff plus 1 space per 4 students	1 space per 100 students
			D4 E(e)	Medical (and other health) clinics, including dental and veterinary	1 space per 2 staff	1 space per 3 staff with a minimum of 2 spaces
<b>LEISURE</b>						
			D4 F1(f)	Places of worship	1 space per 4 staff	1 space per 10 staff for visitors
			D1 F2(b)	Community centres		
			D2 Sui Generis	Cinemas		1 space per 5 seats

Ref	Page	Policy/Paragraph	Main Modification			
			D2 E(d), F2(c)	Sports facilities with or without a licensed club house	1 space per 3 staff	1 space per 3 peak time visitors
			D2 F2(d)	Swimming pools		
			Sui Generis	Theatres	1 space per 4 staff	1 space per 5 seats
			Sui Generis	Nightclubs	To be considered individually.	
<b>TRANSPORT</b>						
				Train stations	To be considered on a case by case basis through liaison with TfL. The level of provision should take into account the type and location of the station, current and future rail and cycle demand and the potential for journey stages to and from the station to be made by cycle. A Future growth, though a step-change in provision is expected, especially at termini, in order to meet the Mayor's mode share target.	To be considered on a case by case basis through liaison with TfL. The level of provision should take into account the type and location of the station, current and future rail and cycle demand and the potential for journey stages to and from the station to be made by cycle. A Future growth, though a step-change in provision is expected, especially at termini, in order to meet the Mayor's mode share target.
				Bus stations		To be considered on a case-by-case basis through liaison with TfL.

Ref	Page	Policy/Paragraph	Main Modification
MM189	234	Table 1.4	<div data-bbox="692 169 1973 331" style="background-color: #008080; color: white; padding: 5px; text-align: center;"> <b>Offices (Business, financial and professional services)</b>            Standard applies to Use Class A2-E (c) and B1(a)         </div> <div data-bbox="692 335 1973 560" style="background-color: #e0f2f1; padding: 5px; text-align: center;"> <p><b>PTAL 1-2:</b> 1 space per 200 m2 GFA</p> <p><b>PTAL 3-4:</b> 1 space per 400 m2 GFA</p> <p><b>PTAL 5-6:</b> 1 space per 800 m2 GFA</p> </div> <div data-bbox="692 563 1973 628" style="background-color: #008080; color: white; padding: 5px; text-align: center;"> <b>Shopping (A1E(a) and F2(a))</b> </div> <div data-bbox="692 632 1973 1359" style="background-color: #e0f2f1; padding: 5px;"> <p><b>PTAL 1- 4</b></p> <ul style="list-style-type: none"> <li>• Smaller food store (up to 500m2 GFA)- 1 space per 200 m2</li> <li>• Food supermarket (up to 2,500m2 RFA/4000m2 GFA) – 1 space per 100 m2</li> <li>• Food superstore (over 2,500m2 RFA/4000m2 GFA) – 1 space per 100 m2 Non-food warehouse – 1 per 100 m2</li> <li>• Garden centre – 1 space per 100m2</li> <li>• Town centre/shopping mall – 1 space per 200 m2</li> </ul> <p><b>PTAL 5-6</b></p> <ul style="list-style-type: none"> <li>• Smaller food store (up to 500m2 GFA) - 1 space per 400 m2</li> <li>• Food supermarket (up to 2,500m2 RFA/4000m2 GFA) – 1 space per 200 m2</li> <li>• Food superstore (over 2,500m2 RFA/4000m2 GFA) – 1 space per 200 m2</li> <li>• Non-food warehouse – 1 per 200 m2</li> </ul> </div>

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			<ul style="list-style-type: none"> <li>• Garden centre – 1 space per 200 m2</li> <li>• Town centre/shopping mall – 1 space per 400 m2</li> <li>• Servicing: Units of less than 2000 m2 GFA should provide one full sized lorry bay per 1000m2. Existing servicing facilities may be taken into account provided these are convenient and available for use by the proposed development.</li> <li>• Where a proposed development consists of a number of small shop units, full sized lorry bays sufficient for the total floor area of the development should be provided (bays shared among units). In addition, a bay suitable for LGVs should be provided for every 3 units.</li> <li>• For units of more than 2000m2 GFA one full sized lorry bay is required for each 2000m2.</li> </ul> <p style="text-align: center;"><b>Industry</b></p> <p style="text-align: center;">(Standard applies to factories, warehouses and other distribution/storage premises, including ancillary offices)</p> <p style="text-align: center;"><b>PTAL 1-3:</b> 1 space per 300 m2 GFA</p> <p style="text-align: center;"><b>PTAL 4-6:</b> 1 space per 600 m2 GFA</p>

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MM190	237	Appendix 2	Appendix 2 Employment Land and Character Visions																																																																																													
MM191	237-245	Appendix 2	<p>Delete Tables 2.1, 2.2 and 2.3. Replace with:</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>SIL Site Name</th> <th>Size (ha)</th> </tr> </thead> <tbody> <tr><td>SIL1</td><td>Hall Lane</td><td>1.85</td></tr> <tr><td>SIL2</td><td>Cork Tree Retail Park</td><td>2.24</td></tr> <tr><td>SIL3</td><td>North Circular Road</td><td>4.06</td></tr> <tr><td>SIL4</td><td>Blackhorse Lane</td><td>5.40</td></tr> <tr><td>SIL5</td><td>Argall Avenue</td><td>26.60</td></tr> <tr><td>SIL6</td><td>Rigg Approach</td><td>5.06</td></tr> <tr><td>SIL7</td><td>Lammas Road</td><td>1.96</td></tr> <tr><td>SIL8</td><td>Orient Way</td><td>3.19</td></tr> <tr><td>LSIS1</td><td>Highams Park Industrial Estate</td><td>5.67</td></tr> <tr><td>LSIS2</td><td>Cabinet Way</td><td>2.17</td></tr> <tr><td>LSIS3</td><td>Justin Road/Trinity Way</td><td>3.21</td></tr> <tr><td>LSIS4</td><td>Waltham Park Way</td><td>2.91</td></tr> <tr><td>LSIS5</td><td>Sutherland Road</td><td>1.26</td></tr> <tr><td>LSIS6</td><td>Clifford Road</td><td>1.07</td></tr> <tr><td>LSIS7</td><td>Barret Road</td><td>0.55</td></tr> <tr><td>LSIS8</td><td>Argall Avenue Extension</td><td>2.51</td></tr> <tr><td>LSIS9</td><td>Heybridge Way</td><td>1.42</td></tr> <tr><td>LSIS10</td><td>Church Road</td><td>5.36</td></tr> <tr><td>LSIS11</td><td>Hainault Road</td><td>1.47</td></tr> <tr><td>LSIS12</td><td>Etloe Road/Simonds Road</td><td>2.15</td></tr> <tr><td>LSIS13</td><td>Auckland Road</td><td>3.36</td></tr> <tr><td>LSIS14</td><td>Sherrin Road</td><td>11.91</td></tr> <tr><td>LSIS15</td><td>Joseph Ray Road</td><td>1.61</td></tr> <tr><td>LSIS16</td><td>Lancaster Road Arches</td><td>0.62</td></tr> <tr><td>LSIS17</td><td>Montague/Courtenay Road Arches</td><td>0.40</td></tr> <tr><td>LSIS18</td><td>Howard Road</td><td>0.75</td></tr> <tr><td>LSIS19</td><td>Blackhorse Lane</td><td>10.71</td></tr> <tr><td>BEA1</td><td>Hatherley Mews</td><td>0.20</td></tr> <tr><td>BEA2</td><td>East London Office Centre</td><td>0.10</td></tr> <tr><td>BEA3</td><td>E10 Business Centre</td><td>0.30</td></tr> </tbody> </table>	Site Reference	SIL Site Name	Size (ha)	SIL1	Hall Lane	1.85	SIL2	Cork Tree Retail Park	2.24	SIL3	North Circular Road	4.06	SIL4	Blackhorse Lane	5.40	SIL5	Argall Avenue	26.60	SIL6	Rigg Approach	5.06	SIL7	Lammas Road	1.96	SIL8	Orient Way	3.19	LSIS1	Highams Park Industrial Estate	5.67	LSIS2	Cabinet Way	2.17	LSIS3	Justin Road/Trinity Way	3.21	LSIS4	Waltham Park Way	2.91	LSIS5	Sutherland Road	1.26	LSIS6	Clifford Road	1.07	LSIS7	Barret Road	0.55	LSIS8	Argall Avenue Extension	2.51	LSIS9	Heybridge Way	1.42	LSIS10	Church Road	5.36	LSIS11	Hainault Road	1.47	LSIS12	Etloe Road/Simonds Road	2.15	LSIS13	Auckland Road	3.36	LSIS14	Sherrin Road	11.91	LSIS15	Joseph Ray Road	1.61	LSIS16	Lancaster Road Arches	0.62	LSIS17	Montague/Courtenay Road Arches	0.40	LSIS18	Howard Road	0.75	LSIS19	Blackhorse Lane	10.71	BEA1	Hatherley Mews	0.20	BEA2	East London Office Centre	0.10	BEA3	E10 Business Centre	0.30
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MM192	246-267		Deletion of Appendix 3: Policies Map Changes		
MM193	268		Deletion of Appendix 4: Evidence Base		
MM194	269	Table 5.1 – Waltham Forest’s Spatial and Growth Strategy	<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target (if applicable)</b>
			Scale of Growth	Number of net additional dwellings - Granted or deemed granted planning permission - Started - Completed  Amount of additional floorspace - Granted or deemed granted planning permission - Started - Completed	27,000 net additional homes <u>delivered between 2020 and 2035</u>  52,000 sqm of employment floorspace (Class E G, B2, B8)
			Location of Growth	Number of new homes in each area and Strategic Location  - Granted or deemed granted planning permission - Started - Completed  Net additional floorspace and jobs equivalent in each area and Strategic Location - Granted or deemed granted planning permission	South Waltham Forest: A minimum of <del>14,900</del> <u>13,340</u> new homes and 3,250 new jobs in the <u>identified</u> Strategic Locations of <del>Lea Bridge, Low Hall, Church Road, Leyton, South Leytonstone, Leytonstone District Centre, Whipps Cross and Bakers Arms</del>  Central Waltham Forest: A minimum of <del>6,300</del> <u>6,810</u> new homes and 1,600 jobs in the <u>identified</u> Strategic Locations of <del>Blackhorse Lane, Walthamstow Town Centre, Forest Road Corridor and Wood Street.</del>  North Waltham Forest: A minimum of <del>2,000</del> <u>1,710</u> new homes and 1,940 jobs in the <u>identified</u> Strategic Locations of <del>North Chingford District Centre, Sewardstone Road Neighbourhood Centre, South Chingford District</del>

				<ul style="list-style-type: none"> <li>- Started</li> <li>- Completed</li> </ul>	<p>Centre, Highams Park District Centre and the North Circular Corridor.</p> <p><del>Elsewhere in Borough: A minimum of 5,150 new 3,800</del> homes outside the identified Strategic Locations.</p>
			Management of Growth	<p>Proportion of new retail and town centre uses in:</p> <ul style="list-style-type: none"> <li>- Strategic Locations</li> <li>- Designated Centres by number of units and floorspace (m2)</li> </ul> <p>Total floorspace in designated employment areas</p> <p>Number of jobs created in employment areas</p> <p>Total area (ha) of designated sites and areas (Green Belt, Metropolitan Open Land, Special Protection Areas, Ramsar Sites, Conservation Areas, and Listed Buildings),</p> <p>Number of listed buildings</p> <p>Proportion of development which occurs on Previously Developed Land</p>	

				<p>Number of sites on the Brownfield Land Register</p> <ul style="list-style-type: none"> <li>- Part 1</li> <li>- Part 2</li> </ul> <p>Number and status of Masterplans, <u>Area Frameworks</u> SPDs and Planning Briefs</p> <p>Number and status of concept plans proposed</p>		
MM195	271	Table 5.2	<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target (if applicable)</b>	
			Policy 23 - Gypsies, and Travellers and Travelling Show People	Number of pitches for Gypsies and Travellers	Draft London Plan 7 / Up to 9 pitches to meet need identified to 2033	
MM196	275	Table 5.3	<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target (if applicable)</b>	
			Policy 25 – Supporting Economic Jobs and Growth	Change in employment floorspace (sqm) by Use Class disaggregated by location	52,000 sqm of additional employment floorspace, including 36,600 sqm of storage and distribution floorspace, during the plan period	
			Policy 26 – Safeguarding and Managing Change in Strategic Industrial Locations (SIL)	Floorspace change in SIL, LSIS and BEA by Use Class	No net loss of employment industrial floorspace	
			Policy 27 – Safeguarding and Managing Change in Locally Significant	Floorspace change in LSIS by Use Class	No net loss of industrial floorspace	
				- Approved		

			<u>Industrial Locations (LSIS)</u> - <u>Completed</u>		
			<u>Policy 28 – Safeguarding and Managing Change in Borough Employment Areas (BEA)</u> - <u>Approved</u> - <u>Completed</u>	<u>Floorspace change in BEA by Use Class</u>	<u>No net loss of employment floorspace</u>
			<u>Policy 29 – Approach to Non-Designated Employment Land</u>	<u>Floorspace change outside of SIL, LSIS and BEA by Use Class</u>	<u>No unevidenced net loss of floorspace</u>
			<u>Workspaces</u>	<u>Floorspace change by Use Class disaggregated by location</u>	
<b>MM197</b>		<b>Table 5.8</b>	<b>Policy</b> <del>Policy 57</del> <u>Taller and Tall Tall Buildings</u>	<b>Monitoring Indicator</b> Number of developments of:  <u>Tall buildings (exceeding 10 storeys, or 30m when measured from the ground)</u>  <del>Taller buildings</del>	<b>Target (if applicable)</b>



Ref	Page	Policy/Paragraph	Main Modification		
				<p><u>in the submitted Transport Assessment and Air Quality Study 2</u></p> <p><u>The condition of Epping Forest Special Area of Conservation's SAC qualifying features (Beech woodland, holly shrub layer and stag beetles), including any evidence of negative effects from recreational pressure, urban effects and air quality.</u></p>	<p><u>the level set out in the submitted Transport Assessment and Air Quality Study 2</u></p>
			Policy 86 - Food Growing and Allotments	Change in number of allotments	No net loss
<b>MM199</b>		<b>Table 5.12</b>	<p><b>Policy</b></p> <p>Policy 93 - Managing Flood Risk</p>	<p><b>Monitoring Indicator</b></p> <p><u>Number of development with flood risk assessments undertaken</u></p> <p><u>Number of planning applications approved and refused with reason for refusal as flood risk where development proposals are required to carry out the sequential test and exception test.</u></p> <p><u>Number of sites, and total gross units permitted in Flood Zone 1, 2 and 3.</u></p> <p><u>Contributions received for flood risk mitigations.</u></p>	<p><b>Target (if applicable)</b></p>

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MM200	280	New Appendix	<p>The plan sets out strategic policies to address the strategic priorities of the borough, including an overall strategy for the pattern, scale, and design quality of places, and makes sufficient provision for</p> <ol style="list-style-type: none"> <li>housing (including affordable housing), employment, retail, leisure and other commercial development;</li> <li>infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</li> <li>community facilities (such as health, education and cultural infrastructure); and</li> <li>conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.</li> </ol> <p>Table X.X below indicates whether a policy is strategic or non-strategic.</p> <table border="1"> <thead> <tr> <th>Policy</th> <th>Strategic</th> <th>Non-strategic</th> </tr> </thead> <tbody> <tr> <td>Policy 1 'Presumption in Favour of Sustainable Development '</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 2 'Scale of Growth'</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 3 'Infrastructure for Growth '</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 4 'Location of Growth '</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 5 'Management of Growth '</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 6 'Ensuring Good Growth '</td> <td></td> <td>X</td> </tr> <tr> <td>Policy 7 'Encouraging Mixed Use Development '</td> <td></td> <td>X</td> </tr> <tr> <td>Policy 8 'Character-led Intensification '</td> <td></td> <td>X</td> </tr> <tr> <td>Policy 9 'South Waltham Forest '</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 10 'Central Waltham Forest '</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 11 'North Waltham Forest'</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 12 'Increasing Housing Supply '</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 13 'Delivering Genuinely Affordable Housing '</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 14 'Affordable Housing Tenure '</td> <td>X</td> <td></td> </tr> <tr> <td>Policy 15 'Housing Size and Mix'</td> <td></td> <td>X</td> </tr> <tr> <td>Policy 16 'Accessible and Adaptable Housing '</td> <td></td> <td>X</td> </tr> <tr> <td>Policy 17 'Redevelopment and Intensification of Existing Housing Estates '</td> <td></td> <td>X</td> </tr> <tr> <td>Policy 18 'Other Forms of Housing '</td> <td></td> <td>X</td> </tr> <tr> <td>Policy 19 'Small Sites '</td> <td></td> <td>X</td> </tr> <tr> <td>Policy 20 'Housing in Multiple Occupation (HMO) and Conversions '</td> <td></td> <td>X</td> </tr> <tr> <td>Policy 21 'Supported and Specialist Accommodation '</td> <td></td> <td>X</td> </tr> </tbody> </table>	Policy	Strategic	Non-strategic	Policy 1 'Presumption in Favour of Sustainable Development '	X		Policy 2 'Scale of Growth'	X		Policy 3 'Infrastructure for Growth '	X		Policy 4 'Location of Growth '	X		Policy 5 'Management of Growth '	X		Policy 6 'Ensuring Good Growth '		X	Policy 7 'Encouraging Mixed Use Development '		X	Policy 8 'Character-led Intensification '		X	Policy 9 'South Waltham Forest '	X		Policy 10 'Central Waltham Forest '	X		Policy 11 'North Waltham Forest'	X		Policy 12 'Increasing Housing Supply '	X		Policy 13 'Delivering Genuinely Affordable Housing '	X		Policy 14 'Affordable Housing Tenure '	X		Policy 15 'Housing Size and Mix'		X	Policy 16 'Accessible and Adaptable Housing '		X	Policy 17 'Redevelopment and Intensification of Existing Housing Estates '		X	Policy 18 'Other Forms of Housing '		X	Policy 19 'Small Sites '		X	Policy 20 'Housing in Multiple Occupation (HMO) and Conversions '		X	Policy 21 'Supported and Specialist Accommodation '		X
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Policy 17 'Redevelopment and Intensification of Existing Housing Estates '		X																																																																			
Policy 18 'Other Forms of Housing '		X																																																																			
Policy 19 'Small Sites '		X																																																																			
Policy 20 'Housing in Multiple Occupation (HMO) and Conversions '		X																																																																			
Policy 21 'Supported and Specialist Accommodation '		X																																																																			

Ref	Page	Policy/Paragraph	Main Modification		
			<u>Policy 22 'Gypsies and Travellers and Travelling Showpeople '</u>		X
			<u>Policy 23 'Community Housing '</u>		X
			<u>Policy 24 'Supporting Economic Growth and Jobs '</u>	X	
			<u>Policy 25 'Safeguarding and Managing Change in Strategic Industrial Locations (SIL) '</u>	X	
			<u>Policy 26 'Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS) '</u>		X
			<u>Policy 27 'Safeguarding and Managing Change in Borough Employment Areas '</u>		X
			<u>Policy 28 'Approach to Non-Designated Employment Land '</u>		X
			<u>Policy 29 'Industrial Masterplan Approach '</u>		X
			<u>Policy 30 'Co-Location Design Principles '</u>		X
			<u>Policy 31 'Workspaces '</u>		X
			<u>Policy 32 'Affordable Workspace '</u>		X
			<u>Policy 33 'Local Jobs, Skills, Training and Procurement '</u>		X
			<u>Policy 34 'Railway Arches '</u>		X
			<u>Policy 35 'Promoting Culture and Creativity '</u>		X
			<u>Policy 36 'Protecting Public Houses (Pubs) '</u>		X
			<u>Policy 37 'Blackhorse Lane Creative Enterprise Zone (CEZ) '</u>		X
			<u>Policy 38 'Hierarchy of Centres '</u>	X	
			<u>Policy 39 'New Retail, Office, and Leisure Developments '</u>		X
			<u>Policy 40 'Revitalisation, Adaption and Regeneration in Designated Centres and Parades '</u>		X
			<u>Policy 41 'Managing Changes of Use In and Outside Primary Shopping Areas '</u>		X
			<u>Policy 42 'Managing Changes of Use in Neighbourhood Centres and Local Retail Parades '</u>		X
			<u>Policy 43 'Managing Changes of Use in Non-Designated Areas '</u>		X
			<u>Policy 44 'Evening and Night-time economy uses '</u>		X
			<u>Policy 45 'Shopfronts and Signage '</u>		X
			<u>Policy 46 'Social and Community Infrastructure '</u>		X
			<u>Policy 47 'Education and Childcare Facilities '</u>		X
			<u>Policy 48 'Promoting Healthy Communities '</u>		X
			<u>Policy 49 'Health Impact Assessments '</u>		X

Ref	Page	Policy/Paragraph	Main Modification		
			<u>Policy 50 'Noise, Vibration and Light Pollution '</u>		X
			<u>Policy 51 'Hot Food Takeaways '</u>		X
			<u>Policy 52 'Betting Shops and Payday Loan Shops '</u>		X
			<u>Policy 53 'Delivering High-Quality Design '</u>		X
			<u>Policy 54 'Tall Buildings '</u>		X
			<u>Policy 55 'Building Heights '</u>		X
			<u>Policy 56 'Residential Space Standards '</u>		X
			<u>Policy 57 'Amenity '</u>		X
			<u>Policy 58 'Making Places Safer and Designing Out Crime '</u>		X
			<u>Policy 59 'Advertisements, Hoardings and Signage '</u>		X
			<u>Policy 60 'Promoting Sustainable Transport '</u>	X	
			<u>Policy 61 'Active Travel '</u>		X
			<u>Policy 62 'Public Transport '</u>		X
			<u>Policy 63 'Development and Public Impacts '</u>		X
			<u>Policy 64 'Deliveries, Freight and Servicing '</u>		X
			<u>Policy 65 'Construction Logisitic Plans (CLPs) '</u>		X
			<u>Policy 66 'Managing Vehicle Traffic '</u>		X
			<u>Policy 67 'Electric Vehicles (EV) '</u>		X
			<u>Policy 68 'Utilities Infrastructure '</u>		X
			<u>Policy 69 'Digital Infrastructure '</u>		X
			<u>Policy 70 'Designated Heritage Assets '</u>	X	
			<u>Policy 71 'Listed Buildings '</u>		X
			<u>Policy 72 'Conservation Areas '</u>		X
			<u>Policy 73 'Archaeological Assets and Archaeological Priority Areas '</u>		X
			<u>Policy 74 'Non-Designated Heritage Assets '</u>		X
			<u>Policy 75 'Locally Listed Heritage Assets '</u>		X
			<u>Policy 76 'Highams Area of Special Character '</u>		X
			<u>Policy 77 'Green Infrastructure and the Natural Environment '</u>	X	
			<u>Policy 78 'Parks, Open Spaces and Recreation '</u>		X
			<u>Policy 79 'Biodiversity and Geodiversity '</u>		X
			<u>Policy 80 'Trees'</u>		X

Ref	Page	Policy/Paragraph	Main Modification		
			<u>Policy 81 'Epping Forest and the Epping Forest Special Area of Conservation '</u>	X	
			<u>Policy 82 'The Lee Valley Regional Park '</u>	X	
			<u>Policy 83 'Protecting and Enhancing Waterways and River Corridors '</u>		X
			<u>Policy 84 'Food Growing and Allotments '</u>		X
			<u>Policy 85 'A Zero Carbon Borough '</u>		X
			<u>Policy 86 'Decentralised Energy '</u>		X
			<u>Policy 87 'Sustainable Design and Construction '</u>		X
			<u>Policy 88 'Air Pollution '</u>	X	
			<u>Policy 89 'Water Quality and Water Resources '</u>		X
			<u>Policy 90 'Contaminated Land '</u>		X
			<u>Policy 91 'Managing Flood Risk '</u>	X	
			<u>Policy 92 'Overheating '</u>		X
			<u>Policy 93 'Waste Management '</u>	X	
			<u>Policy 94 'Infrastructure and Developer Contributions '</u>	X	
			<u>Policy 95 'Monitoring Growth Targets '</u>	X	

END.