

LONDON BOROUGH OF WALTHAM FOREST

PUBLIC CONSULTATION FOR INTERIM PLANNING POLICY FRAMEWORK FOR WALTHAMSTOW TOWN CENTRE

EXECUTIVE SUMMARY

This report presents the findings of the 6-week consultation period **15 March – 26 April 2007** on the three options for the future of Walthamstow, which was developed by the Prince's Foundation for the Built Environment.

The approach used by the Prince's Foundation (Enquiry by Design) is in itself an engagement process, however this wider consultation process was also undertaken to ensure that the maximum number of users, stakeholders, businesses and residents could give their comments, views and ideas for the future of Walthamstow.

Renaisi were commissioned by the London Borough of Waltham Forest in January 2007 to conduct a programme of consultation on the options to support and inform the development of a blueprint for the future of Walthamstow Town Centre.

This report is in 2 parts:

- Part one prepared by Renaisi to illustrate the findings of their consultation workshops and events
- Part two prepared by the London Borough of Waltham Forest to identify the results of further consultation events held and analysis of the questionnaires which were submitted to the Council during the consultation period.

Over 120,000 residents, businesses, market traders and other stakeholders have the opportunity to view the options through widespread leafleting in the town centre, at transport nodes, through faith centres, public buildings, schools and colleges and through the 110,000 circulation of WFM (Waltham Forest Magazine).

The consultation has engaged with the following groups:

	Numbers responding to consultation
Questionnaire responses	
Short questionnaires during Town Centre events	118
Long questionnaires during Town Centre Events	53
Internet responses	97
Short questionnaires via post	278
Long questionnaires via post	17
Comments via e-mail/ post	24
Developers Forum	5
Public meetings x2	Circa 60
Market Traders	Circa 60

Different socio-economic groups	5
Gay, Lesbian, Bisexual and Transgender groups	8
Young people	79
Asian Women	10
Polish Community	8
Total responses	822

The results of the consultation show that option C is the preferred option but lots of issues were raised regarding this option which need to be addressed. There was also aspects of option B and A which were preferred or were thought would add value to option C. The detailed analysis of the questionnaires in part 2 highlight what the positives and negatives of the 3 options were considered to be.

These results, along with the detailed discussions from the workshop groups, will give in-depth knowledge to the Prince's Foundation going forward; allowing them to develop a preferred option which will look to address many of the issues identified through the consultation process and highlighted in Part 2 of this report.

Summary of consultation findings

There were various levels of detail in the questionnaires, however the same issues arose from all the different questionnaire types. A consensus of issues is starting to emerge and these are summarised below.

Overall 52% of those questioned through the questionnaires supported the principles of option C, parts of option C that people liked included:

- Location of community facilities
- Location and type of housing in both options B & C
- Low level buildings are on a more human scale
- The option is more spread out
- Seems visionary without altering the skyline and having high buildings
- Drawing on existing strengths for Walthamstow
- Development and promotion of an evening economy
- Break up of Selborne Walk increasing permeability
- Extension of Queens Road Station improving access
- Cinema will encourage an evening economy
- Good balance of size, uses and lower rise buildings
- Sympathetic to community
- Exciting
- Good Walkability
- Welcoming to visitors, attracting visitors
- Quality developments

Issues were raised around:

- The danger of the evening economy becoming excessive
- The vision being undeliverable
- The option lacking imagination
- The need to address the issue of the EMD cinema

- The lack of additional green space
- Some of the buildings being too tall
- The need to address linkages to Stratford City and the Olympics
- Issues of parking for the increased number of residents
- Issues of the appropriate infrastructure available for the increased numbers of residents
- A combination of C & B
- The location of a primary school in the middle of the Town Centre
- Density of development, too cluttered
- What is the point of a hotel?

Related to specific topics the following issues were identified by many respondents of all types of questionnaires. These issues are being fed into the next stage of the Prince's Foundation Enquiry by Design process, which will look at how these issues can be addressed.

Community facilities:

- Need facilities for young people
- Should be provision of a cinema/ theatre/ Arts centre
- Need greater provision of leisure facilities
- Provision of adult facilities as well as for young people

Transport:

- Traffic congestion is a problem
- Lighting needs to be improved
- Need for better security
- More pedestrian friendly layout needed
- Selborne Rd and Hoe Street junction is particularly bad
- Need to look at the connectivity to Stratford City

Reasons for lack of accessibility around Walthamstow:

- Market is cluttered and crowded
- Better paving needed (lots of cracks, holes)
- Tube not accessible
- Shops not accessible
- Road crossings not safe

Evening economy:

- Need activities for the young
- Need better quality/ more restaurants
- Need a cinema
- Need an arts centre/ theatre/ performance space
- Need bars/ pubs
- Need other leisure activities such as an ice rink and bowling
- Having more activities and people around in the evening will make the town centre safer
- Need to capture disposable income in Walthamstow instead of it going into London

Shopping:

- Need more variety
- Need better quality shops such as Marks and Spencer's, Next, H&M
- Need organic goods
- Need more cafes
- Easy to get into central London for comparison shopping
- Walthamstow meets all the daily food shopping needs

The street market:

- Need specialist markets/ stalls such as a farmers market or organic stalls
- Need better quality goods
- Is crowded
- Need more variety of goods
- Like the market
- Needs to be cleaner/ have better management
- Market is too long/ less vibrant at St James Street end
- Needs better policing

Safety:

- Central Station unsafe
- High Street/ Hoe Street unsafe in evenings as no-one around
- Need more evening activity
- Gangs/ youths threatening

PART 1 – RENAISSI REPORT

Executive Summary

This report outlines the findings of the consultation project conducted by Renaisi Ltd as part of the larger consultation process conducted by the London Borough of Waltham Forest to support the development of an Interim Planning Policy Framework for Walthamstow Town Centre.

A range of consultation events were run within Walthamstow during the period 20th March – 30th March 2007 including three Town Centre Events, 5 workshop sessions and a number of semi structured interviews. In addition we ran a range of information sessions with groups across the Walthamstow area.

A number of common themes were expressed during these events. These have been summarised below:

- Most people expressed a feeling of pride in Walthamstow and Waltham Forest, but an acceptance that Walthamstow Town Centre needs further development to ensure it's longevity;
- The majority of people preferred a combination of elements from each of the options;
- The need for the development of a stronger retail offer including development of the street market and a social / evening economy across the Walthamstow Town Centre area;
- The need to maintain, develop and respect the historical identity of Walthamstow;
- The need for ownership, development and better maintenance of the public realm;
- Transport and mobility within Walthamstow was restricted and needs planning;
- The need for development of housing and commercial space should happen within an environment that respects and develops the community and community spirit within Walthamstow.

Introduction

Renaisi were commissioned by London Borough of Waltham Forest in January 2007 to conduct a programme of consultation to support and inform the development of an Interim Planning Policy Framework for Walthamstow Town Centre.

This report has been prepared by Renaisi to illustrate the findings of the consultation process. It also attempts to identify the challenges that we have faced during this process and the lessons that we have learnt over the period of the short but intensive consultation process.

As outlined in our tender submission our thorough understanding of the importance of economic development means that our approach to regeneration is characterised by ensuring that local economic benefits directly relate to local communities. We are particularly conscious of the need to ensure that programmes of physical redevelopment are closely tied to needs, aspirations and trends within communities.

Our approach to this project reflects this view and in consultation with Waltham Forest we designed a programme of specific events to ensure that all three design options were explored fully by consultees and that the consultation process was "Fit for Purpose".

The outcomes that have been achieved through this work are:

- attendance & participation in the Enquiry by Design Process;
- the distribution of details advertising the public consultation and town centre events;
- the distribution of the materials developed describing the three options for the future of Walthamstow Town Centre through both targeted activities and general leafleting;
- design of a detailed questionnaire for use during consultation process;
- recruitment of the following groups of participants for focus group activities;
 - o the higher socio-economic group;
 - o LGBT group;
 - o 3 workshops for 14 – 17 year olds held at Walthamstow Girls School, Holy Family College and Willowfield School;
 - o 7 focus groups with students aged between 18 – 24 attending Waltham Forest College
- town centre events X 3, during which semi-structured interviews, short interviews, general information sessions on the content of the three options were delivered by the "Enquiry by Design" process;

- semi structured interviews with:
 - o Asian Women
 - o New Communities – Polish residents
- distribution of information and information sessions at various venues across Walthamstow including a Tea Dance organised by Team Leyton;
- surgery for Market Traders from Walthamstow Market;
- recruitment of 'expert panel' members from across the groups consulted;
- production of a summary report;

Due to the time constraints operating within the project the following outcomes will be achieved during April 2007:

- attendance at the Enquiry by Design Consolidation Event

The information and display materials used during the consultation process were designed by The Prince's Foundation.

Other publicity and information materials were designed by the London Borough of Waltham Forest.

Methodology

As identified within the London Borough of Waltham Forest tender brief, comprehensive consultation has been underway on the redevelopment of Walthamstow for a considerable period and therefore there is a degree of consultation fatigue across the Borough. Our approach to this process has therefore differed across the groups targeted to ensure effective engagement within the process.

Our objectives for this process have been:

- to gather the detailed views of a range of people from within each of the target groups identified by Waltham Forest;
- to provide general information sessions across the area to enable individuals to make informed choices about the individual elements and three full options;
- to offer individuals the opportunity to express their opinions about each of the options;
- to record individuals' views of each of the options;
- to explain the process that the London Borough of Waltham Forest has adopted for the development of an Interim Planning Policy Framework for Walthamstow;

- to recruit individuals from the target groups to an expert panel as part of the consultative process for the future Enquiry by Design Process being run by The Prince's Foundation in May 07.

Summary of Consultation Process Findings

1. Majority of people interviewed expressed pride when asked about Walthamstow and Waltham Forest.
2. Majority of people accept that Walthamstow needs to change/ develop.
3. Most people prefer a combination of elements from each of the options.
4. Unanimous view that Walthamstow needs to develop a 'social' economy that extends from the beginning of the day into the evening and caters for all sections of the community from the very young to the elderly. This should include play areas for young people, cafes, restaurants, bars, evening entertainment, a music venue and youth areas for teenagers.
5. The street market is viewed as an essential part of Walthamstow and the vast majority of people want to see it continue. A high proportion would like to see the market modified to enable more access, a larger range of high quality goods, more specialist stalls including organic foods, specialist stalls, ethnic shops.
6. Retail offer: views about the location, variety and quality of the retail offer varied across the groups but the majority of people indicated that the offer is not diverse enough and the quality of goods sold needs to be thought about, especially for the higher socio-economic groups, who currently do not spend their income in Walthamstow; and thought needs to be given to appropriate niche markets. The following views are of particular note:
 - a. The majority of people interviewed only shopped for fruit and vegetables from the market and shopped elsewhere for all other goods e.g. Ilford, Stratford, Green Street;
 - b. The majority of people suggested the need for a larger supermarket rather than the 'basket' supermarkets that are currently available.
7. Most people interviewed accept that further physical development of Walthamstow will happen but equally the majority felt that they would not want see large numbers of high rise blocks within the Town Centre. The history of Walthamstow and the housing stock of Edwardian and Victorian houses was frequently referred to as was the need to ensure an identity for the Town Centre.
8. Mobility around Walthamstow is generally seen as poor for groups such as young mothers with prams, people with small children, elderly people

and people with mobility problems. Pavements are considered too narrow, direct walking routes are complicated due to the road network, the market is viewed as too narrow in places and therefore difficult to negotiate.

9. Transport links are generally viewed as good within Walthamstow although the condition of the rail stations is not viewed positively.
10. The complicated road network and level of congestion in Walthamstow was highlighted by the majority of people interviewed as a problem. Accessing and leaving Walthamstow are problematic by car and/ or on the bus system due to the volume of traffic and the lack of effective parking schemes.
11. The majority of people interviewed accepted that there is an ongoing need for more housing across London but expressed concern about the level, the density and the infrastructure needed to support residents particularly car parking and healthcare services.

Brief Summary

Options B and C received the most positive feedback but there were elements in both which were opposed.

Interestingly the younger people interviewed disliked Option C because they felt there was 'too much going on' and the need /desire to keep Selborne Walk.

Of the adults interviewed, feedback shows a split between options B and C. There is a general acceptance that Walthamstow Town Centre will be subject to development and indeed needs development, but that there is a need for a robust retail strategy for the area, and effective plans for access into and around the centre and clarity about the mix of housing needed.

Distribution of Publicity

The initial distribution of the leaflets was conducted on Friday 2nd March.

- To all market traders and shops in Walthamstow High Street & Hoe Street;
- The general public

Once developed the publicity describing the three options was produced as a leaflet by London Borough of Waltham Forest. Ten thousand leaflets were produced for distribution. The leaflets were distributed as:

- 4,500 leaflets were distributed by leafleters to the general public using the transport nodes within Walthamstow;
- 1,350 leaflets were distributed through local schools;
- 750 leaflets were distributed through faith centres across Walthamstow, Black Horse Lane Baptist Church, Walthamstow

Mosque, Our Lady of Lourdes and St. Patrick's Church and Walthamstow Evangelical Church;

- 750 leaflets were distributed through public buildings across Walthamstow e.g. Walthamstow library, Waltham Forest Town Hall;
- 450 leaflets have been retained for distribution to Waltham Forest College;
- the remaining 2,200 leaflets were distributed during the Town Centre Events on Tuesday 20th March, Friday 23rd March and Saturday 24th March.

PROGRAMME OF EVENTS

Town Centre Event – Tuesday 20th March 2007

Town Centre Event – Friday 23rd March 2007

Town Centre Event – Saturday 24th March 2007

Event Venue: Waltham Forest Town Square

Attendees: The General Public

Format for Event: Information giving sessions, short and more detailed interviews were conducted on a random basis

Summary of Events Findings:

During the three days of public consultation in the Town Centre we distributed leaflets and gave information to over 1,000 people. During this process a large number of people who had information given to them felt that they needed time to digest the information and then the opportunity to re-visit the options before expressing their views, either due to time commitments or the volume of information provided. As a result a number of people visited the Town Centre events and then returned to a second event to offer their views.

The complexity of the display information during this process dictated that our team members worked with individuals that attended the Town Centre event to explain and discuss the options and then to collect the opinions of participants. During the three Town Centre events over 200 detailed questionnaires were distributed, of which 53 were completed during the events. 118 of the short questionnaires were completed.

Focus Group for Higher Socio-Economic Group

Event Venue: Waltham Forest Town Hall

Date: 21st March 2007

Time: 7 – 9.30pm

Attendees: 16 individuals were invited to attend this event. 5 individuals attended. Recruitment to this focus group was conducted by identifying individuals through the Public consultation meeting on the 5th March and through identification of individuals and residents within Walthamstow. The individuals that attended the programme were not known to each other. The group presented a mix of ethnic groups - a German woman, a Swiss woman, a white British woman, a mixed race male and a white British male. The occupations of the group included 3 architects, a sociologist and a housing specialist.

Format for Event: Focus Group

Summary of Events Findings:

Initially we were disappointed that more of the people were not able to attend the event. The purpose of the event was explained to individuals as part of the recruitment process and was re-introduced as part of the introduction to the evening. The discussion within the group flowed easily and many issues raised were common across the group. The main points discussed were:

- **General pride in Walthamstow and the character of the area.** Two of the group have lived in Walthamstow for a considerable period of time i.e. in excess of 15 years whereas the remaining members of the group have lived in Walthamstow for 7 years or less. The reason identified by 3 of the individuals for moving to Walthamstow was house prices when compared to other parts of London and the quality of the housing stock within Walthamstow.
- **The restricted retail offering available in the Town Centre.** The 5 participants did not shop much in Walthamstow. The quality and restricted nature of the retail offer deterred them from shopping in the market or the shop outlets. Having said this 2 of the group do shop in the market for their fresh produce only. None of the group purchase non food produce in Walthamstow. Ilford, Bluewater, Stratford and the West End were identified as retail centres that are used by the participants of this group.
- **Acceptance that Walthamstow needs to be developed and has the potential to become a larger more diverse retail centre.** The development of the Town Centre and possible options presented through the Enquiry by Design process provoked some 'heated' discussion around the amount of development needed.
- **Need to preserve and promote the identity of Waltham Forest particularly William Morris.** This subject was one of huge debate as the style tastes of the participants differed across the group. The issue of mixed-use development with higher rise buildings than those currently in Walthamstow caused heated debate with

complete resistance from some of the group but acceptance and welcoming opinions from others.

- **Transport links.** This presented another lively discussion. Walthamstow has a number of major transport nodes which are extensively used within the Town Centre. The experience of the group differed;
 - o the transport links are overcrowded, not clean and feel unsafe at certain times during the day;
 - o do not enable easy access to certain parts of London e.g. Wapping;
 - o the congestion in and around the Town Centre was excessive and the road system contributed to this congestion

- **Street scene.** Views expressed around street scene included;
 - o pavements and public space are not well maintained across the town centre;
 - o pavements are too narrow and therefore difficult to negotiate;
 - o too much congestion in and around of the Town Centre;
 - o Pedestrian routes in and around the transport nodes are difficult to negotiate;

- **Market.** There was general agreement across the group that the market is a positive element within Walthamstow. The format and content of the market offer was considered restricted and other than fruit and vegetables, it was viewed as low quality and something that could be improved.

- **Evening and Social Economy.** Across the group there was general agreement that there is a very restricted, virtually non-existent evening and leisure offer within Walthamstow. The one venue identified as appealing for socialising was the Celsius Bar. The participants identified that they travel to Upper Street, the West End and Docklands to use leisure and evening offers. There was general agreement that the development of an evening and leisure economy is needed for Walthamstow across age groups, ethnic groups and social groups.

- **Housing.** The need for more housing across London was accepted as something that will happen. But the mix and location of housing needed careful planning.

At the end of this session there was not a consensus of a single option as preferable for Walthamstow.

Two people from this group were recruited to participate as part of the Expert Panel for the remainder of the Enquiry by Design process.

Focus Group for Lesbian Gay Bisexual and Transgender Group

Event Venue: East London Out Project Centre, Grove Road, Walthamstow

Date: 22nd March 2007

Time: 7 – 9.30pm

Attendees: 8 individuals attended this event.

Format for Event: Focus Group. The attendees for this event were recruited by the ELOP centre. The group of 8 people included mothers, carers, single individuals and individuals in partnerships. A number of the group knew one another prior to the event.

Summary of Events Findings:

The session commenced with an introduction explaining the Enquiry by Design process, the consultation process and how it will inform the Enquiry by Design process. The discussion flowed easily across the group. For the purposes of reporting the discussion it has been grouped under general headings. The major points discussed were:

- **Identity of Walthamstow.** The participants within the group expressed positive feelings about Walthamstow. Most displayed pride in the area and expressed a general view that Walthamstow has the potential to develop further.

- Participants found the presentation of the information very complex and not particularly user friendly. Views were also expressed that the information presented was weighted in favour of option C and one participant felt that the questionnaires prepared to aid the discussion and feedback process was also weighted. Option A was considered a 'non' option as it did not present any change to the existing framework and therefore provided a projection under the current framework rather than an 'option'.

- **Mobility.** A long discussion around mobility within Walthamstow identified a number of complex issues including:
 - o Mobility and access issues for cyclists in and around the Town Centre
 - o Mobility for families around Walthamstow: pavements too narrow and access to the market is difficult for a mother with a pram and/ or more than one child
 - o Mobility for those who are not able bodied: The pavements across the Town Centre are too narrow, the mobility shop in Selborne Walk is upstairs and therefore, individuals with mobility problems have to access the centre with a companion/ carer who has to drive to the mobility shop, drop the person off, drive back down to the car park and then return by foot to the mobility shop to start the shopping trip. They then have to repeat this experience in reverse at the end of the shopping trip. One of the participants described a friend who now is not able to shop on her own because the Mobility shop has been moved upstairs within the Selborne Walk centre.

- **Facilities available across Walthamstow.**
 - o There was general agreement across the group that there are not sufficient facilities with Walthamstow for any group who may wish to access the Town Centre. The playground in the Town Square was identified as an asset which is well utilised. It was identified that problems with rats have occurred in the Town Square due to the people who feed the pigeons. However, this problem has improved due to the intervention of the Environmental Health Department. Facilities for families across the Town Centre were identified as lacking e.g. facilities and outdoor activities for older children such as a playground that is not for toddlers.
 - o Facilities in general across the Town Centre were identified as lacking.

- **Evening and Leisure Facilities:** There was general agreement across the group that there is a need for evening, leisure and social facilities throughout the Town Centre. The lack of meeting places e.g. cafes, restaurants, a cinema, bars for all ages (including teenagers), and for the full range of economic groups was identified as lacking. The group identified that they currently use the sparse facilities around Walthamstow e.g. Lloyd Park but had to travel outside Walthamstow to socialise - to places such as Upper Street. It was pointed out that there is now no gay pub within Walthamstow.

- **Retail Offer:** The group generally held the same opinion on the retail offer available within Walthamstow. The market was viewed as an asset to Walthamstow and there was general agreement that fruit and vegetables represented quality produce at reasonable prices. However, all of the participants also identified that they use other retail centres to purchase the majority of their goods. There was concern expressed that Walthamstow will become gentrified, thereby excluding a section of the community who would no longer access the Town Centre.

- **Housing:** After some discussion there was general agreement that any future housing offer for Walthamstow should provide a mixture of family housing and single units. All expressed the wish to live in a mixed community rather than an area of only single people or couples/ families only. Concern was raised around the trend for developers to buy the larger properties in Walthamstow and divide them into smaller properties and the provision of large family housing was identified as lacking within the Town.

At the end of the session there was no general view on which option was best for Walthamstow. This is partly because the amount of information contained with the displays made it difficult for people to digest and respond within the time frame of the Focus Group.

One member of this group was recruited to participate as a member of the Expert Panel.

Focus Group for 14 – 17 year olds at Walthamstow Girls School

Event Venue: Walthamstow Girls School

Date: 28th March 2007

Attendees: 24 girls from Year 10 (age 14-15).

Format for Event: After setting up the display panels, a brief description of the Enquiry by Design process and purpose of the session was given. We then asked for a show of hands on who currently uses Walthamstow and how they use the Town Centre. We gave a brief description of each option and then asked the participants to work in groups to consider each Option. They were asked to look specifically at:

- The housing within each option
- Retail
- Markets
- Community Facilities
- Evening economy
- Transport

Summary of Events Findings:

This was the first of the sessions run for young people aged 14 – 17 years of age. The girls engaged fully with the process and it was interesting to watch and listen to the discussion within the groups. From the initial discussion there was a mixture of responses around the use of Walthamstow. The class was divided into:

- girls who do not use the retail offer in Walthamstow at all; some because parents do not allow them to socialise outside the family network and some because they socialise elsewhere due to the evening and leisure offer in Walthamstow not being available to them;
- girls whose families do not use Walthamstow Town Centre. The range of centres used for shopping by the girls included Ilford, Stratford, Wood Green and Green Street;
- girls whose families do use the shopping facilities in Town Centre;
- girls who use the retail offer within Selborne Walk.

The girls considered the development options and expressed the following opinions and views:

- need for a more varied evening and leisure offer in Walthamstow. The girls discussed 'the good old days' when Pizza Hut was situated in the High Street. They felt the addition of café and restaurants would add to the attraction to visit Walthamstow.
- need for activities for young people across the Town Centre for a range of ages;

- need for a cinema or other venue in which they can socialise. For some of the girls socialising outside the family network is not an option, therefore some girls did not have a view on the need for evening and leisure activities in Walthamstow;
- the market was viewed positively by all of the girls. They expressed the view that it was great to use the market to buy things for themselves and as presents for other people;
- the demolition of Selborne Walk as shown in Option C was not seen as a positive option. The view expressed was that Selborne Walk could be developed, i.e. a further floor for shops, a third floor that could contain a cinema or bowling alley;
- the idea of a primary school as shown in Option C was not received favourably. The principal reason expressed was that it was not appropriate for safety reasons to put a primary school within a Town Centre;
- the idea of building a new Town Hall in the Town Centre – as shown in Option B & C was also greeted with resistance as the participants expressed pride in the beauty of the existing Town Hall and the fact that as a public building the Town Hall 'belonged' to them.
- Housing: – the girls' view was that there is a need for more family housing across Walthamstow
- interest was expressed about the development of the Arcade site and questions were asked about why the earlier proposed scheme for the site did not proceed.
- Interest was also expressed around the future of the old cinema and the need to reclaim it as a local public facility.

At the end of the session the girls indicated that of the 3 options, their preference was for Option B.

Two girls were recruited through the school to participate in the Expert Panel for the remainder of the Enquiry by Design Process.

Focus Group for 14 – 17 year olds at Holy Family School

Event Venue: Holy Family School

Date: 28th March 2007

Attendees: 30 pupils from Year 8 (12-13)

Format for Event: As above at Walthamstow Girls School.

Summary of Events Findings:

This session was attended by boys and girls from a number of ethnic groups. The Class divided into groups and each moved between the options and discussed the content of each option. As with the pupils from Walthamstow Girls' School, the participants in the session were very clear sighted about the positive and negative elements of Walthamstow as it is currently. They accept that the Town Centre needs further development and needs to develop an edge if it is to survive and thrive once Stratford City opens and are clear what they feel is needed within the town. The class displayed different levels of use that they and their families currently have in the Town Centre. After general discussion the main points raised by the group were:

- The need for more evening and leisure facilities in the Town Centre. The group identified the need for a cinema and questioned why the existing cinema building was no longer used as a cinema and how it could be brought into use again.
- The need for outdoor facilities and activities within the Town Centre for young people, i.e. facilities that could be accessed for little or no money;
- The need for a larger retail offering i.e. to buy trainers you need to go Ilford or Stratford;
- Most suggested that further development of Selborne Walk would make sense. They felt that further floors could be added as the current use of the space is not efficient. They also felt that leisure and restaurant outlets could be added in the same way as at the Wood Green Centre;
- The market was viewed positively but evidence of people using the market was not clear;
- The Option C details around replacing Selborne Walk with a primary school and new Town Hall was viewed negatively by the group. As in Walthamstow Girls School, the group identified the location of a primary school in the town centre as inappropriate as it could be dangerous for the young people attending the school;
- However, they felt changing the structure of the town centre to encourage more people into the centre would be positive (Option C);

- transport was viewed generally positively but participants felt there should be more buses during peak periods i.e. at 3.30pm when all of the local young people are trying to access the bus system;

A single preferred option was not identified during this session.

Focus Group for 14 – 17 year olds at Willow Field School

Event Venue: Willowfield School

Date: 29th March 2007

Attendees: The School Council, whose age range spreads across the school. This session was held as a voluntary session after school. 25 young people attended the session.

Format for Event: As with the events in the other schools, the format for the session included a short introduction, a brief description of the options and then general discussion of the content of the options. The discussion was facilitated as a whole group rather than sub groups.

Summary of Events Findings:

As with the other sessions with young people, the participants in this group were incredibly clear sighted about their Walthamstow and how they feel it should be developed. The views expressed were in common with those expressed within the other groups of young people. These included:

- Pride in Waltham Forest and Walthamstow, pride in the Town Hall and the fact that it 'belonged' to the people within Waltham Forest;
- Acceptance that Walthamstow needs development;
- Concern that the shisha bars will be closing due to the change in the law around smoking in public places. The shisha bars are currently places that young people go to meet and 'hang out'. The group maintain that they do not smoke but use the bars as somewhere to meet friends, places which are inexpensive to visit and are considered 'safe';
- Interest in the range and mix of housing that would be built within the Town Centre, particularly affordable housing which as young adults they would be able to access;
- Willowfield is located at the Blackhorse Lane end of Walthamstow and so there was interest in the development of the St James area of Walthamstow and views expressed about development of a retail and leisure offer for that area;

2 pupils from Willowfield School were recruited to be part of the expert panel.

Semi-structured interviews for individuals from the New Communities

Event Venue: Our Lady of Lourdes & St. Patrick's RC Church, The Asian Women's Centre & Walthamstow Town Centre

Date: An open surgery session was held on Sunday 25th March. In addition semi structured interviews were held with four individuals outside the open surgery.

Format for Event: Semi structured interviews with various people, selection of those interviewed was carried out on a random basis.

Summary of Events Findings:

This group was divided by the following motivations:

- A number of people interviewed, particularly those in their early 20s, expressed a disconnection with their environment as they have come to Walthamstow from Poland to earn sufficient funds to return to Poland and set up home there;
- A second group interviewed had come to Walthamstow to build a new life. This group in general have children/ dependants who are engaged within the school system. This group had more views on Walthamstow but in general did not express particular opinions on the redevelopment of the Town Centre.

The group interviewed may not be representative of the Polish communities living in Walthamstow but their views have been collected as part of this piece of work. A longer consultation period would have enabled a more strategic selection of the participants to be interviewed.

The views expressed by this group, were collected through individual interview and therefore group discussion was not part of the process to facilitate either a deeper understanding or further thoughts about the options displayed. The general response was:

- Initial surprise at the fact that we were actively seeking their opinions and therefore a reservation in giving their views;
- General contentment with the retail offer available within Walthamstow. The market currently provides a retail offer for fruit and vegetables and further retail opportunities are then spread across a wide range of retail centres. The new Polish/ Eastern European shops are used by this group to purchase produce which is particular to the culinary traditions of Eastern Europe.
- The need for more facilities/ activities for young people of all ages in and around Walthamstow was expressed. Currently young people 'hang around' in parks when they are not at school or at home and they have nowhere else to go.
- From the sample group interviewed many did not have access to a car and therefore, most shopped on foot or by public transport and so were happy with the basket supermarkets currently available in Walthamstow;
- The sample group interviewed indicated that they travel out of Walthamstow to socialise. This was partly because they were relatively new to the area but also because they had friends spread

across London and therefore meet in places that were convenient to all;

- A number of school aged children are attending local schools. However, from the people interviewed, the families of these young people do not particularly engage with local services.

As a result of these interviews leaflets showing details of the three options were distributed to all Polish Shops in and around Walthamstow.

We were unable to recruit any of the participants from this group to the expert panel.

Focus Groups for Young People aged 18 – 24 years in Waltham Forest College

Event Venue: Waltham Forest College

Date: 26th April

Format for Event: 7 Focus Groups

Summary of Events Findings:

The Focus groups run at Waltham Forest were delivered to a range of ages, course types including Year 2 Public Administration, Engineering, Childcare and ESOL Courses and ethnic groups. Therefore delivery of the sessions differed across the groups as we aimed to engage with and gather views from as wide a range of individuals as possible.

The views expressed across the groups mirrored views expressed by the large majority of individuals engaged throughout this process:

- The retail offer for Walthamstow was discussed across the groups. The views expressed by this group were very consistent. The vast majority of individuals stated that they do not shop in Walthamstow; that the quality was generally poor, the range of clothing was not varied enough and the shopping environment was not inviting.
- The market was viewed positively but most people did not use the market.
- Transport was viewed as poor around Walthamstow. A large number of those who participated in the Focus Groups lived outside Walthamstow. For these participants travel to and from college was viewed as difficult on public transport particularly the bus system.
- The need for a social economy in Walthamstow was viewed by all as needed. None of the participants socialise in Walthamstow, the majority of individuals explained that they travel to college through the various transport links and then return home.
- Most expressed views of feeling safe in Walthamstow.

- A number expressed the need for more green spaces and the need to consider Walthamstow history in developing the town centre.
- A number of people expressed concerns about mobility around the town centre for people with children, the elderly and people with mobility difficulties.

A ballot system is being used within the College to recruit the individuals to participate on the expert panel for the remainder of the Enquiry by Design process.

Semi-structured interviews for Asian Women

Event Venue: Various venues across Walthamstow including shops and beauty salons.

Date: Interviews were held with a variety of Asian women in various beauty, clothing and jewellery shops in Walthamstow.

Format for Event: Semi Structured interviews.

Summary of Events Findings:

As with the interviews with Polish people, a number of Asian women approached were surprised that we were actively seeking their views. We aimed to interview from a wide age range of women but had most success engaging women from the younger age range. In addition we collected the views of a number of school aged Asian girls during the session with girls aged 14 – 17 years in Walthamstow Girls School.

The views expressed by this group mirrored the views expressed by all groups engaged through this process:

- The retail offer for Walthamstow was viewed as restricted and therefore the women interviewed all shopped outside Walthamstow particularly in Green Street and Southall. The general feeling was that the retail offer needs to be developed, including some shops specifically for the Asian communities in the area;
- The development of the Blackhorse Lane and St James area of Walthamstow and the development of high quality retail opportunities in Walthamstow was generally identified as an area of need;
- Evening and leisure activities were identified as lacking in the Town Centre. The individuals interviewed outlined the need for recreational facilities within Walthamstow. Although most said that they socialise within the home they appreciated that there was a need for development of the evening and leisure facilities within the area;
- The need for affordable large family housing across the Town Centre was identified, as well as a need to generally 'clean up' and maintain the Town Centre.

A preferred option was not identified during discussions with this group.

We recruited one woman to participate in the expert panel for the remainder of the process. She has agreed to recruit another Asian Woman to attend with her.

PART 2: LONDON BOROUGH OF WALTHAM FOREST REPORT

Introduction

In addition to the workshops and the town square events which were run by Renaisi and have been detailed above several further events were run by the Council to ensure other groups in the community could have their say on the future for Walthamstow. These events included the Developers Forum (consisting of key site owners and larger businesses and investors in the town centre), Market Traders session, Friends of the Earth Public Meeting and Disability Equalities Scheme Launch event.

Details of the events and the results of those events are detailed below.

In addition to reporting on the results of the additional events this section of the report gives a detailed analysis of all the questionnaires submitted to the Council throughout the 6-week consultation period whether at specific events, in the post, verbally or via the internet.

The views, ideas and issues raised through the consultation have already been presented to the Prince's Foundation and will be fed into the next stage of the Enquiry by Design process starting 22nd May. The results of this 4-day workshop will be the development of a preferred option for the future of Walthamstow. This option will be presented to the public for further consultation later in the year.

WORKSHOPS

Developers Forum

Event Venue: East London Business Centre

Date: 23 March 2007

Format for Event: open discussion

Summary of Events Findings: taken from the minutes of the meeting

- Need good maintenance of open spaces no matter which option is chosen
- The aim is to increase density but this has to be through mutually supportive uses
- Need to capture disposable income of residents first and once done Walthamstow can then encourage visitors into the area as we will have created an attractive and vibrant place to live and visit.
- Bringing the Council Offices into the town centre brings a critical mass to the centre in the day, therefore developing the day-time economy, this will lead to the development of the evening economy. Therefore need to encourage additional office development within the town centre.
- The market as it currently exists prevents the town centre moving forward, it doesn't give a good impression of the centre
- There is strong retail demand, inc upper end of the market provision, but The Mall hasn't got the space or the ability to provide bigger units

in existing footprint agreement that the market is a hindrance to its shops which front onto the High Street.

- It was felt that the existing plans did not cater for increasing retail demand, it didn't provide the space for retail to grow to meet the demand.
- The options are not limiting, it is envisaged that the preferred option will be a combination of the 3 options as well as addition of new ideas coming out of the consultation process.
- The preferred option needs to recognize existing demand but also stimulate new demand
- Need to look at St James Street. There is the possibility of pushing the market towards the St James Street end of the High Street, creating a modern retail hub at the top of the High Street and an older/ traditional Artisan approach at the bottom end of the market, pulling people down the length of the High Street.
- The existing Sainsbury's site is key to the development at the bottom end of the High Street

Market Traders consultation session 19 April 4-6:30 Central Library

Event Venue: Central Library

Date: 19 April 4-6:30pm

Format for Event: Information giving session and distribution of questionnaires

There was a good turn out, estimate about 35-40 traders. Over 130 questionnaires were taken away.

The main concerns traders raised appeared to be based on rumours, issues such as the shortening of market trading hours and closure of the market etc.

The indicative plans of the market on the consultation material had led traders to, understandably but wrongly, have concerns around the market being shortened. The Market traders were assured that nothing had as yet been decided and that the Market was seen as central to the Town Centre and was seen as an asset and would not be got rid of it. It was re-iterated that their views were important to the development of a market that worked well for them, the market shoppers, the High Street shops and the town centre as a whole.

Many interesting views of the market were raised including issues currently faced and ideas on how to improve it. Many of the views expressed mirrored those of users of the market collected during other town centre events, workshops and questionnaires.

Summary of Events Findings:

- There needs to be better management of the market
- Crime is a real issue, the traders get their goods stolen and pickpockets drive their customers away, there are knives on the market and fights - it used to be better when the Police had a larger presence in the market, now when you look for help there is never anyone there.

- Car parking was seen as a problem, both for their vans but also for customers who wanted to pop-out for one or two items
- It was agreed that there needed to be better quality on the market but at present they feel that if they stocked better quality goods they would not sell them, as the people who use the market are poorer
- It was suggested that by capping the numbers of each stools this will force variety of stalls and the successful stalls would prosper and through this method quality would start to develop
- The casual traders were seen as an issue as they lack the commitment in bad weather and therefore often result in the market looking patchy and not thriving
- It was acknowledged that the market needed to be tidied up and made to look more presentable but uniformity was not considered the way to do this
- All were very against the moving of stalls as they build up a customer base and if they move they loose this base
- All were against the shortening of the market, the heritage of it being the longest street market still lives on and there is pride in that title, there are fears that if this title were lost there would be nothing promoting the market any more
- It was realised though that the St James Street end of the market was less thriving and that if the market was not to be shortened then this had to be addressed. Capping or incentives (although not successful before) were suggested as ways to encourage traders to this end of the market
- Specialist markets were considered a good idea to bring new customers to the market and a good marketing tool but only if they sold goods that were different to those already sold on the market
- It was considered that an organic stall or section of the market would not prosper at this stage (unless it was promoted as part of a specialist Farmers market) as the clientele would not be there to support it

Many of the traders took the questionnaires away to complete and return them, along with ideas and more detailed issues with the market to inform the next stage of the Enquiry by Design Process with the Prince's Foundation.

In addition the 4 board members of the Market Traders Association have been invited to the next Enquiry by Design event at the end of May. The Prince's Foundation are also bringing an expert on Street Markets to help the board members and the Council market team look at ways to address some of the issues arising from this and the wider consultation on the market.

Disability Groups

Event Venue: The Mall Selborne Walk

Date: 22 April 2007

Format for Event: Information giving session and distribution of leaflets at the launch of the Council's first Disability Equality Scheme as part of an information stall.

Summary of Events Findings:

Over 100 leaflets were distributed to shoppers, including those who use the shop mobility service.

Friends of the Earth Public Meeting

Event Venue: Quakers Hall, Jewel Road

Date: 24 April 2007

Format for Event: semi-structured discussion

The meeting was arranged by Friends of the Earth who invited the Local Authority to hear the public express their views, raise issues and ask questions as part of the consultation on the options for Walthamstow. A series of headings for the meeting had been identified by Friends of the Earth. The minutes of the meeting can be viewed as appendix 1.

clow 26/4/07 12:06

Deleted:

Summary of Events Findings:

- Need to involve local people in meetings with specific developers before and during construction regularly
- Need to lobby for enhancement of building regulations to increase energy efficiency and green construction standards
- Need to balance housing growth with growth of other services to support the growth of the population, possibility of expanding Mission Grove School rather than building a new school on Selborne walk as in option C
- Issue of converting houses to flats.
- Need to monitor during construction the use of materials, insulation etc, this could be implemented through the legal agreement
- Can cut down the need for car parks for residential if car sharing, also need to take into account the walkability of the area and not just public transport
- Need to look at car parking in more detail, esp in relation to the new residential
- Is there a possibility of pedestrianising the High Street and therefore making the market more permanent and at weekends?
- Need to attract visitors to the Town Centre
- Don't see the need for high rise, will affect Walthamstow character and feeling of space
- Need public space
- Like links under the railway, good to open up South side of the railway
- Hoe Street is congested
- Lack of leisure and increase in housing will not increase security
- What is driving the hotel development proposal?
- There is a need for public indoor space for meetings, performance space, this will need public subsidy on-going

- We are fortunate to have the EMD cinema, don't let it die, it is a unique selling point for the borough

Correspondence

24 letters and e-mails were received giving feedback on the 3 options. Key issues coming out of these responses echoed that of the rest of the consultation.

- The Market is a an asset to the town centre and should be encouraged
- Need to attract quality and a variety of retailers
- Need to look at links to Stratford
- The issue of the EMD cinema needs to be addressed
- There are issues of parking if there is an increasing in housing
- Need to develop supporting infrastructure for additional residents
- Sainsbury's site is a development opportunity
- The extension of the platform at Queens Road station is a good idea

More detailed comments from these responses will be fed directly into the Enquiry by Design process.

QUESTIONNAIRES

Methodology

The results of the questionnaires have been inputted into SNAP software to enable easy analysis of the results. The key issues identified through the consultation have been highlighted on page 2. The detailed results are below.

Internet Questionnaires

Overall options

Option	Best	Worst
A	7%	44%
B	10%	35%
C	72%	9%
No answer	11%	12%

Views on the 3 options:

	Likes	Dislikes
A	<ul style="list-style-type: none"> ○ Retains character, building, sense of place, low rise ○ Gentle development with little interference ○ Cinema ○ Arcade site development 	<ul style="list-style-type: none"> ○ No impact, Walthamstow will continue to decline ○ Cinema should be at Central station end ○ Climate goals not met ○ Not enough regeneration/ re-development ○ Lack of an evening economy ○ Need to include plans for EMD cinema ○ Lack of additional green space ○ Fear of crime will remain
B	<ul style="list-style-type: none"> ○ Moving the Town Hall ○ Is deliverable 	<ul style="list-style-type: none"> ○ Soulless ○ Not positive for community

	<ul style="list-style-type: none"> ○ Will maximise the economy ○ Exciting ○ Will attract visitors ○ Cinema location ○ Modern development 	<ul style="list-style-type: none"> ○ Too dense ○ Dislike moving the Town Hall ○ High rise ○ Loss of character ○ Need to include the EMD ○ No community engagement control if led by developers ○ Dislike hotel
C	<ul style="list-style-type: none"> ○ Drawing on existing strengths ○ Evening economy ○ Break up of Selborne Walk ○ Extension of Queens Road Station ○ Cinema ○ Good balance of size, uses ○ Lower rise buildings ○ Sympathetic to community ○ Exciting ○ Walkability ○ Welcoming to visitors ○ Quality developments 	<ul style="list-style-type: none"> ○ Evening economy ○ Undeliverable ○ Least exciting, lacks imagination ○ Need to include EMD cinema ○ Lack of additional green space ○ Too tall ○ Need to include Hall Farm curve ○ Issues of parking

Community uses

	Yes	No	Don't know
Happy with current provision?	20%	60%	14%
Do you want more community uses provided?	72%	9%	12%
Do you want to see more effective use of existing facilities?	74%	4%	13%

Which option do you think presents the best proposal for community uses?

A	6%
B	11%
C	69%

Views on community facilities:

- Cinema
- Refurbish EMD
- Youth facilities
- Toilets
- Gym
- Open space

Housing Type

	Yes	No	Don't Know

Family	40%	14%	8.1%
Single units	21%	27%	8%
Mix of type	75%	11%	5%

Which option do you think presents the best proposal for housing?

A	10%
B	11%
C	60%
No answer	19%

Views on public transport:

- Buses need to be given priority
- Problem with congestion
- Better cycle routes
- Need increased provision/ frequency of buses
- Need better security around the transport hubs
- Need better links to Wood Street Station
- Need better links to Queen's Road

	A	B	C
Foot	14%	6%	49%
Car	10%	20%	28%
Public Transport	9%	9%	51%

29% of respondents had limited mobility and of those 44% felt the town centre was easy to move around. Reasons for lack of accessibility include:

- Market is congested
- Streets need to be wider
- Shops need to be more accessible
- Need well maintained footpaths
- Lack of parking (provide shorter stay parking on side streets off High Street)
- Better signage around centre
- More benches

What would you like to see available in Walthamstow during the evening and weekends?

	Yes	No
Restaurant	95%	1%
Cafes	91%	1%
Bars/ pubs	66%	20%
Cinema	85%	7%
Nightclub	14%	58%
Theatre/ dance Hall	71%	14%
Banqueting faculties	29%	40%
Leisure/ gym	70%	13%
Bowling	47%	28%
Museum/ art gallery	85%	6%

Other evening activities:

- Open space to meet and for street entertainment
- Policing
- Arts related
- Evening courses
- Late night shopping
- Evening market
- Live music
- Facilities for young people

Which option presents the best plan for the weekend and evening activities?

A	9%
B	14%
C	62%

What do you consider to be missing from your shopping experience in Walthamstow?

Wider range of shops	83%
More shops/ stalls catering for cultural needs	28%
More lower value goods	8%
More higher value goods	71%
Larger supermarket	19%
Parking	20%
Public toilets	54%
On street entertainment	27%

Which option presents the best shopping experience for you?

A	3%
B	13%
C	64%

To what extent do you agree with the following statements about Walthamstow Market?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't know
Happy with hours it operates	19%	47%	18%	8%	5%	1%
Happy with the days on which it operates	17%	47%	16%	10%	6%	1%
Happy	7%	22%	23%	25%	18%	1%

with the goods sold						
---------------------	--	--	--	--	--	--

Views on the street market:

- o Issue of market tailing away towards St James Street
- o Needs better cleansing during the day, is cleaned up well in the evenings
- o More variety and quality
- o Make it unique
- o Reduce crime
- o Advertise/ promote the market
- o Get rid of the market
- o The market is the heart of the town centre

How do you feel about the length of the market?

Good length	62%
Too long	28%
Not long enough	4%

What would you like to see more of/ improved in the town centre?

More/ better street maintenance	59%
Removal of graffiti/ vandalism/ litter	68%
More/ better open space	60%
Better maintained street lighting	42%
More pedestrian friendly layout	65%

How safe do you feel in and around the town centre?

	Very safe	Fairly safe	Fairly unsafe	Very unsafe
Day	37%	50%	8%	1%
Evening	4%	38%	34%	19%

Which option presents the best public realm for you (include safety)?

A	7%
B	11%
C	63%

All short questionnaires received either at events or in the post

Overall options

Option	Best	Worst
A	21%	33%
B	22%	20%
C	42%	25%
No answer	15%	22%

What type of housing would you like to see?

Family	43%
Single units	9%
Mix of type	48%

Which option do you feel is the best for housing?

A	19%
B	21%
C	41%
No answer	19%

Common general comments on community facilities:

- Need facilities for young people
- Need a cinema/ theatre
- Need leisure activities
- Need an arts centre
- Keep community facilities central

Do you consider yourself to have limited mobility?

Yes	36%
No	26%
No answer	32%

If you have limited mobility do you feel the town centre is accessible?

Yes	42%
No	6%

Reasons for lack of accessibility:

- Market
- Better paving needed (lots of cracks, holes)
- Tube not accessible
- Shops not accessible
- Road crossings not safe

Which option do you feel is the best for travelling by the various modes of transport?

	A	B	C
Foot	27%	13%	33%
Car	21%	17%	16%
Public Transport	14%	14%	32%

Common general comments on transport:

- Problem with congestion
- Buses need to be given priority
- Need increased provision/ frequency of buses
- Need to improve lighting
- Need better security around the transport hubs

Which option do you feel is the best for the provision of an evening economy?

A	14%
B	21%
C	44%

Common general comments on the evening economy:

- Need activities for the young
- Need better quality/ more restaurants
- Need a cinema
- Need an arts centre/ theatre/ performance space
- Need bars/ pubs
- Need other leisure activities such as an ice rink and bowling
- Having more activities and people around in the evening will make the town centre safer

Common general comments on the shopping offer:

- Need more variety
- Need better quality such as Marks and Spencer's
- Need organic goods
- Need more cafes

Are you happy with the following aspects of the street market?

	Yes	No
Hours it operates	74%	15%
Management of the market	60%	33%
Days on which it operates	75%	14%
The goods it sells	64%	30%
The length	74%	18%

Common general comments on the street market:

- Need specialist markets/ stalls such as a farmers market or organic stalls
- Need better quality goods
- Is crowded
- Need more variety of goods
- Like the market
- Needs to be cleaner/ have better management
- Market is too long/ less vibrant at St James Street end

Do you feel safe in Walthamstow?

	Yes	No
Day	47%	30%
Evening	26%	50%

Which option do you feel is the best in terms of public realm and safety issues?

A	22%
B	22%
C	40%
No answer	16%

Common general comments on safety of the town centre:

- o Central Station unsafe
- o High Street/ Hoe Street unsafe in evenings as no-one around
- o Need more evening activity
- o Gangs/ youths threatening

All long questionnaires received either at events or in the post

80% of those completing this questionnaire were residents of Walthamstow and 51% completed the questionnaire during one of the town centre events.

90% of the respondents were currently a user of Walthamstow Town Centre and the uses of the town centre were:

Transport links	35%
Selborne Walk	65%
Street market	49%
Both	65%
Evening user	27%
Other	15%

It was thought that the following restricted the use of the town centre:

The layout	17%
Parking	7%
Safety	21%
Lighting	13%
Lack of appropriate services	37%
Type of shops available	43%
Opening hours	29%
Others	11%

Views of the different options:

Option	Percentage supported	Comments – the following comments have been taken from completed questionnaires / interviews conducted during the Town Centre Events.
No option identified	21%	<ul style="list-style-type: none"> • Information too complicated to make an informed choice • Can the market open longer hours and open on Sundays?
Option A	8%	<ul style="list-style-type: none"> • Respects the current character of Walthamstow • Presents the best options for open space • Offers very good family housing • Presents the best option for travelling around Walthamstow on foot, by car and on public transport • Low Level buildings, perception of friendly to the environment, locations for the community centres, presents the

		best option for housing, present the best option for travelling around the Town Centre,
Option B	29%	<ul style="list-style-type: none"> • Market forces mean that this is the most practical plan for Walthamstow; • The proposed locations for community facilities are good; • This option offers a good range but also does not overdo it. • Offers the best range of housing options • Offers the best plan for weekend and evening activities; • It's better because more of the space is being used but it is not that crowded. • Presents a stronger vision, a clear focus and realistic timeframes for delivery. • Presents the benefit of more people living in the Town Centre and the housing is well distributed. • This option is the one most likely to happen. • Housing developments are well spread across the Town Centre; • Likes high rise homes but they need to be affordable; • Development close to the transport hubs is very good. Parking spaces are important. Housing style needs to be good/friendly
Option C	42%	<ul style="list-style-type: none"> • A combination of C & B would be best for Walthamstow; • Location of community facilities are good • Location and type of housing in both options B & C are good • Can't see the difference in the travel plans for foot, car and public transport do not appear different across the plan; • Building a primary school in the middle of the Town Centre does not seem a sensible plan; • Additional parking is needed; • Low level buildings are more on a human scale; • This option is more spread out; • We need more parking facilities; • Like it broadly, gives clear idea of where Walthamstow will be in 30 years

		<p>time, dislike the idea of a Primary school as dissipates retail too much; returning old cinema into use very good; like highway improvements to Hoe Street and Selborne Walk, it encourages public transport and walking rather than cars; car park at eastern end of high street missing, not tackling market; needs a clear plan; it is good as long as we get the appropriate amenities to go with the housing additions;</p> <ul style="list-style-type: none"> • Need a petrol station in Town Centre; • There is no indication of a better mix of family housing units etc • Building on the current open space is a bad idea; • The class of facilities needs to be improved; • As with Option B the location of community facilities is more central and accessible; • This seems visionary without altering the skyline and having high buildings • Looks like too many buildings too cluttered; • What is the point of a hotel?
--	--	--

Views on community facilities:

- Facilities for young people
- Cinema/ theatre
- Arts centre
- Leisure
- Adult provision

Type of housing:

	Yes	No
Family housing	30%	3%
Single units	14%	10%
Mixture	43%	4%

Which option do you think presents the best proposal for housing?

A	7%
B	10%
C	34%

Views on transport:

- Congestion is a problem
- Lighting needs to be improved
- Need for better security

- o More pedestrian friendly layout needed

Which activities would you like to see available in Walthamstow during the evenings and weekends?

	Yes	No
Restaurants	31%	
Cafes	46%	3%
Bars/ Pubs	27%	13%
Cinema	63%	1%
Nightclub	24%	21%
Theatre/ Dance Hall	54%	4%
Banqueting facilities	17%	16%
Leisure/ gym	56%	
Bowling	36%	11%
Museum/ art gallery	54%	4%
Other	11%	1%

Which of the options presents the best plan for weekend and evening activities?

A	6%
B	9%
C	37%
No answer	48%

What do you consider missing from your shopping experience?

	Yes	No
Wider range of shops	54%	
More shops/ stalls catering for cultural needs	24%	
More lower value goods	17%	
More higher value goods	31%	
Larger supermarket	14%	1%
Parking	19%	
Public toilets	33%	
On street entertainment	26%	
Other	9%	

Which option presents the best shopping experience for you?

A	7%
B	10%
C	37%
No answer	46%

Are you happy with the following?

	Yes	No
Hours the market operates	51%	20%

Mow the market is managed	31%	30%
The days on which it operates	46%	19%
The goods sold	33%	30%

Views on the market:

- Need for farmer/ specialist markets/ stalls
- Need for better quality goods
- Market too long
- Needs to be cleaner/ better management
- Needs greater variety of goods
- Like the market

Do you feel safe in Walthamstow?

Yes	No
43%	27%

What would you like to see more of/ improved in the town centre?

High level street maintenance	29%
Removal of graffiti/ litter/ vandalism	51%
Better maintained street lighting	37%
More pedestrian friendly layout	43%

Which of these options presents the best public layout for you, including safety issues?

A	11%
B	11%
C	31%

APPENDIX 1 – MINUTES OF FRIENDS OF THE EARTH MEETING

Friends of the Earth Public Meeting
24 April 2007 – 7:30pm Quakers Hall, Jewel Road, E17

Present from the Council

Cllr O'Rourke
Cllr Sweden
Cllr Khan
Cathy Low
Sam Neal

Apologies
Cllr Loakes
Cllr Wheeler

The meeting *was arranged by Friends of the Earth who invited the Local Authority to hear* the public express their views, raise issues and ask questions as part of the consultation on the options for Walthamstow. A series of headings *for the meeting had been* identified by Friends of the Earth.

1. **Climate Impact and Energy Efficiency**

- There is an issue of new housing increasing carbon emissions
- Aspirations for projects like BedZed
- Need to involve local people in meetings with specific developers before and during construction regularly
- Criticism of consultation as not everyone gets WFM, people in Council accommodation do not get WFM delivered. Residents opposite South Grove will be affected by the proposed developments but have not received any consultation information. - Council Response: the consultation was put into WFM as this magazine goes to all households in the borough. However if this is not the case this is an important issue which will be raised with the appropriate department
- Need to lobby for enhancement of building regulations to increase energy efficiency and green construction standards
- Need a cost benefit analysis on this development, will the Council's money be spent on this. - Council response – no, these plans are for a blueprint to create a framework in which developers can work. Some of the sites are Council owned and the Council will therefore have more control over what happens on these sites but other sites will be developed independently as and when the owners decide. The framework will give these developers guidance on what is acceptable within a holistic view of the whole town centre
- Need to balance housing growth with growth of other services to support the growth of the population, possibility of expanding Mission Grove School rather than building a new school on Selborne walk as in option C
- Large buildings can actually reduce carbon emissions through the right designs
- Need to involve the local community in consultation if private developments

clow 26/4/07 12:05
Deleted: provided an opportunity for

clow 26/4/07 12:05
Deleted: to

clow 26/4/07 12:06
Deleted: against a

clow 26/4/07 12:06
Deleted:

2. **Materials, Sourcing and Wastage**

- Will priority be given to local suppliers and labour? - Council response: We already write into development contracts to use local labour. The Council recently ran an access to contracts project, which looked at green procurement, local procurement and the development of local supply chains. We also have a local labour project linked to the Olympics. Need input and views from the group as to how these issues can be addressed in the blueprint
- S106 used to employ someone to oversee the construction work to enforce the planning conditions, reporting to the Council but funded by the Developer
- Do not use design and build contracts as this gives too much control to the developers
- Issue of health and safety of employing foreign workers as they are not aware of all the regulations
- Why are we increasing the density? - Council response: GLA have given Waltham Forest a housing target of 665 new homes every year, with a focus on Town Centres and transport nodes as this is more sustainable. In addition there is a chronic need for family housing within the borough, over 13,000 on the housing waiting list.
- Issue of converting houses to flats. - Council response: agreed that this is an issue and needs to be looked at in the context of this blueprint. This issue is already being addressed through Council scrutiny
- Need to monitor during construction the use of materials, insulation etc, this could be implemented through the legal agreement
- Woolwich (nr Woolwich Arsenal) recycles building waste into re-useable building materials. Details are on London Re-made web site

3. **Transport and Access**

- Will there be a transport plan?
- Can cut down the need for car parks for residential if car sharing, also need to take into account the walkability of the area and not just public transport
- Market Association Rep: The Market keeps the town centre going, Mission Grove is currently a car park for the traders, if all the car parks go the market (and therefore the town centre) will flop. Market will get no outside trade. Reference made to Romford and the multi-storey car parks available there
- Doesn't the transport node bring people into the market?
- Perhaps the market is not getting outside trade due to the quality of goods being sold on the market
- Camden and Portobello markets do not have access to parking but are tourist attractions
- Need to look at car parking in more detail, esp in relation to the new residential
- Don't move Sainsbury's, it meets a local need. - Council Response: discussions to move Sainsbury's is Sainsbury's choice but agree we do need quality retail on the High Street

- Is there a possibility of pedestrianising the High Street and therefore making the market more permanent and at weekends?
- Need to attract visitors

4. **Design/ Visual Impact and Community Use**

- Is the Market shortening? - Council response: Nothing has been decided with regards to the market. The plans are a broad brushstroke as the Council wanted to get Market traders and Market users and visitors views on the market. A separate session has recently been held by the Council to capture the views of the market traders. The Market serves a community at the bottom end of the market as well as the top end.
- Market Association Rep: need to keep pride in our title as the longest street market
- Is there a waiting list of the market? If so why are there empty pitches? - Market Association Rep: we are looking at this with the Council's Market Officer
- South Grove car park is used in the evenings as a recreational area, if this is developed this space will be lost, it is a valuable space/ resource
- Tower Mews blocks views, 18 storeys is too high
- One of the nicest things about Walthamstow is that you can see the sky
- Don't see the need for high rise, will affect Walthamstow character and feeling of space
- Friends of the Earth request population growth prediction graphs
- Need public space, option B losses much of the town square and gardens
- Like links under the railway, good to open up South side of the railway
- Hoe Street is congested, option B is the only one that looks to address this issue. - Council Response: it is envisaged that these will be aspects of each of the different options that will be liked and that can be incorporated into the final plan
- Lack of leisure and increase in housing will not increase security
- What is driving the hotel development proposal? It will give little to the community. Need market research to support this use
- Market Association Rep: How will this plan happen, all individually owned sites, can't CPO some buildings. Council response: is a blueprint, will not all be developed at once and not by the Council. Will be looking at the reality of the plans in the next stage

5. **Open – Any other relevant issues**

- What happens next? - Council response: Consultation ends 26th April. These results will be collated and fed into the Prince's Foundation. There will be **public meeting (21 May 7pm Waltham Forest Town Hall, Council Chamber)** to start off the next stage of the Prince's Foundation work. This public meeting will present the findings of the 6-week consultation and will facilitate discussions around some of the issues developing. The Prince's Foundation will develop a preferred option based on the results of the consultation alongside stakeholders (including Friends of the Earth) and their world experts. The experts

include Seth Harry, Scott Bernstein (from the Centre for Neighbourhood Technology in America – looking at the efficient use and allocation of resources), Space Syntax and Alan Baxter Associates, and they all have experience of developing sustainable, accessible and mixed-use places. The results of this work will be further consulted on in summer 2007 and at this stage the plans will be in more detail and will look to address many of the issues raised this evening.

- There is a need for public indoor space for meetings, performance space, this will need public subsidy on-going
- The Quality of the consultation is important
- A marquee should be open on various days throughout the consultation, not just at the beginning
- Leaflets need to be maintained in the library
- Put a highlighted link to the consultation pages on the from for the Council website
- Have a place for respondents addresses on the consultation form to allow for feedback on the views expressed
- Make the timetable for the next stage of the process available in WFM and local Guardian
- Market Association Rep: could put a dome over the High Street and the Town Square
- We need green spaces
- We are fortunate to have the EMD cinema, don't let it die, it is a unique selling point for the borough
- Council's closing remarks: it's been a constructive meeting with constructive comments, it is an imperative to improve the consultation but it has to be understood that not everyone will get what they want. It also should be noted that larger buildings concentrated around key transport nodes is the best environmental solution to our housing problems. It has been good to see the meeting concentrate on all aspects of the town centre and not just the area around the town square and gardens and the bus station
- Please leave your contact details and you will be added to the mailing list to receive the consultation material for the next stage of the blueprint development in the Summer.