

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 7 th September 2021
Application reference:	210776
Applicant:	Countryside Properties
Location:	The Magistrates, 1 Farnan Avenue, Walthamstow, London, E17 4NX
Proposed development:	Demolition of the former Magistrates Court Building and other associated structures and buildings and redevelopment of the land within the setting of (but excluding) the Grade II Listed Town Hall and Assembly Hall to provide five new residential blocks ranging from 5- 9 storeys comprising new residential units (Use Class C3); new civic building to provide civic functions and flexible commercial or community space (Use Classes E or F); creation of new civic spaces and public realm works; play space; landscaping; and associated residential (disabled only) and non-residential parking (including disabled); cycle parking; access and servicing. Amended description - Further information/amended Environmental Impact Assessment (EIA) as per Regulation 25 of the EIA Regulations).
Wards affected:	Chapel End and Hoe Street
Appendices:	None

1. AMENDMENTS TO REPORT

1.1. Updated Heads of Terms to read as follows:

Employment and Training Strategy

- Construction Jobs - Procure that 30% of all jobs available for the construction or fit-out of the Development during the Construction Phase are fulfilled by Local Residents. Local Residents defined as residents of residents of Waltham Forest.
- Local Labour – Apprenticeships - provide a minimum of 35 Apprentice Posts in the construction trade during the Construction Phase of the Development with such posts being first offered to Local Residents through the Council's Employment, Business and Skills Service. Default Payments if 30% of local labour is not met.

- 20% local suppliers;
- 10 CSCS Card Posts and 10 Traffic Marshalls training posts
- Work Placements - To provide a minimum of 22 Work Placements, paid at London Living Wage (LLW) in the construction trade during the Construction Phase of the Development with such posts being first offered to Local Residents through the Council's Employment, Business and Skills Service.
- Employment and Skills Plan - To be negotiated and prepared at least 6 weeks prior to implementation. Provide details of all new jobs created in the development to the Council in reasonable time.
- End Use - To procure that the end user is to liaise with the with the Employment, Business and Skills Service's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development.
- To ensure that all of the jobs that are generated by the operator to go through the Council's Job brokerage service, Steps Into Work (SiW), in the End User Phase as local labour opportunities for Local Residents
- To use reasonable endeavours to ensure that 30% (thirty percent) of nontechnical jobs are taken up by Local People in the End-User Phase of the Development. If 30% is not achieved, then the Developer shall demonstrate such reasonable endeavours to the Council's satisfaction and agreed in writing by the Council. End Use employment anticipated to be limited - estate management and nursery staff
- Design Engineering Construction Programme Contribution of £16,000;
- Default Payments – as set out in LBWF's adopted Planning Obligations SPD if obligations above are not met.

Access Arrangements:

- Ensure 24 hours open access to public areas, all year round.

Parking Provision:

- Every 5 years, a review of parking provisions with a view to further reducing car parking and vehicular commuting be carried out to the satisfaction of the Council.

1.2. Since the publication of the Committee report, the street names of the objections were not included. As such, these have been provided here:

- Farnan Avenue
- Spruce Hills Road
- Sturge Avenue
- Forest Road

1.3. As set out in Objections table following para. 6.8 of the officer's report, Waltham Forest College (WFC) have since withdrawn their holding objection in its entirety, since publication of the Committee report.

2. RECOMMENDATION:

2.1 Officer recommendation remains unchanged.