



‘Shaping the Borough’ - Waltham Forest Local Plan (LP1) Examination

Response to the Inspectors’ Preliminary Matters

(6) General Matters

August 2021

Paragraph 20 – Inspectors’ Letter

Is the plan period of 2020 – 2035 appropriate and justified? Paragraph 22 of the NPPF states that strategic policies should look ahead over a minimum 15-year period from adoption. The plan covers the period to 2035 so, even if the plan was adopted in 2021, it would not provide for the minimum period. Does the Council propose to address this so that the plan period would be consistent with national policy? What would be the implications for the evidence base supporting the plan and for the policies if the plan period was extended?

1. The plan period is proposed to be extended to cover the minimum period required to be consistent with national policy. The Council is targeting an adoption date in the 2021-22 financial year, which would require a plan period extending into the 2036-37 financial year.
2. The table below considers the main evidence base documents which have been prepared to support the plan, and the implications for these evidence base documents as a result of extending the plan period.

Evidence Base Document	Document reference period	Commentary
Strategic Housing Market Assessment (2019)	2014-2039	No implication, the study covers the whole period.
Gypsy and Traveller Accommodation Assessment (2020)	2018-2033	The need which is identified falls within the first 5 years of the plan period. There is no future formation identified. Extension of the plan period will not have an impact on the conclusions of the study.
Employment Land Study (2019)	2018-2035	The study makes use of projected growth in jobs based on GLA forecasts to 2035. The space requirement of c.52,000 sqm of floorspace is identified from these forecasts. The plan seeks to retain the existing industrial capacity in both B8 and B2/Class E) iii, despite a slight projected loss of sectors driving demand for B2/Class E) iii type space over the period to 2035. The plan’s policies are protective of industrial land, and in the event of extending the plan period, providing for a higher level of economic need than previously identified will be possible without changing the approach.
Employment Land Audit (2021)	n/a	The document provides a baseline assessment of the presently existing composition of each site in terms of

		<p>floorspace measurements. The assessment of intensification potential is not with reference to a particular timeframe over which the potential capacity may be realised.</p> <p>No implication for the plan.</p>
Character and Intensification Study (2019)	n/a	<p>The study provides recommendations to guide a character-led approach to intensification.</p> <p>This guidance is not impacted by extension of the plan period.</p>
Growth Capacity Study (2018)	2018-2033	<p>The study covers 15 years, identifying and providing an assessment of when sites may be delivered.</p> <p>The study was commissioned as an aid to the development of the Local Plan, particularly in relation to the draft London Plan small sites policy.</p> <p>Beyond 2033, longer term capacity can be guided by the site-specific work on Site Allocations being developed through LP2 and presented in the Housing Trajectory, and other evidence base documents including the GLA SHLAA.</p>
Archaeological Priority Areas Appraisal (2020)	n/a	<p>The appraisal assigns parts of the borough to tiers of archaeological significance and potential based on information about presence or potential for archaeological assets or interest.</p> <p>There is no impact of extending the plan period on its findings.</p>
Town Centres and Retail Study (2019)	2019-2035	<p>The study provides a qualitative and quantitative needs assessment to 2035 based on a variety of forecasts ranging in date from 2016 to 2019.</p> <p>The extension of the plan period would not lead to changes to the study which would require altering the policy approach.</p>
Playing Pitch Strategy (2020)	2017-2033	<p>Population projections form a critical part of the study, being used to model the need for provision across sports.</p> <p>The evidence reflects the current position now and in the foreseeable future. This is regularly monitored and reviewed.</p> <p>Position updates to be undertaken in accordance with 5-yearly reviews of the Local Plan.</p>
Cultural Infrastructure Study (2020)	n/a	<p>The study does not provide need figures or recommendations which are tied to a fixed period.</p>
Open Space Needs Assessment (2019)	2017-2035	<p>The study proposes quality standards based on levels of provision per capita.</p> <p>Extending the plan period will increase to</p>

		projected population and therefore the impact on open space standards. The overall policy approach however will not be compromised.
Strategic Flood Risk Assessment – Level 1 (2018)	n/a	The study provides an overview of the risk of flooding from all sources. This is not linked to a particular plan period, and so extending the plan period will not have an impact on the evidence provided by the study.

3. It is considered that the proposed extension of the plan period does not affect the planning strategy outlined in the plan, as the conclusions reached in the evidence supporting the plan are largely unchanged as a result of its extension. In light of national policy requiring that local plan policies are reviewed at a minimum every five years, and wider socio-economic turbulence which may have changed some of the fundamental assumptions relied on in elements of the evidence base, a plan review is expected to be initiated early into the plan period.

Paragraph 21 – Inspectors’ Letter

Where a local plan contains a policy that is intended to supersede another policy in the adopted development plan, it must state that fact and identify the superseded policy. We understand from the introduction to LP1 that it is intended to replace the policies of the Core Strategy (2012), the Development Management Policies Document (2013), the Walthamstow Town Centre Area Action Plan (2014), and the Blackhorse Lane Area Action plan (2015). If so, the plan should contain a schedule of superseded policies to accord with Regulation 8(5) and this could be progressed by means of a further proposed modification.

1. In response to the above question, it is proposed to include as Appendix 6 to the Proposed Submission Local Plan a Schedule of Superseded Policies as below.

Introduction

The policies contained in the new Local Plan (LP1) will replace a number of policies in the currently adopted Waltham Forest Local Plan made up of the Core Strategy (adopted 2012), Development Management Policies Document (adopted 2013) and the Area Action Plans for Walthamstow Town Centre (adopted 2014) and Blackhorse Lane (adopted 2015). The table below is a guide showing how existing policies have been replaced or intend to be replaced through the forthcoming Site Allocation Document (LP2).

Waltham Forest Core Strategy & Development Management Policies

Core Strategy (2012)	Development Management Policies Document (2012)	Superseded by New Local Plan Policy
CS1 - Location and Management of Growth	DM1 - Sustainable Development and Mixed Use Development	Policy 4 - Location of Growth Policy 5 - Management of Growth Policy 6 - Ensuring Good Growth Policy 7 - Encouraging Mixed Use Development Policy 8 - Character-led Intensification

<p>CS2 - Improving Housing Quality and Choice</p>	<p>DM2- Meeting Housing Targets</p> <p>DM3 - Affordable Housing Provision</p> <p>DM4 - Residential Extensions and Alterations</p> <p>DM5 - Housing Mix</p> <p>DM6 - Dwelling Conversions, Housing in Multiple Occupation and Buildings in Multiple Residential Occupation</p> <p>DM7 - External Amenity and Internal Space Standards</p> <p>DM8 - Gypsy and Traveller Provision</p> <p>DM9 - Specialised Housing</p>	<p>Policy 12 - Increasing Housing Supply</p> <p>Policy 13 - Delivering Genuinely Affordable Housing</p> <p>Policy 14 - Affordable Housing Tenure</p> <p>Policy 15 - Housing Size and Mix</p> <p>Policy 16 - Accessible and Adaptable Housing</p> <p>Policy 17 - Redevelopment and Intensification of Existing Housing Estates</p> <p>Policy 18 - Other Forms of Housing</p> <p>Policy 19 - Small Sites</p> <p>Policy 20 - Housing in Multiple Occupation (HMO) and Conversions</p> <p>Policy 21 - Downsizing</p> <p>Policy 22 - Supported and Specialist Accommodation</p> <p>Policy 23 - Gypsies and Travellers</p> <p>Policy 24 - Community Housing</p>
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Core Strategy (2012)	Development Management Policies Document (2012)	Superseded by New Local Plan Policy
CS3 - Providing Infrastructure	DM17 - Social and Physical Infrastructure DM36 - Working with Partners and Infrastructure	Policy 3 - Infrastructure for Growth Policy 70 - Utilities Infrastructure Policy 71 - Digital Infrastructure
CS4- Minimising and Adapting to Climate Change	DM11 - Decentralised and Renewable Energy	Policy 87 - A Zero Carbon Borough Policy 88 - Decentralised Energy Policy 89 - Sustainable Design and Construction Policy 90 - Air Pollution Policy 91 - Water Quality and Water Resources Policy 92 - Contaminated Land Policy 93 - Managing Flood Risk Policy 94 - Overheating
CS5 - Enhancing Green Infrastructure and Biodiversity	DM12 - Open Space, Sports and Recreation DM34 - Water DM35 - Biodiversity and Geodiversity	Policy 79 - Green Infrastructure and the Natural Environment Policy 80 - Parks Open Spaces and Recreation Policy 81 - Biodiversity and Geodiversity Policy 82 - Trees Policy 83 - The Epping Forest & Epping Forest Special Area of Conservation Policy 84 - The Lee Valley Regional Park Policy 85 - Protecting and Enhancing Waterways and River Corridors Policy 86 - Food Growing and Allotments

Core Strategy (2012)	Development Management Policies Document (2012)	Superseded by New Local Plan Policy
CS6 - Promoting Sustainable Waste Management and Recycling	DM10 - Resource Efficiency and High Environmental Standards	Policy 95 - Waste Management
CS7 - Developing Sustainable Transport	DM13 - Co-ordinating Land use and Transport DM14 - Sustainable Transport Network DM15 - Managing Private Motorised Transport DM16 - Parking DM37 Telecommunications	Policy 62 - Promoting Sustainable Transport Policy 63 - Active Travel Policy 64 - Public Transport Policy 65 - Development and Transport Impacts Policy 66 - Deliveries, Freight and Servicing Policy 67 - Construction Logistic Plans (CLPs) Policy 68 - Managing Vehicle Traffic Policy 69 - Electric Vehicles (EV)
CS8 - Making Efficient Use of Employment Land	DM18 - Strategic Industrial Locations DM19 - Borough Employment Areas DM20 - Non-Designated Employment Areas	Policy 26 - Safeguarding and Managing Strategic Industrial Land (SIL) Policy 27 - Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS) Policy 28 - Safeguarding and Managing Change in Borough Employment Areas Policy 29 - Approach to Non-Designated Employment Land Policy 30 - Industrial Masterplan Approach Policy 31 - Co-location Design Principles Policy 32 - Workspaces

Core Strategy (2012)	Development Management Policies Document (2012)	Superseded by New Local Plan Policy
		Policy 35 - Railway Arches
CS9 - Promoting Better Education	DM23 - Health and Well Being DM 24 - Environmental Protection	Policy 48 - Social and Community Infrastructure Policy 49 - Education and Childcare Facilities
CS10 - Creating More Jobs and Reducing Worklessness	DM21 - Improving Job Access and Training	Policy 25 - Supporting Economic Growth and Jobs Policy 34 - Local Jobs, Skills, Training and Procurement
CS11 - Tourism Development and Visitor Attractions	DM22 - Tourism Development and Visitor Attractions	Policy 36 - Promoting Culture and Creativity
CS12 - Protecting and Enhancing Heritage Assets	DM28 - Heritage Assets	Policy 72 - Designated Heritage Assets Policy 73 - Listed Buildings Policy 74 - Conservation Areas Policy 75 - Archaeological Assets and Archaeological Priority Areas Policy 76 - Non-Designated Heritage Assets Policy 77 - Locally Listed Buildings Policy 78 - Highams Area of Special Character
CS13 - Promoting Health and Well-Being	Policy DM17 - Social and Physical Infrastructure Policy DM23 - Health and Well Being	Policy 50 - Promoting Healthy Communities Policy 51 - Health Impact Assessment Policy 53 - Noise, Vibration and Light Pollution Policy 54 - Hot Food Takeaways Policy 55 - Betting Shops and Payday Loan Shops

Core Strategy (2012)	Development Management Policies Document (2012)	Superseded by New Local Plan Policy
CS14 - Attractive and Vibrant Town Centres	DM25 - Managing Town Centre Uses DM26 - New Retail, Office and Leisure Developments DM27 – NightTime Economy Uses	Policy 39 - Hierarchy of Centres Policy 40 - New Retail, Office and Leisure Developments Policy 41 - Revitalisation, Adaptation and Regeneration in Designated Centres and Parades Policy 42 - Managing Changes of Use in Primary Shopping Areas Policy 43 - Managing Changes of Use Outside Primary Shopping Areas of Designated Centres Policy 44 - Managing Changes of Use in Neighbourhood Centres and Local Retail Parades Policy 45 - Managing Changes of Use in Non-Designated Areas Policy 46 - Evening and Night-time Economy Uses Policy 47 - Shopfronts and Signage
CS15 - Well designed Buildings, Places and Spaces	DM29 - Design Principles, Standards and Local Distinctiveness DM30 - Inclusive Design and the Built Environment DM31 - Tall Buildings DM32 - Managing Impact of Development on Occupiers and Neighbours	Policy 56 - Delivering High-Quality Design Policy 57 - Taller and Tall Buildings Policy 58 - Residential Space Standards Policy 59 - Amenity Policy 61 - Advertisements, Hoardings and Signage
CS16 - Making Waltham Forest Safer	DM33 - Improving Community Safety	Policy 52 - Making Safer Places Policy 60 - Designing Out Crime

Walthamstow Town Centre Area Action Plan

Walthamstow Town Centre Area Action Plan (adopted September 2014)	Superseded by new Local Plan policy/Saved
WTC1: Presumption in Favour of Sustainable Development	Policy 1 - Presumption in Favour of Sustainable Development
WTC2: Housing Growth	Policy 10 - Central Waltham Forest
WTC3 - Retail	Policy 10 - Central Waltham Forest
WTC4 - Leisure, Entertainment, Culture and Tourism	Policy 10 - Central Waltham Forest Policy 46 - Evening and Night-time Economy Uses
WTC5 - Employment	Policy 27 - Safeguarding and Managing Change in Borough Employment Areas Policy 29 - Approach to Non-Designated Employment Land Policy 31 - Co-location Design Principles Policy 32 - Workspaces Policy 33 - Affordable Workspace
WTC6 - Transport Improvements	Policy 3 - Infrastructure for Growth Policy 10 - Central Waltham Forest
WTC7 - Sustainable Transport	Policy 62 - Promoting Sustainable Transport
WTC8 - Car and Cycle Parking	Policy 68 - Managing Vehicle Traffic Policy 63 - Active Travel
WTC9 - Design and Place Making	Policy 10 - Central Waltham Forest Policy 56 - Delivering High-Quality Design Policy 57 - Taller and Tall Buildings Policy 58 - Residential Space Standards Policy 59 - Amenity Policy 61 - Advertisements, Hoardings and Signage
WTC10 - High Quality Environment	Policy 10 - Central Waltham Forest

Walthamstow Town Centre Area Action Plan (adopted September 2014)	Superseded by new Local Plan policy/Saved
WTC11 - Shop Fronts	Policy 47 - Shopfronts and Signage
WTC 12 - Decentralised Energy Network	Policy 88 - Decentralised Energy
WTC13 - Social Infrastructure	Policy 48 - Social and Community Infrastructure
WTC14 - Access to Sites of Nature Conservation	Policy 79 - Green Infrastructure and the Natural Environment Policy 81 - Biodiversity and Geodiversity
Policy WTCOS1 - Snooker Hall at Junction of Hoe Street and Forest Road	Expired
Policy WTCOS2 - Former Factory Tower Hamlets Road	Saved - pending adoption of LP2
Policy WTCOS3 - Former Petrol Station Hoe Street	Saved - pending adoption of LP2
Policy WTCOS4 - Tax Office on Corner of Church Hill and Hoe Street	Expired
Policy WTCOS5 - EMD Cinema	Saved - pending adoption of LP2
Policy WTCOS6 - HSBC Site	Saved - pending adoption of LP2
Policy WTCOS7 - Arcade Site	Expired
Policy WTCOS8 - Town Square and Gardens	Saved - pending adoption of LP2
Policy WTCOS9 - Selborne Walk Shopping Centre	Saved - pending adoption of LP2
Policy WTCOS10 - Station Car Park Phase Two	Expired
Policy WTCOS11 - Sainsbury's Supermarket	Saved - pending adoption of LP2
Policy WTCOS12 - Osborne Mews	Saved - pending adoption of LP2
Policy WTCOS13 - Buxton Road Bingo Hall and Car Park	Saved - pending adoption of LP2
Policy WTCOS14 - 8no. Buxton Road	Saved - pending adoption of LP2
Policy WTCOS15 - South Grove	Expired
Policy WTCOS16 - Brunner Road Industrial Units	Expired
Policy WTCOS17 - St James Street Car Park	Saved - pending adoption of LP2
Policy WTCOS18 - St James Street Health Centre	Saved - pending adoption of LP2

Blackhorse Lane Area Action Plan

Blackhorse Lane Area Action Plan (adopted January 2016)	Superseded by new Local Plan policy/Saved
Policy BHL1: Presumption in Favour of Sustainable Development	Policy 1 - Presumption in Favour of Sustainable Development
Policy BHL2: Housing Growth	Policy 10 - Central Waltham Forest
Policy BHL3: Housing Densities	Policy 8 - Character-led Intensification Policy 56 - Delivering High Quality Design, Policy 57 - Taller and Tall Bindings
Policy BHL4: Household Sizes	Policy 15 - Housing Size and Mix
Policy BHL5: Affordable Housing	Policy 14 - Affordable Housing
Policy BHL6: Employment	Policy 27 - Safeguarding and Managing Change in Borough Employment Areas Policy 29 - Approach to Non-Designated Employment Land Policy 31 - Co-location Design Principles Policy 32 - Workspaces Policy 33 - Affordable Workspace
Policy BHL7: Neighbourhood Centre and Local Retail Parades	Policy 44 - Managing Changes of Use in Neighbourhood Centres and Local Retail Parades Policy 44 - Managing Changes of use in Non-Designated Areas
Policy BHL8: Design and Local Character	Policy 8 - Character-led Intensification Policy 10 - Central Waltham Forest Policy 56 - Delivering High-Quality Design Policy 57 - Taller and Tall Buildings Policy 58 - Residential Space Standards Policy 59 - Amenity Policy 61 - Advertisements, Hoardings and Signage

Blackhorse Lane Area Action Plan (adopted January 2016)	Superseded by new Local Plan policy/Saved
Policy BHL9: Open Space and Nature Conservation	Policy 79 - Green Infrastructure and the Natural Environment Policy 81 - Biodiversity and Geodiversity Policy 82 - Trees Policy 83 - The Epping Forest and Epping Forest Special Area of Conservation Policy 84 - The Lee Valley Regional Park
Policy BHL10: Walthamstow Wetlands and Lee Valley Regional Park	Policy 79 - Green Infrastructure and the Natural Environment Policy 81 - Biodiversity and Geodiversity Policy 82 - Trees Policy 83 - The Epping Forest and Epping Forest Special Area of Conservation Policy 84 - The Lee Valley Regional Park Policy 85 - Protecting and Enhancing Waterways and River Corridors
Policy BHL11: Flood Risk	Policy 93 - Managing Flood Risk
Policy BHL12: Transport	Policy 62 - Promoting Sustainable Transport Policy 63 - Active Travel Policy 64 - Public Transport Policy 65 - Development and Transport Impacts
Policy BHL13 Climate Change and Decentralised Energy	Policy 87 - A Zero Carbon Borough Policy 88 - Decentralised Energy
Policy BHL14: Social Infrastructure	Policy 48 - Social and Community Infrastructure
Site BHL1 - Station Hub and Waterfront	Expired
Site BHL2 North - Car Wash & Garage Site	Expired
Site BHL2 South - Blackhorse Road/ Hawarden Road	Expired
Site BHL3 - Willowfield School, Tavistock Avenue	Expired

Blackhorse Lane Area Action Plan (adopted January 2016)	Superseded by new Local Plan policy/Saved
Site BHL4 North - Sutherland Road	Expired
Site BHL5 - Papermill Place	Expired
Site BHL6 - Webb's Industrial Estate	Expired
Site BHL7 - Billet Works	Expired
Site BHL8 - 152/154 Blackhorse Road	Expired
Site BHL9 - Former Essex Arms Public House	Expired
Site BHL10 - Marine Engine House	Expired
Site BHL11 - Old Coppermill	Expired

Paragraph 22 – Inspectors’ Letter

Having regard to Paragraph 67 of the NPPF, does LP1 seek to identify a sufficient supply of specific, deliverable sites for years one to five of the plan period and specific, developable sites or broad locations for growth from year six? If this is the intention, can the submitted plan demonstrate a deliverable five-year supply of housing land (5YHLS) at adoption and, if so, is there a reasonable prospect of this being maintained throughout the plan period? Where is this demonstrated in the evidence?

1. The Local Plan does seek to meet the requirements of paragraph 67 of the 2019 NPPF, to identify a supply of specific, deliverable sites for years one to five of the plan period and developable sites from year six. In support of this, and in line with paragraph 79 of the 2019 NPPF, the Council have prepared a housing trajectory illustrating the expected rate of housing delivery over the plan period to inform the apportionment of the overall housing requirement across the plan period. The Housing Trajectory is referenced in the Plan under Policy 12 (Increasing Housing Supply, page 56 of the Plan). Detailed information on the expected deliverable capacity for the first five years following adoption is set out below.
2. The Council notes that the Inspectors’ have purposefully asked the Council to demonstrate a deliverable 5YHLS at adoption. The trajectory phasing is aligned to a previous five year period, and so considering the requirement to demonstrate this with the adoption year as the starting point, the trajectory requires adjustment to ensure that sites previously considered developable, but not with specific evidence to consider them deliverable within five years, are not included in the deliverable supply figure. The trajectory also requires updating to reflect the completions recorded in the 2020-21 financial year, as part of the annual starts and completions exercise which the Council conducts with the GLA. Once concluded, the finalised position in relation to the total completions since the updated housing requirement was introduced in the London Plan 2021 can be calculated, and the resulting backlog/surplus established. This will be provided to the Inspectors at the earliest opportunity with a position statement.
3. The Council further notes that the Inspectors have asked whether there a reasonable prospect of the 5YHLS being maintained throughout the plan period. The growth targets proposed by the Plan have been informed by evidence from the Growth Capacity Study (GCS)¹. The study identifies land and buildings where the potential may exist for new housing development in the new Local Plan period. The study considered factors such as availability and achievability of a range of sites identified. Based on this evidence, the Council is confident that a 5YHLS can be maintained throughout the plan period. To achieve this, the housing requirement which the Local Plan proposes is to be stepped, so that a balance can be struck between meeting identified development needs and demonstrating the deliverability of the sites which have been identified. The level of step is based on the evidence from the GCS in addition to site specific evidence, noting that

¹ *Growth Capacity Study (2018), available at:*

<https://www.walthamforest.gov.uk/sites/default/files/LBWF%20Growth%20Capacity%20Study%2C%202018.pdf>

the plan proposed a substantial increase in the planned housing requirement, and that there are strategic sites which will have a phased delivery later in the plan period.

4. However, the Council also admits that the assessment of growth capacity is a snapshot at the present time. Accordingly, the Council intends to monitor the performance of the plan through the Authority Monitoring Report and 5 yearly reviews of the Local Plan. It is also important to draw the Inspectors' attention to the following challenges associated with 5YHLS position in future years.
5. The extent to which a five-year land supply can be demonstrated into the plan period will be dependent on the accounting method which is employed in relation to delivery of new homes in years where there is a surplus. The profile of delivery expected, as outlined on page 56 of the Proposed Submission Local Plan, includes some years of projected oversupply early in the plan period. The NPPF and the PPG are completely silent on the issue of whether or not any oversupply should be taken into account when calculating the five-year requirement. In the Council's view, the positive approach and success in delivery of sites above and beyond the requirement early in the plan period should not be made to count against the identified supply so that once new homes which have been delivered above the identified requirement in a particular year, they are unable to count as part of the planned supply. This is not the case in the application of a backlog, which is established, and indeed the same logic would apply to the retention of a surplus.
6. LP1 applies the standard method to the most recently adopted housing requirement figure, of 1264 per annum from the London Plan 2021. A 35% cities and urban centres uplift is not applied as a result of transitional arrangements. As market signals are embedded in the method, the Council's view is that there is not a need to separately consider past under-delivery. As a result, the first delivery year to account for will be the 2020-21 financial year.
7. In the most recently published five-year housing land supply position², the largest component of supply is made up by large sites (of ten units of greater), which benefit from a grant of full planning permission. In line with the definition of deliverability set out in the revised NPPF (2019), unless there are long term phasing plans for these sites, they have been considered deliverable so long as the permission has not expired. In addition to a component from non-self-contained accommodation benefiting from grant of planning permission, and a justified windfall allowance, the position incorporated 2119 units of supply from sites which were identified on a brownfield register, but which had firm progress made to demonstrate deliverability. As the plan now seeks to demonstrate a five-year supply against an uplifted proposed requirement, additional sites beyond those which are considered deliverable in principle will be required to support the position.

Components of supply

Permissions

8. Data on permissions are included in the trajectory for those which were granted on or before the 31st March 2021.

² Authority Monitoring Report - Housing 2019-20, available at: <https://www.walthamforest.gov.uk/node/9601>

9. These amount to a net deliverable quantum of 3286 units, of which 829 units are expected to complete in the 2021-22 financial year. This leaves 2457 units to be included as supply in the reference 5YHLS period.

Site Allocations

10. A component of supply is expected from the draft Site Allocations which are outlined in LP2.
11. Based on schemes which the Council has a high level of confidence in the delivery of, the net deliverable quantum from this source is at least 5516 units, from across 15 sites. As indicated above, additional specific evidence is required to consider an element of the supply which has been previously assumed from this source at the end of the five-year period to 31st March 2027, to be deliverable. An additional 2216 units were previously considered developable within this period, based on an earlier base date, as assessed by the Growth Capacity Study or site-specific capacity work. The Council expects some of this supply to be realisable within the reference 5YHLS period and will provide evidence to support this on specific sites. The proposed allocations included in the Regulation 19 LP2 – Site Allocations document contain an expected site delivery period, and through this consultation the evidence to support reasoned conclusion on the deliverability of the site will be confirmed.

Brownfield Land Register and Small Sites Allowance

12. The component of supply identified as 'Brownfield Land Register' is from a suite of sites which were assessed through the production of the Growth Capacity Study and considered to have development potential in the reference period.
13. As identified by the NPPF (2019) at paragraph 70; "*where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends*".
14. The trajectory includes an assumption on small site windfall development consistent with past trends (taken over a 15-year period). This amounts to an assumed net 350 units per year. This is applied to the fourth year forward, following the end date for live permissions being added to the permission component. This reflects the assumption that completion will occur somewhere between approximately 2 and 3 and a half years following a decision being issued (based on the average time taken for units to complete from decision date), so to avoid double counting no assumed component is added until Year 4. There is additional certainty that this can be achieved, as the Growth Capacity Study provides granular detail on sites which could be developed to facilitate the continuation of this trend. As noted in the AMR, the average number of units given permission annually exceeds that assumed to complete, so we are presently running a surplus.

15. For the reference 5-year period, this means that we can assume this for three years from the 2024-25 financial year, a total of 1050 net units.

16. It is problematic to forecast windfall delivery in relation to sites of >0.25 hectares, as there are fewer of them, and because the notion of windfall is inherently relative. It is difficult to compare objectively the relationship between all suitable development sites and those which ended up being allocated for many reasons, which is essentially determining of what is considered a windfall site, and what is not. The GCS also considered the development potential of sites which were larger than 0.25 ha in size. There is a net quantum of 600 units which the GCS phased as having development potential from 2023-2028, an element of which can be included in the deliverable supply at adoption, subject to evidence.

Total supply against requirement

17. The requirement figure is 8850 for the reference period, plus or minus the shortfall/surplus (to be confirmed), with a 10% buffer applied. This equates to approximately 9735 net units. As set out in the table below, there is an identified supply in the range 9023-11,739, equating to 4.6 to 6 years of supply. The Council's position statement will precisely identify the quantum which can be supported as deliverable.

Table 1: Range of identified housing supply

Source	Low	High
Permissions	2457	
Site Allocations	5516	7632
Small Sites Allowance	1050	
Brownfield Land Register	0	600
Total deliverable supply	9023	11739

Paragraph 23 – Inspectors Letter

23. Are there any implications for the content of the plan or the evidence base arising from the adoption of the new London Plan, other than those indicated in the schedule of proposed changes (KD2), noting that the submitted plan (KD1) refers to the then-emerging Intend to Publish version of the new London Plan? Is there a need for any further proposed main modifications in this regard?

The Council considers that there are no direct implications for the emerging Local Plan arising from the recent adoption of the London Plan. Regarding references made to the 'Intend to Publish' version of the London Plan, this is noted for correction. The Council intends to propose modifications to correct this factual error. To clarify further, the Council wishes to explain as follows:

1. In preparing the new Local Plan, the Council has purposely sought to run its programme behind the London to allow for better relationship and to ensure a better fit of the Council's ambitions with the London Plan. In doing so, the Council considered that this would lead to outcomes that would be more readily capable of realisation, working with the flow of wider strategy and policy, and with Mayoral investment priorities.
2. Accordingly, the Council's new Local Plan preparation timetable has sought to track the progress of the London Plan to ensure good alignment with emerging strategic policies at the London wide level. The starting point in this process began with the evidence base work led by the Greater London Authority (GLA) Team. All the key evidence base work on the London Plan was undertaken prior to the publication of the Council's draft Local Plan (July 2019) and the Proposed Submission version (October 2020). Accordingly, the references made to the GLA evidence base documents are up to date.
3. The Council accepts the need to update the references made to the 'Intend to Publish' version of the London Plan to reflect the final published version. To explain further, at the time of publication of the Council's Local Plan (Regulation 19 Proposed Submission version, October 2020), the London Plan (Intend to publish version) was the most up to date version. The Draft London Plan was published in December 2019. However, there were delays to final adoption arising from the Secretary of State's Directions on 13 March 2020 and 10 December 2020. Consequently, at the time of publication of the Council's Proposed Submission (Regulation 19 document), the Council could only reference the latest version at the time, which was the 'Intend to Publish' version of the London Plan.
4. Following the Secretary of State's formal directions on the London Plan, modifications were made to the 'Intend of Publish' version of the London Plan taking account of the Directions made. These modifications are set in the document: [Annex A Updated Changes to London Plan as a result of Directions](#) and [Annex B Further Directions](#) .

5. Regarding Annex A, wording changes made in the final published version of the London Plan seek to clarify the interpretation of the plan with regard to the following matters:
 - a. need for additional family housing
 - b. design-led approach
 - c. employment policy (industrial intensification, co-location and substitution)
 - d. green belt – the application of very special/exceptional circumstances
 - e. gypsies and travellers provision
 - f. housing targets
 - g. parking standards

6. Regarding the above matters, the Council considers that there are no conflicts with the general policy approach taken in LP1. These modifications align with the emerging policies of the Plan. For the purposes of decision making, the London Plan is also part of the Council's development plan. In practice, policies in both plan documents are considered in decision making on planning applications. To clarify further, in accordance with the Town and Country Planning (Mayor of London) Order 2008, the Mayor of London is consulted on all planning applications that are of potential strategic importance to London.

7. Regarding Annex B, the London Plan modifications included in the final version clarify the following matters:
 - a. Definition of tall buildings – a requirement that such buildings should not be less than 6 storeys, or 18 metres measured from ground to the floor level of the uppermost storey. This modification, whilst encouraging gentle density across London seeks to avoid forms of development likely to be considered out of character.
 - b. Land for industry – provision made for boroughs facing the choice of considering the use of green belt sites to accommodate housing need, an option of considering further industrial land release.

8. Regarding the revised definition of tall buildings, the Council's Local Plan (LP1, Policy 57) makes a distinction between taller and tall buildings and set out recommended height ranges in accordance with the character-led typologies identified from the evidence base - Waltham Forest Characterisation and Intensification Study, 2019. Paragraph 14.12 of the Plan explains that taller buildings begin at 6 storeys. This therefore aligns with Policy D9 of the London Plan. The second modification applies to London Boroughs considering the use of green belt sites. This does not apply to Waltham Forest. The Council's local plan strategy does not depend on the release of green belt sites to accommodate housing need.

9. Proposed Modifications

The Council's wishes to propose modifications to LP1 – to replace all references made to the 'Intend to Publish version' or 'Draft London Plan' with the 'London Plan'.