



planning advisory service

Local Plans and the National Planning Policy Framework

Compatibility Self-Assessment Checklist – Development Management Policies Local Plan

(Nov 2012)

Waltham Forest Planning Officers have completed this checklist as part of the Council's process in assessing whether the Local Plan is in accordance with the NPPF.

This checklist relates to the Waltham Forest Development Management Policies and should be read in conjunction with the checklists for the adopted Core Strategy.

1A: Achieving sustainable development

| The presumption in favour of sustainable development and core planning principles (para 6-17) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| <p><i>Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (15).</i></p> | <p><i>Does the plan positively seek opportunities to meet the development needs of the area?</i></p> <p><i>Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in para14)?</i></p> <p><i>Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A model policy is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive).</i></p> | <p>Paragraph 2.9 refers to the presumption in favour of sustainable development as part of the Development Management Policies Local Plan. It is proposed to include the model policy published by PINS with regard to the presumption in favour of sustainable development, in the proposed submission version of the Development Management Policies.</p> <p>Policy DM1 sets out the strategy for managing development in the Plan in the most sustainable way, demonstrating further the commitment to sustainable development</p> | <p>No Conflict</p> |

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| <p>The NPPF sets out a set of 12 core land-use principles which should underpin plan-making (and decision-making) (17)</p> | <p>Planning should:</p> <ol style="list-style-type: none"> 1) Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and cooperation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency; 2) not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives; 3) Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively | <p>Core land use principles are addressed throughout the Development Management Policies.</p> <p>Development Management Policies. The Planning Strategy is based on joint working and cooperation, set out clearly in the Statement of Compliance with the Duty to Cooperate.</p> <p>Regeneration forms the basis of this strategy, with a clear vision for economic growth and development. Policies DM1, DM2 and DM3, DM19, DM20, DM21 and DM27 in particular demonstrate that every effort has been made to identify the amount of new homes shops and businesses needed, and how this will be delivered.</p> <p>Design, greenspace, nature conservation, climate change, flood risk, heritage assets, land use and sustainable transport are all dealt with in the Theme Based Policies in Parts 2, 3 and 4 of the Development Management Policies Local Plan.</p> <p>The Infrastructure Delivery Plan at Appendix 2 of the Core Strategy also demonstrates</p> | |
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| | <p>to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;</p> <p>4) always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;</p> <p>5) take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;</p> <p>6) support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings,</p> | <p>coordination with health, social and cultural sectors.</p> | |
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| | <p>and encourage the use of renewable resources (for example, by the development of renewable energy);</p> <p>7) Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;</p> <p>8) encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;</p> <p>9) promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);</p> <p>10) conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and</p> | | |
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| | <p>future generations;</p> <p>11) actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and</p> <p>12) Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p> | | |
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1B: Delivering sustainable development

| 1. Building a strong, competitive economy (paras 18-22) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| Set out a clear economic vision for the area which positively and proactively encourages sustainable economic growth (21). | <i>Is there an up to date assessment of the deliverability of allocated employment sites, to meet local needs, to justify their long-term protection (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) para (22)?</i> | <p>Chapters 19, 20, 21, 22 and 23: Development Strategy provides the economic development strategy for Waltham Forest and encourages sustainable economic growth.</p> <p>The Local Economic Assessment (LEA 2011) provides the evidence to support this strategy.</p> | No Conflict |

| 2. Ensuring the vitality of town centres (paras 23-27) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| Set out policies for the management and growth of centres over the plan period (23). | <i>Have you undertaken an assessment of the need to expand your town centre, considering the needs of town centre uses? Have you identified primary and secondary shopping frontages?</i> | <p>Policy DM27: deals with retail development and sets out the level of growth required in the retail sector over the Plan period. This is supported by a Retail Capacity Assessment and its more recent updates.</p> <p>Policy DM26 reflects the retail needs in town centres. It sets the retail hierarchy and provides the framework for monitoring the vitality and viability of these centres.</p> <p>Retail frontages, including thresholds for non-retail units in designated shopping areas are identified as part of the Policies Map and part of the Development Management Policies Local Plan process.</p> | No Conflict |

| 3. Supporting a prosperous rural economy (para 28) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (28). | <i>Do your policies align with the objectives of para 28?</i> | Waltham Forest is not a rural area so this does not apply. | No Conflict |

| 4. Promoting sustainable transport (paras 29-41) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| <p>Policies that facilitate sustainable development but also contribute to wider sustainability and health objectives (29).</p> <p>Different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas (29).</p> | <p><i>If local (car parking) standards have been prepared, are they justified and necessary? (39) (The cancellation of PPG13 removes the maximum standards for major non-residential development set out in Annex D. PPS4 allowed for non-residential standards to be set locally with Annex D being the default position. There is no longer a requirement to set non-residential parking standards as a maximum but that does not preclude lpas from doing so if justified by local circumstances).</i></p> <p>Has it taken into account how this relates to other policies set out elsewhere in the Framework, particularly in rural areas? (34).</p> <p><i>Have you worked with adjoining authorities and transport providers on the provision of viable infrastructure?</i></p> | <p>Policy DM15: Sustainable Transport Network demonstrates our commitment to sustainable development, whilst also contributing to wider sustainability and health objectives, including protecting against pollution and the importance of sustainable travel.</p> <p>We have worked closely with the Greater London Authority and Transport for London (TfL) to develop this infrastructure. The Statement of Compliance with the Duty to Cooperate and the Infrastructure Delivery Plan further demonstrates joint working with infrastructure providers.</p> | <p>No Conflict</p> |

| 5.Supporting high quality communications infrastructure (paras 42-46) | | | |
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| There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF. | | Policy DM38 deals with telecommunication matters. | No Conflict |

| 6. Delivering a wide choice of high quality homes (paras 47-55) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of <i>5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land (47).</i> | <p><i>What is your record of housing delivery?</i></p> <p><i>Have you identified:</i></p> <p>a) five years or more supply of specific deliverable sites; <i>b) an additional buffer of 5% (moved forward from later in the plan period), or</i> c) <i>If there has been a record of persistent under delivery have you identified a buffer of 20% (moved forward from later in the plan period)? [Para 47].</i></p> <p><i>Does this element of housing supply include windfall sites; if so, to what extent is there 'compelling evidence' to justify their inclusion (48)?</i></p> | Housing delivery targets are dealt with on a boroughwide basis in the Core Strategy. Refer to the Core Strategy Self Assessment for a full explanation. | No Conflict No effect on Development Management Policies Local Plan |
| Illustrate the expected rate of housing delivery through a trajectory and set out a housing implementation strategy describing how a five year supply will be maintained (47). | <i>To what extent does the removal of national and regional brownfield targets have an impact on housing land supply?</i> | Almost all development in Waltham Forest is on brownfield land, especially in the Waltham Forest town centre and as such the removal of this target will have no impact on housing delivery. | No Conflict |

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| <p>Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50), and caters for housing demand and the scale of housing supply to meet this demand (para 159)</p> | <p><i>Does the plan include policies requiring affordable housing? Do these need to be reviewed in the light of removal of the national minimum threshold? Is your evidence for housing provision based on up to date, objectively assessed needs</i></p> | <p>Policy DM5: Housing mix provides for a mix of housing in new development. This is based on evidence regarding demographic and market trends outlined in the Strategic Housing Market Assessment (SHMA).</p> <p>Policy DM3 requires affordable housing, or payment in lieu, for all developments involving a net of one or more dwellings. DM3 is based on an updated Affordable Housing Viability Study and Housing Needs Survey.</p> | <p>No Conflict</p> |
| <p>In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54).</p> <p>In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p> | <p><i>Have you considered whether your plan needs a policy which allows some market housing to facilitate the provision of significant additional affordable housing to meet local needs?</i></p> | <p>Waltham Forest is not a rural area.</p> | <p>No Conflict</p> |
| | <p><i>Have you considered the case for setting out policies to resist inappropriate development of residential gardens? (This is discretionary)(para 53)</i></p> | <p>Resisting inappropriate development in residential gardens has been considered in DM4, DM7 and those policies concerning design.</p> | <p>No Conflict</p> |

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| | <i>Examples of special circumstances to allow new isolated homes listed at para 55 (note, previous requirement about requiring economic use first has gone).</i> | | No Conflict |
| 7. Requiring good design (paras 56-68) | | | |
| There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF. | No Conflict | The Core Strategy outlines the boroughwide approach to design, policies DM 29, 30, 31 and 32 deal with design matters. | No Conflict |

| 8. Promoting healthy communities (paras 69-78) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| <i>Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).</i> | <i>Does the plan include a policy or policies addressing community facilities and local services? To what extent do policies plan positively for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure?</i> | <p>Policy CS3 of the Core Strategy deals with providing Infrastructure and Development Contribution provides for the right infrastructure to be in place to support new development – this will apply to the provision of community facilities and local services. Policy DM18 deals with social and physical infrastructure and plans for the integration of community facilities to enhance the sustainability of communities and their residential environments.</p> <p>The Infrastructure Delivery Plan of the Core Strategy also takes account of future infrastructure needs, including community facilities and local services</p> | No Conflict |

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| <p><i>Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – 'Local Green Space' (76-78).</i></p> | <p><i>Do you have a policy which would enable the protection of Local Green Spaces and manage any development within it in a manner consistent with policy for Green Belts? (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in para 77).</i></p> | <p>This is addressed in the Core Strategy Development Management Policies Local Plan. DM13 deals with open spaces, sports and recreation and the green infrastructure network.</p> | <p>No Conflict</p> |
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| 9. Protecting Green Belt land (paras 79-92) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| <p>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (82)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (83).</p> <p>Boundaries should be set using 'physical features likely to be permanent' amongst other things (85)</p> | <p>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy?</p> <p>For example:</p> <p>Lpas should plan positively to enhance the beneficial use of the Green Belt. <i>Beneficial uses are listed in para 81.</i> PPG2 set out that 'Green Belts have a positive role to play in fulfilling objectives. Para 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted.</p> <p>Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (85).</p> | <p>There are no Green Belt designations in Waltham Forest Core Strategy. CS5 and Policy DM13 make reference to protecting Metropolitan Open Land (MOL).</p> | <p>No Conflict</p> |

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| | <p>Does it allow for the extension or alteration of a <i>building</i>, provided that it does not result in disproportionate additions over and above the size of the original building? (89). <i>PPG2 previously referred to dwelling. Original building is defined in the Glossary.</i></p> <p>Does it allow for the replacement of a <i>building</i>, <i>provided the new building is in the same use and not materially larger than the one it replaces?</i> (89) <i>PPG2 did not have a separate bullet point – replacement related to dwellings rather than buildings.</i></p> <p><i>Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development? (89)</i> (PPG2 referred to 'major existing developed sites')</p> | | |
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| | <p>Change from 'Park and Ride' in PPG2 to <i>local transport infrastructure</i> and the inclusion of '<i>development brought forward under a Community Right to Build Order</i>' in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. (90).</p> | | |
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| 10. Meeting the challenge of climate change flooding and coastal change (paras 93-108) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| <i>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (94).</i> | <p><i>Have you planned new development in locations and ways which reduce greenhouse gas emissions?</i></p> <p><i>Does your plan actively support energy efficiency improvements to existing buildings?</i></p> <p><i>When setting any local requirement for a building's sustainability, have you done so in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards? (95)</i></p> | Policy DM11: Resource Efficiency and High Environmental Standards. DM12 deals with decentralised and renewable energy. DM35 deals with flood risk. It ensures development is built that takes full account of flood risk, reducing emissions and impacts on resources. | No Conflict |
| Help increase the use and supply of renewable and low carbon energy (97). | <p><i>Do you have a positive strategy to promote energy from renewable and low carbon sources?</i></p> <p><i>Have you considered identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17)</i></p> | DM11: deals with resource efficiency and high environment standards. Policy DM12; deals with decentralized and renewable energy. | No Conflict |

| 11. Conserving and enhancing the natural environment (paras 109-125) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| <p>Planning policies should minimise impacts on biodiversity and geodiversity (para 117).</p> <p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117).</p> | <p><i>If you have identified Nature Improvement Areas, have you considered specifying the types of development that may be appropriate in these areas (para 117)?</i></p> | <p>Policies DM13: Open Space, Sports and Recreation; DM36 deals with Biodiversity and Geodiversity as well as seeking to improve it on a boroughwide basis. Landscape assessment has been undertaken that looks beyond the borough boundary.</p> | <p>No Conflict</p> |

| 12. Conserving and enhancing the historic environment (paras 126 – 141) | | | |
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| There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF. | | Policy DM32 provides details regarding tall buildings. Policy DM29 deals with Heritage Assets. | No Conflict |

| 13. Facilitating the sustainable use of minerals (paras 142-149) | | | |
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| What NPPF expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what NPPF expects | Does your local plan address this issue and meet the NPPF's expectations? | How significant are any differences? Do they affect your overall strategy? |
| <p>It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142).</p> | <p><i>Does the plan have policies for the selection of sites for future peat extraction? (143) (NPPF removes the requirement to have a criteria based policy as peat extraction is not supported nationally over the longer term).</i></p> | <p>Policy DM39 deals with minerals matters.</p> | <p>No Conflict</p> |

Planning policy for traveller sites

The CLG 'Planning policy for traveller sites' was published in 23 March 2012 and came into effect on 27 March 2012. Circular 01/06: Planning for Gypsy and Traveller Caravan Sites and Circular 04/07: Planning for Travelling Showpeople have been cancelled. 'Planning policy for travellers' sites' should be read in conjunction with the National Planning Policy Framework, including the implementation policies of that document.

The government's aim in relation to planning for traveller sites is:

'To ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic life of travellers whilst respecting the interests of the settled community'.

Government's aims in respect of traveller sites are:

- That local planning authorities (lpas) make their own assessment of need for the purposes of planning
- That lpas work collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- Plan for sites over a reasonable timescale
- Plan-making should protect green Belt land from inappropriate development
- Promote more private traveller site provision whilst recognising that there will always be those travellers who cannot provide their own sites
- Aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.

In addition local planning authorities should:

- Include fair, realistic and inclusive policies
- Increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- Reduce tensions between settled and traveller communities in plan-making and decision-taking
- Enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- Have due regard to protection of local amenity and local environment

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| Policy G: Major development projects (para 19) | | | |
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| What the policy for traveller sites expects local plans to include to deliver its objectives | Questions to help understand whether your local plan includes what the policy expects | Does your local plan meet the policy's expectations? | How significant are any differences? Do they affect your overall strategy? |
| | Do you have a major development proposal which requires the permanent or temporary relocation of a traveller site? If so has a site or sites suitable for the relocation of the community been identified (if the original site is authorised)? | As stated in Policy DM9, in accordance with Government guidance, the Council will seek to ensure that additional traveller sites are sustainable economically, socially and environmentally. | No Conflict No effect on the Development Management Policies Local Plan |