**Waltham Forest Local Plan LP1**

**Examination Hearing Day 3 – Matter 3**

Thursday 17 March 2022 starting at 09.30am and 2.00pm

**Agenda**

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| Please Note:* All participants are encouraged to familiarise themselves with the Hearing Statements (and any relevant evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.
* The Matters, Issues and Questions are attached for ease of reference. The areas for discussion relate to points on which the Inspectors require further information or clarification.
* The morning hearing session will finish no later than 1pm, including a mid-morning break. The afternoon hearing session will finish by 5pm, including a mid-afternoon break.
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1. **Inspectors’ Welcome and Introductions (5-10 minutes)**
2. **Matter 3: Housing Supply and Other Borough-Wide Housing Policies**

**Key Documents**

Growth Capacity Study (2018) (EB6.2)

Housing Position Statement (LPE9)

Housing Trajectory Summary (LPE10)

Gypsy and Traveller Accommodation Assessment (EB4.2)

Modifications Table (LPE5)

1. **Issue 1 - Whether the Plan will provide for a sufficient housing land supply to deliver the planned scale of housing growth over the plan period and whether a deliverable five-year supply of housing will be available on adoption (Policies 2 - 12)?**

*Key areas for discussion:*

* Overall plan-period supply of deliverable and developable sites (Question 50)
* 5 Year housing land supply (Question 51)
* The stepped requirement (Question 53)

**Issue 2 - Whether the Plan is positively prepared, justified, effective, consistent with national policy, and in general conformity with the London Plan, in relation to general housing policies (Policies 13 - 24).**

*Key areas for discussion:*

* Affordable housing (Focus on Questions 57, 59, 60)
* Housing size and mix (Question 62)
* Other forms of housing (Question 63)
* Small sites (Question 64)
* Housing in multiple occupation and conversions (Questions 66, 67, 68, 69)
* Downsizing (Question 70)
* Supported and specialist accommodation (Q72)
* Gypsy and Traveller accommodation (Questions 73, 74, 75)
1. **Review of Matter 3 main modifications necessary for the soundness of the plan**

*Key areas for discussion:*

* Any other necessary main modifications to Policies 12 - 24 (Question 77)
1. **Close by 5pm**

**MATTERS ISSUES AND QUESTIONS**

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| **MATTER 3: HOUSING LAND SUPPLY AND BOROUGH WIDE HOUSING POLICIES** |

**Issue 1 - Whether the Plan will provide for a sufficient housing land supply to deliver the planned scale of housing growth over the plan period and whether a deliverable five-year supply of housing will be available on adoption (Policies 2 - 12)?**

Note – the Council has updated the land supply information in its Housing Position Statement [LPE9]

Q50 Is the Plan consistent with the expectation of NPPF Paragraph 68 for planning policies to identify a sufficient supply of specific, deliverable sites for years 1-5 of the plan period and specific, developable sites or broad locations for growth for years 6-10 and where possible for years 11-15? In particular:

1. Having regard to the Planning Practice Guidance[[1]](#footnote-2), what is the estimated total supply of deliverable and developable new housing during the Plan period 2020–2035? What is the estimated supply from each of the following sources during the Plan period:
2. Sites with detailed planning permission for 10 or more dwellings
3. Sites with outline or detailed planning permission for 9 or less dwellings (small sites)
4. Windfall allowance
5. Other sites with outline planning permission for 10 or more dwellings, site allocations, and sites on the brownfield register.
6. What evidence is there to support the estimates in i. and are they justified? Is there compelling evidence to support the windfall allowance and is it generally comparable to the Borough’s ‘small sites’ figure in Table 4.2 of the London Plan?

Q51 Can the submitted Plan specifically demonstrate a deliverable five-year supply of housing land at adoption and, if so, is there a reasonable prospect of this being maintained throughout the Plan period? In particular:

1. What is the requirement for the first five years following adoption of the Plan and what buffer should be applied?
2. Would accounting for previous surplus housing delivery in calculating the five-year housing land supply be justified and consistent with national policy and the Planning Practice Guidance? Would the conclusions of the Council’s Housing Position Statement [LPE9] change if surplus is not accounted for?

Q52 Overall, would at least 10% of the housing requirement be accommodated on sites no larger than one hectare as set out in NPPF paragraph 69?

Q53 How does the projected annual level of housing growth compare with recent housing delivery? In particular:

1. Is the Plan’s housing trajectory and stepped housing requirement justified and effective?
2. Should the stepped housing requirement be set out within Policy 12?

Q54 Overall, is the Plan’s approach to housing supply and the housing trajectory positively prepared, justified, effective, consistent with national policy, and in general conformity with the London Plan?

Q55 In terms of this issue, are any main modifications necessary for soundness?

**Issue 2 - Whether the Plan is positively prepared, justified, effective, consistent with national policy, and in general conformity with the London Plan, in relation to general housing policies (Policies 13 - 24).**

*Policy 13 – Delivering Genuinely Affordable Housing*

*Policy 14 – Affordable Housing Tenure*

Q56 What evidence is there to demonstrate the need for affordable housing in terms of numbers of units and tenure?

Q57 What is the basis for the headline aim of the delivery of 50% genuinely affordable housing in Policy 13?

1. Is it clear what is meant by ‘genuinely affordable housing’ in Policy 13?
2. Is there viability evidence to support the overall 50% affordable housing target and the thresholds set out in Policy 13 criterion Ci?
3. How will the 50% target be achieved given the minimum 35% initial threshold in criterion Ci?
4. What is the past record of delivery of affordable housing in the Borough and how will future delivery be achieved?
5. Is there sufficient flexibility in the policies?

Q58 Is Policy 13 criterion E sufficiently clear about when off-site provision or payment in lieu will be accepted and how such payments would be calculated?

Q59 What is the basis for the approach to tenure split in Policy 14 and is this justified? Does “…schemes of 10 or more units” in Policy 14 mean the same as “…development involving the addition of 10 or more units…” in Policy 13? Is this sufficiently clear?

Q60 In the light of the Written Ministerial Statement of 24 May 2021 regarding First Homes, would a requirement for early review of the Plan’s policies relating to affordable housing be necessary?

Q61 Are Policies 13 and 14 consistent with the NPPF in respect of all types and tenures of affordable housing and are they in general conformity with the London Plan?

*Policy 15 – Housing Size and Mix*

Q62 What is the basis for the mix of housing sizes sought in Policy 15 and is it justified? Is the policy’s preferred housing size and mix consistent with delivery of 27,000 new homes and the approach to intensification and increasing housing density set out in the Plan’s spatial and growth strategy?

*Policy 18 – Other Forms of Housing*

Q63 Is the requirement for affordable housing provision in criterion D justified including in terms of development viability, is it consistent with national policy, and in general conformity with the London Plan?

*Policy 19 – Small Sites*

Q64 Does the policy relate to small sites for mixed use including some residential as well as small sites for residential only? If not, should it?

Q65 How would the policy be implemented in practice? Is it necessary for all criteria A, B and C to be met? Should the policy specify relevant PTAL (public transport accessibility level) ratings?

*Policy 20 – Housing in Multiple Occupation (HMO) and Conversions*

Q66 Is the policy justified, effective and consistent with national policy? How was the floorspace threshold of 124 square metres derived?

Q67 How would ‘over concentration of conversions’ in criterion A.ii be measured and assessed? Is the policy sufficiently clear in this regard?

Q68 Is the car free requirement at criteria B.iv and C.ii consistent with the requirements of Policy 68 (Managing Vehicle Traffic). How would these criteria be implemented in practice, for example where a home proposed for conversion has existing car parking facilities?

Q69 Does the policy preclude all residential conversions and HMOs outside areas in PTAL3 and above? If so, what is the evidence to support this approach?

*Policy 21 – Downsizing*

*Policy 22 – Supported and Specialist Accommodation*

Q70 Is Policy 21 justified? Is it appropriate to encourage only the delivery of flats as downsizing units for those aged 55+ or should other housing types be included?

Q71 How will Policy 21 be implemented in practice? Is it applicable only to developments of over 100 units?

Q72 Is Policy 22 justified? Is it appropriate and necessary for reference to specific use classes to be included in Table 8.6?

*Policy 23 – Gypsies and Travellers*

Q73 What is the identified need for accommodation for Gypsies and Travellers? In particular:

1. Is the Gypsy and Traveller Accommodation Assessment (March 2020) [EB4.2] consistent with national policy in identifying accommodation needs for Gypsies and Travellers?
2. Should the need for the numbers of pitches identified in the Accommodation Assessment be specified within the policy?
3. Is the Plan justified in expecting all additional accommodation needs over the plan period to be met by intensification of existing sites?

Q74 What is the relationship with the London Plan in terms of identifying accommodation needs for Gypsies and Travellers and is the Plan’s policy approach in general conformity with the London Plan?

Q75 How would the policy be implemented in practice and is it sufficiently clear how an application for Gypsy and Traveller accommodation, including proposals other than at existing sites, would be assessed?

Q76 Overall, are Policies 13 - 24 positively prepared, justified, effective, consistent with national policy and in general conformity with the London Plan?

Q77 Are any main modifications necessary for soundness?

1. PPG paragraph 68-007-20190722 [↑](#footnote-ref-2)