**Waltham Forest Local Plan LP1**

**Examination Hearing Day 5 – Matter 6**

Wednesday 23 March 2022 starting at 9.30am

**Agenda**

|  |
| --- |
| 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. |

1. **Inspectors’ Welcome and Introductions (5-10 minutes)**
2. **Matter 6: Built Environment, Heritage and Design**

**Key Documents**

Waltham Forest Character and Intensification Study (EB2.1)

Waltham Forest Green and Blue Infrastructure Study (EB8.10)

Modifications Table (LPE 5)

1. **Issue 1 - Whether the Plan has been positively prepared and whether it is justified, effective, consistent with national policy, and in general conformity with the London Plan in relation to creating high quality places and preserving or enhancing the Borough’s heritage (Policies 56 - 61 and 72 - 78).**

*Key areas for discussion:*

* Delivering high quality design including consistency with national policy (Focus on Questions 127, 128, 130)
* Tall and taller buildings including general conformity with the London Plan (Questions 132, 133, 134, 135)
* External space standards (Question 137)
* Making safer places and designing out crime (Questions 139, 140, 141)
* Historic environment (Questions 143, 144, 145, 146, 147, 148, 149, 150)

1. **Review of Matter 6 main modifications necessary for the soundness of the plan**
2. **Close**

**MATTERS ISSUES AND QUESTIONS**

|  |
| --- |
| **MATTER 6: BUILT ENVIRONMENT, HERITAGE AND DESIGN** |

**Issue 1 - Whether the Plan has been positively prepared and whether it is justified, effective, consistent with national policy, and in general conformity with the London Plan in relation to creating high quality places and preserving or enhancing the Borough’s heritage (Policies 56 - 61 and 72 - 78).**

*Policy 56 – Delivering High Quality Design*

Q127 Is the policy justified and is it consistent with national policy, including paragraphs 8b, 8c, 128, 129, 130, 131 and 134 of the NPPF?

1. Should the policy cover the role of national and local design guides and codes and how these will be considered for decision-making?
2. Is there sufficient emphasis on trees and tree-lined streets?

Q128 Should the policy refer to masterplan approaches to design?

Q129 Is it sufficiently clear how criteria C, D, E and F should be applied in practice?

Q130 Are the requirements of criterion R justified and how will they be implemented in practice?

Q131 Will the policy be effective in improving biodiversity?

*Policy 57 – Taller and Tall Buildings*

Q132 Is Policy 57 justified and how will it be implemented alongside Policy 56 in practice? Is the policy in general conformity with the London Plan?

Q133 Should the policy be more specific in defining the locations in which taller and tall buildings will (or will not) be appropriate? Is it sufficiently flexible?

Q134 Is it sufficiently clear what is meant by ‘taller’ and ‘tall’ buildings and by ‘transformation’, ‘transition’ and ‘reinforcement’ and is it sufficiently clear how applications for mixed-height developments will assessed?

Q135 Is the policy compatible with the Plan’s spatial and growth strategy, including Policy 8 - Character Led Intensification?

*Policy 58 – Residential Space Standards*

Q136 What is the relationship between Policy 58 and the Nationally Described Space Standards?

Q137 Are the external space standards set out in criterion C of Policy 58 justified and are they in general conformity with the London Plan? Is the policy sufficiently flexible to take account of site-specific circumstances and requirements?

*Policy 59 – Amenity*

Q138 Would the policy be effective in providing for satisfactory living conditions for the future occupiers of new development as well as adjacent residential properties?

*Policy 60 – Designing Out Crime*

Q139 Would the policy be effective and how would it relate in practice to Policy 52 (Making Safer Places)?

Q140 Should all major developments be required to achieve Secured by Design accreditation?

Q141 Should wider liaison be provided for in Criterion C?

*Policy 61 – Advertisements, Hoardings and Signage*

Q142 Is the policy justified, effective and consistent with NPPF paragraph 136? Would it be effective given the separate consent system for the control of advertisements?

*Policies 72 – 78*

Q143 Do Policies 72-78 effectively deal with the full range of historic environment issues in a clear and consistent manner?

*Policy 72 – Designated Heritage Assets*

*Policy 73 – Listed Buildings*

*Policy 74 – Conservation Areas*

*Policy 75 – Archaeological Assets and Archaeological Priority Areas*

Q144 Are Policies 72 and 73 consistent with national policy and statutory requirements associated with heritage assets? Is it justified to expect assets to be preserved and enhanced (our emphasis)?

Q145 Is it sufficiently clear how criteria G and H of Policy 72, criterion D of Policy 74 and criterion E of Policy 75, would be applied in practice?

Q146 Is criterion D of Policy 73 justified and consistent with NPPF paragraph 202 in requiring any change of use of a listed building to be demonstrated to be the asset’s optimum viable use?

Q147 Is it sufficiently clear how Policy 73 will be implemented in practice, and is it consistent with policy 72? Is criterion E of Policy 73 consistent with criterion D of Policy 72 and with NPPF paragraphs 200 and 201?

*Policy 76 – Non-designated Heritage Assets*

*Policy 77 – Locally Listed Buildings*

Q148 Is criterion B of Policy 76 justified and consistent with NPPF paragraph 203?

Q149 Is Policy 77 consistent with Policy 76?

*Policy 78 – Highams Area of Special Character*

Q150 Are the expectations of Policy 78 sufficiently clear to inform and assess development proposals in the Area of Special Character?

Q151 Overall, are Policies 56 - 61 and 72 to 78 soundly based and in general conformity with the London Plan?

Q152 Are any main modifications necessary for soundness?