

**LONDON BOROUGH OF WALTHAM FOREST
LP1 LOCAL PLAN EXAMINATION
HEARING SESSIONS FOLLOW UP ITEMS**

WEEK 2: 22/03/22 – 24/03/22

MATTER 4: Employment, Retailing and Town Centres	
NO	ITEM
1	Council to review Policy 26 including the uses listed in A, possible overlap/cross-reference to London Plan policy E4
2	Council to review Policy 30 to clarify other possible uses that could be introduced, supporting text alludes to other uses not in the policy
3	Council to confirm whether the storm tanks on the Thames Water site is 'white land' or whether designations would remain if it was de-designated as a Locally Significant Industrial Site
4	Council to review whether the remaining Borough Employment Area designations should be retained or should be treated as non-designated employment sites
5	Council to review Policy 30 to include definition of industrial floorspace capacity and whether the focus is on 'employment' or 'industrial' floorspace
6	Delete reference to Policy 26 in paragraph 9.23
7	Council to review the use of Use Classes in Policy 31 A and whether to express in terms of Use Classes or plain English terms. Remove reference to Class E.
8	Policy 35/PSPC007 – Council to review necessity for "and drinking establishment" or whether reference to Class E is sufficient
9	PSPC009 – delete, not required
10	Council to review term "obstruct" in Policy 35D
11	Policy 38 and supporting text – Council to review consistent use of name Blackhorse Lane/Blackhorse
12	Council to check numbers of retail parades for consistency including policies map, the diagram on p99, and Fig 1.1 p114. Also add names of all local retail parades to supporting text.
13	Council to review consistency of place names between Policy 39 and Policy 4 including references to Bakers Arms

14	SOPC055 – delete, not required
15	Policy 39 - Check consistency of naming for Walthamstow major/town centre, including with London Plan B – delete “complementing Walthamstow Town Centre” and adjust supporting text as necessary e.g. paragraph 11.6
16	Policy 40 - Council to clarify justification for 200m threshold and whether it was reviewed in the 2019 Retail and Town Centres Study [EB6.1]. Also, confirm whether the threshold results in many applications requiring retain impact assessments
17	Council to review reference to “broad brush” statement of impact in Policy 40Biv and consider whether the supporting text explains the term and the expectations of Biv sufficiently
18	Policies 42 and 43 to be merged and reconsider the approach to “other uses” in the context of Article 4 Directions. Also, remove reference in 43B to shop front style display – covered adequately by Policy 56.
19	Policy 46 - Council to review 46A reference to ‘cultural quarter’ 46C – consider whether covered by Policy 56 or alternative positive wording to replace reference to blank frontage 46F – review reference to age 46G – review whether this criterion is necessary

	MATTER 5: Environment, Climate Change, Flood Risk, Pollution, and Waste Management
NO	ITEM
2	Policy 80 – Review paragraph B in light of Sport England comments to include reference to resisting loss of open space and sports facilities in line with NPPF 99b, and also include in supporting text.
3	Policy 83 – SPOC095 to be replaced by new policy wording as submitted by the Council and 500m to be modified to 400 m in 83C
4	Council to continue working with Natural England and other organisations as necessary to understand concerns raised at the hearing in relation to the draft Air Quality Management Strategy and draft Suitable Alternative Natural Greenspace Strategy
5	Policy 81 - Council to review for consistency with national policy regarding biodiversity net gain as an overall policy aim, combining 81A and C and re-positioning at the top of the policy 81H – check for duplication with Policies 83 and 84

	MATTER 5: Environment, Climate Change, Flood Risk, Pollution, and Waste Management
NO	ITEM
	Review supporting text to ensure it is consistent with wider changes to the policy Review wording 'demonstrate minimising' in SOPCO87
6	Policy 82 – Paragraph A - (i) and (ii) re-locate to supporting text Council to review 82B in redrafting the policy SOPCO93 to be treated as an additional modification
7	Policy 91 – second part of SOPC107 to go in supporting text Council to check para 18.12 consistent with policy requirements Check whether reference in 91E to Policy 75 is correct
8	Policy 79 SOP CO83 paragraph B – delete 'exceptional' and replace with 'very special'
9	Policy 87 Council to review whether additional paragraph G as set out on page 9 of Council's hearing statement should be an additional policy criterion or in the supporting text More explanation of 10/15% target for fabric efficiency in paragraph D and overall 35% target in paragraph F Additional supporting text explanation for support for retrofitting
10	Policy 89 Additional text to be inserted at the top of the policy as set out on page 10 of the Council's hearing statement Paragraph K to be modified in line with text at page 5 of Council's hearing statement, with additional text on retrofitting to be included. Additional supporting text in relation to heritage assets to be added Criterion C typo equivalent
11	Review duplication between Policy 87(F) and 89(G) in relation to the 35% carbon reduction below Part L of the Building Regulations
12	Policy 88 Policy to be modified as set out in the Council's hearing statement page 7 Additional supporting text to clarify what is meant by decentralised energy – council's hearing statement refers to heating networks which is narrower in scope
13	Council to clarify source of Flood Zone map on page 206 of the plan

	MATTER 5: Environment, Climate Change, Flood Risk, Pollution, and Waste Management
NO	ITEM
14	Council to confirm if Environment Agency has been made aware of proposed modifications in document LPE5 and the Matter 5 hearing statement
15	<p>Policy 93</p> <p>Review wording of SOPC106 paragraph A Include supporting text to explain the sequential test Review wording of proposed modification to paragraph B for consistency with the Planning Practice Guidance and table 3 flood risk vulnerability classification Review wording of paragraph C - reference to 'all development' is broader in scope than Planning Practice Guidance Council to review SFRA to confirm whether sequential test is required within Flood Zone 1 due to flood risk from other sources of flooding aside from fluvial D – typo - Borough E - add 'site specific' after 'Requiring' in line 1 E (iii) review wording to make clear that other forms of development, not just change of use, may require a specific flood risk assessment in Flood Zone 1 F – Review how this will operate in conjunction with paragraph K in relation to off-site flood mitigation strategies – is there any duplication? G – modify wording to ensure a flexible approach where drainage conditions would preclude the use of SuDS</p>
16	<p>Add Dr Gay's document outlining proposed amendments to Policy 93 to the Examination website Council to consider whether additional paragraph is necessary in Policy 93 to address NPPF paragraph 161(b) - safeguarding land for current or future flood management</p>
17	SOPCO84 – treat as an additional change delete from main modifications table
18	SOPCO100 – treat as an additional delete from main modifications table
19	SOPCO101 – review whether all details are required in paragraph B

MATTER 6: Built Environment, Heritage and Design	
NO	ITEM
1	<p>Policy 56</p> <p>To be modified with an additional criterion referring to design guides and/or codes as set out in the Council's hearing statement page 3</p> <p>Supporting text to be added to refer to National Design Guide and National Model Design Code as set out in the Council's hearing statement page 3</p> <p>Additional text to be added to paragraph M to refer to tree lined streets as proposed on page 4 of the Council's hearing statement</p> <p>SOPC068 to be deleted and replaced with modifications to Paragraph B – wording as proposed in the Council's hearing statement to be reviewed to clarify the approach to land assembly/masterplanning</p> <p>Paragraph R to be updated as per the Council's hearing statement and proposed text to be modified to define the scale of schemes to which Building for a Healthy Life criteria would be expected to apply</p>
2	<p>Policy 5</p> <p>Criterion F to be modified to include reference to Supplementary Planning Documents, Masterplans, Planning Briefs etc as set out in the Council's hearing statement on Matter 5, page 3</p>
3	<p>Policy 57 – Tall Buildings</p> <p>Statement of Common Ground with the Greater London Authority will result in a number of modifications to the policy for soundness and conformity with the London Plan, including revisions to existing modifications and new modifications – therefore will be covered in the Inspectors' post hearings letter.</p>
4	<p>Policy 58 – Residential Space Standards</p> <p>Criteria C(ii) to be modified in relation to balcony sizes as per wording on page 16 of the Council's hearing statement</p> <p>Add supporting text to policy re single aspect homes and the effect on living conditions</p>
5	<p>Policy 52 and Policy 60 to be amalgamated into a modified Policy 60 as per wording on page 21 of the Council's hearing statement subject to correction to typo 'unity' and insertion of 'Borough Council' after 'Waltham Forest' in first line</p>
6	<p>Policy 72 - Designated Heritage Assets</p>

	<p>Council to review the policy, its suggested merger of Policies 72, 73 and 74, and the wider suite of heritage policies, including consideration of whether to present Policy 72 as the overall policy for heritage assets, whether designated or non-designated.</p> <p>Also to review all heritage policies together for consistency with national policy and with each other, and review supporting text in light of policy review.</p> <p>Modify criterion B to remove 'impacted' and replace with 'affected'</p> <p>Criterion D – insert 'public' before 'benefits'</p> <p>Criterion G – review wording as proposed in Council's hearing statement page 25 for consistency with footnote 68 of the National Planning Policy Framework</p> <p>Criterion H – add new supporting text to policy to explain further what is being sought by way of developer contributions pending the publication of further detail in the Supplementary Planning Document</p> <p>First bullet above paragraph 16.5 - include reference to Historic Parks and Gardens and refer to NPPF glossary for wider definition of designated heritage assets</p> <p>Paragraph 16.6 - include reference to original use often being the most suitable use for heritage assets</p> <p>Paragraph 16.7 replace 'undesigned' with 'non designated' and check for other similar</p>
7	<p>Policy 73 – Listed Buildings</p> <p>Criterion A – Council to review wording to separate out statutory duty to preserve the significance listed buildings and their settings, and the policy aim to where possible enhance</p> <p>Criterion B – insert 'repair' after 'reinstatement'</p> <p>Criterion D – Council to review proposed modification in hearing statement page 26 for consistency with paragraph 202 of the Framework</p> <p>Criterion E – Council to review for consistency with Policy 72D</p>
8	<p>Policy 74 – Conservation Areas</p> <p>Delete reference to 'the Council will' from second line of the policy</p> <p>Criterion B – review wording in relation to redevelopment being secured if there would be demolition and for consistency with the</p>

	<p>Framework – may be better included in Policy 72 for all heritage assets and removed from Policies 73 and 74.</p> <p>Criterion C – review wording to remove reference to ‘raising awareness’ and review reference to Article 4 directions for consistency with the Framework</p> <p>Criterion D – review wording to include appearance and for consistency with Policy 72</p> <p>Criterion G – review reference to word ‘conservation’</p>
9	<p>Policy 75 – Archaeological Assets and Archaeological Priority Areas</p> <p>Review wording to replace ‘Zones’ with ‘Areas’</p> <p>Criterion E – review if necessary once wording for Policy 72 is finalised</p> <p>Paragraph 16.25 - amend to clarify type of information that will be needed in what circumstances</p>
10	<p>Policy 76 – Non-Designated Heritage Assets</p> <p>Criterion B – amend wording as per page 28 of Council’s hearing statement</p> <p>Include reference to setting</p>
11	<p>Policy 77 – Locally Listed Buildings</p> <p>Amend title to cover other Locally Listed heritage assets</p> <p>Criterion A – include ‘cultural’ assets</p> <p>Criterion B – amend for consistency with re-wording of Policy 76</p> <p>Criterion C – replace ‘special’ with ‘heritage’</p> <p>Criterion D – review phrase ‘no adverse impacts’ for consistency with paragraph 203 of the Framework and whether reference should be made to privately owned parks and gardens in addition to public ones</p>
12	<p>Policy 78 – Highams Area of Special Character</p> <p>Policy to be modified in accordance with the proposed modification in the Council’s hearing statement with the following revisions:</p> <p>Criterion A – insert ‘where planning permission is required’ so it reads ‘that merits consideration and, where planning permission is required, appropriate protection in the planning process’</p> <p>Criterion B – move reference to leaflet to supporting text and insert ‘including’ before ‘making use of appropriate materials’.</p>

13	Policy 59 – Amenity Review A to ensure it's clear that avoiding harmful impacts relates to neighbouring occupiers of existing adjacent properties and to the future occupiers of the proposed development
14	SOPCO80 & 81 superseded (82 not superseded)

MATTER 7: Communities and Infrastructure	
NO	ITEM
1	Council to review the policy status of the Hall Farm Curve/Meridian Line which is currently shown on the Policies Map – currently only referred to in the Plan's supporting text and in the Infrastructure Delivery Plan, not within any policy in the Plan.
2	Supporting text paragraphs 20.20 and 20.27 require updating
3	Council to review reference in paragraph 20.25 to Site Delivery Plans and clarify the status and relationship of any Site Delivery Plans to informing the Infrastructure Delivery Plan. Are Site Delivery Plans the same as masterplans?
4	Policy 36 Criterion F thresholds to be considered for modification in light of the Council's hearing statement (supersedes PSPC012) Criterion A - review the word 'demonstrable' E – Review wording to clarify whether mitigating will be by council or developer H – seeking and securing? Review H and/or add to supporting text to clarify whether the developer or Council chooses the public art project
5	Policy 37 Council to review Criterion Ai regarding reference to cultural, economic, and social value of pubs in addition to heritage value in light of the London Plan including paragraph 7.7.6 Aii – Council to consider whether this should be clarified for effectiveness in light of NPPF93 and London Plan Policy HC7, rather than deleting entirely as proposed in the hearing statement. Should the emphasis be on maintaining a diversity of offer/premises for public houses? Review 'and'/'or' at the end of Aii B – delete reference to use class A4 (now revoked) Biii – modification to extend marketing period requirement to 24 months in line with London Plan policy HC7 – update and clarify the marketing requirements in the supporting text
6	Policy 48

	<p>Council to review A(iv) and A(v) for clarity and for cultural or religious compatibility for certain groups, flexibility for consideration on a case by case basis</p> <p>C – proposed modification set out in hearing statement to strengthen Diii – Review marketing period and review drafting “If D (iii) applies...” – review associated supporting text</p>
7	<p>Policy 49</p> <p>Council to review overall drafting of the policy to ensure it makes sense when read as a whole, review whether all included details are necessary in the policy. Consider an additional criterion for flexibility on transport accessibility, the expectations of B, and the relationship with the 15-minute neighbourhood aim. Review supporting text.</p>
8	<p>Policy 50</p> <p>Delete “in all major applications” in criterion C (SOPC065)</p> <p>Additional criterion J regarding access to waterways (supersedes SOPC064)</p> <p>Review and consider expansion of paragraph 13.7 in relation to mitigation of environmental impacts</p>
9	<p>Policy 51</p> <p>Modification to A, B and C set out in hearing statement. Detailed associated update to supporting text paragraph 13.14 to be considered as a main modification.</p> <p>Review use of ‘encouraging’ and ‘expected’ in policies 50 and 51 in relation to health impact assessment</p>
10	<p>Policy 52</p> <p>Delete policy as content will be covered by modified Policy 60 as covered under Matter 6</p>
11	<p>Policy 53</p> <p>Add “and vibration” to 53C</p> <p>Council to review 53D and wording of the proposed modification in the hearing statement for clarification of ‘an acceptable level’ so it is clear for plan users. Also reconsider supporting text in this regard.</p> <p>53B – delete intend to publish</p> <p>53E – review wording for effectiveness</p>
12	<p>Policy 54</p> <p>Review A and supporting text for effectiveness to ensure clarity over how concentrations of takeaways would be managed.</p>
13	<p>Policies 65 and 67</p>

	Council to review against Transport for London guidance, particularly in relation to trigger points. Review supporting text, particularly reference to consideration on a case by case basis and whether this should be made clearer for plan users for both policies.
14	Policy 66 Council to consider an additional criterion for delivery and service plans, whether to segregate construction and operational phases of development, and whether 66E is necessary
15	Policy 68 Clarify 68H in relation to 'all operational electric vehicles'. Clarify acronyms in the policy eg DDA, CPZ
16	SOPC112 and SOPC116 – treat as main modifications
17	Policy 69 – delete 'including permitting only electric vehicles'
18	Council to add references to the Lee Valley Special Protection Area to criteria E and K of Policy 63

MATTER 8: Plan Viability, Deliverability and Monitoring	
NO	ITEM
1	Policy 97 – Council to review policy triggers with regard to whether both delivery and supply triggers are necessary, and whether retail delivery/supply needs to be included
2	Appendix 5 – review monitoring indicators and targets in light of hearing discussions and proposed changes to policies. Page 271 – delete "number and status of concept plans proposed". Also check the table for missing policy numbers.
3	Council to consider monitoring and review requirements for Epping Forest Special Area of Conservation and Lee Valley Special Protection Area and in relation to Policy 83. Review together with proposed Policy 81 monitoring modification PSPC017
4	Update policies map changes in light of discussions and proposed modifications. Appendix 3 not necessary in a final version plan and would be removed.
5	Appendix 4 – delete from final version plan. Council may wish to consider preparing a standalone document setting out the Plan's evidence base.

6	Glossary – requires checking, changes can be considered additional modifications
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