



**WALTHAM FOREST LOCAL PLAN**  
**WALTHAMSTOW TOWN CENTRE AREA ACTION PLAN**

**Hearing Statement**

**Inspector's Matters and Issues – Matter 2 –  
Legal and Procedural Items**

**Hearing Session – 17<sup>th</sup> December 2013**

1. **Has the Area Action Plan (AAP) been prepared in accordance with the statutory procedures including appropriate consultation, in line with the Council's Local Development Scheme and Statement of Community Involvement?**

### **Relevant Representations**

#### **1.1 No relevant representations**

### **Council Response**

**1.2** It is the Council's view that the AAP has been prepared in accordance with statutory procedures, including the appropriate consultations, in line with the Statement of Community Involvement (2007) (WSD14) and Local Development Scheme 2011 - 2013 (WSD15). The PAS toolkit – Legal Self-Assessment Checklist (WSD12) and PAS toolkit - Soundness Self-Assessment Checklist explains how (and evidences) the Council has met the statutory procedures (e.g. the Planning Regulations) during the development of this Plan.

**1.3** The Statement of Consultation Regulation 22(1)(c ) (WSD4) sets out how the Council has complied with the SCI. Section 2 of this document demonstrates that the Council undertook a (Stage 1) 'pre-production' stage i.e. 'Issues and Options' where the Council gathered 'evidence' and undertook an a 'initial' public consultation to understand the key issues before the preparation of the Plan. Though not prepared as part of this process, the Sustainability Appraisal Scoping Report - June 2008 (to be submitted) provides baseline information about the key sustainability issues facing the area. This report has been used to develop sustainability objectives to assess the plan against. Section 3 of this document demonstrates that the Council undertook (Stage 2) the 'production' stage i.e. 'Preferred Options'. Here, the Council developed possible options and set out its 'preferred approach' The sustainability impact of these options are set out in Walthamstow Town Centre AAP – Preferred Options – Sustainability Appraisal (WSD18). Section 4 of this document demonstrates that the Council undertook (Stage 3) 'Submission of Draft Document to Secretary of State' i.e. 'Submission Stage'. Here the Council analysed the responses received at the Preferred Options Stage and produces a 'final' version of the AAP. The sustainability impacts are set out in Walthamstow Town Centre AAP – Submission Draft – Sustainability Appraisal (WSD8) The Council has submitted all the required documentation to the Secretary of State for Examination.

**1.4** As can be seen from the LDS (2013) (page 18) (WSD15) the AAP was submitted to the Secretary of State on the proposed date and the Examination is currently being undertaken ahead of schedule. The Annual Monitoring Report (2011 -12) chapter 5 (page 164) (KE142) has continued to monitor the Council's progress of the LDS.

**1.5** In addition the Council has complied with the 'Duty to Cooperate'. WSD13 – Duty to Cooperate Statement how the Council has met the Duty to Cooperate requirements are set out in the Localism Act (2011) and described in the NPPF.

**2. Do the Revised Early Alterations to the London Plan (published on 11 October) have any implications for the contents of the AAP?**

**Relevant Representation**

**2.1** No relevant representations

**Council Response**

**2.2** It is the Council's view that the Revised Early Minor Alterations (REMA) to the London Plan do not have any direct implications to the content of the AAP. The REMAs largely bring the London Plan (2011) 'up-to-date' and into conformity with the National Planning Policy Framework (NPPF) (2010).

**2.3** In summary, the 'key' REMAs incorporate the affordable rent product, including appropriate definitions in the document. They couple affordable rented product with social rented housing in the proposed tenure split. They give priority to affordable 'family sized' housing. They clarify the preferred sequence for delivering affordable housing through the planning system e.g. primarily on-site etc. and also support the ring fencing and pooling of affordable housing. They state that boroughs, "should not attempt to set rent targets for affordable rented housing in their local development frameworks", which will have affordability implications for the delivery of affordable housing in the borough/AAP. They state, pitch provision for Gypsies and Travellers should be set 'locally' in consultation with Gypsy and Traveller communities and other stakeholders including neighbouring boroughs. They revise the cycle parking standards to support wider policy to encourage structural modal shift to more sustainable forms of transport.

**2.4** Given the matters which the alterations effect (e.g. affordable housing and gypsy and Traveller provision), the Council considered that these alterations were 'strategic' in nature and thus do not have a direct impact on the content of the AAP. However, these alterations were considered (and incorporated) as part of the development of the Local Plan Development Management Policies DPD (2011) (KE166) (which was recently found 'sound' by the Secretary of State see KE167). As the AAP has been developed to be 'in conformity' with the Development Management Policies DPD, it is the Council's view that the implications of these alterations have been considered as part of the development of the AAP (and more specifically the wider Local Plan).

3. **Can the Council confirm what plans, supplementary planning documents or other guidance e.g. masterplans, the AAP will supersede or which will require modifications on adoption?**

**Relevant Representations**

3.1 No relevant representations

**Council Response**

3.2 The documents which the AAP will supersede on adoption will be as follows:

- Walthamstow Town Centre Interim Planning Policy Framework (2008) (KE161);
- The Princess Trust Walthamstow Masterplan (2007) (KE162); and
- East End of Walthamstow Masterplan (2011) (KE164).

3.3 While these documents will be superseded by the AAP these documents will still form a key part of the evidence base for the AAP.

3.4 It should also be noted that as set out in appendix 3 (page 186) of the AAP, proposals (policies) in this document, specifically WTC3 – Retail and WTC4 – Leisure, Entertainment, Culture and Tourism will amend (and supersede) Shopping Frontages as currently stated in the Development Management Policies DPD (and Proposal Map) (KE166).

4. **Are there any issues arising from the contents and scope of the Sustainability Appraisal?**

**Relevant Representations**

4.1 No relevant representations

**Council Response**

4.2 The Walthamstow Town Centre Sustainability Appraisal – Submission Draft (WSD8) and The Walthamstow Town Centre – Preferred Options - Sustainability Appraisal (WSD18) have been key documents in informing and developing the AAP. The SA has been a key decision making tool by informing policy and site allocation options at Preferred Options Stage. In addition, the Submission Stage SA assessed the likely sustainability impacts of the Council's final approach.

**4.3** The key issues raised in the SA as set out in its recommendations (page 67) where to ensure:

1. “the policy justification of WTC14 should make reference to the need to protect the condition of the Wetlands alongside creating, improving and enhancing links to sites of nature conservation importance”; and
2. “In Policy WTC13, further detail could be provided on the priority order for social infrastructure.”

**4.4** In relation to recommendation 1, as it can be seen from paragraph 13.15 of the AAP document clear states the need to “create and improve” links in the Wetlands as well as the need to “protect it”. Paragraph 13.16 also states the need to ensure that “any increase in access will not lead to detrimental effects in terms of biodiversity”.

**4.5** In relation to recommendation 2, as it can be seen from paragraph 13.12, it states that, “education and health provision are a priority for the centre”. In addition, paragraph 13.14 states that the Council, “will use CIL and seek developer contributions towards the provision of new social infrastructure, particularly for health and education provision.”