

GREATER LONDON AUTHORITY

Sarah Parsons
Assistant Director Place and Design
London Borough of Waltham Forest
Town Hall Complex
Forest Road
Walthamstow
London E17 4JF

Department: Planning
Our reference: LDF31/LDD17/LP04/HA01
Date: 02/09/2022

By email: Planning.policy@walthamforest.gov.uk
Sarah.parsons@walthamforest.gov.uk

Dear Sarah

**Statement of general conformity with the London Plan (Planning and Compulsory Purchase Act 2004, Section 24(4)(a) (as amended);
Greater London Authority Acts 1999 and 2007;
Town and Country Planning (Local Development) (England) Regulations 2012**

RE: Local Plan Part 1: Strategic Policies – Borough request for General Conformity Opinion

Thank you for seeking an opinion (on 8 August) from the Mayor of London on the general conformity of the Waltham Forest Local Plan Part 1: Strategic Policies with the London Plan 2021. As you are aware, all Development Plan Documents in London must be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. The Mayor has afforded me delegated authority to make detailed comments which are set out below. The Mayor will provide a further opinion on the general conformity of the Plan, should there be a further consultation on proposed modifications to the draft document in the future.

General

The London Plan 2021 was formally published on the 2 March 2021, and now forms part of LB Waltham Forest's Development Plan. This letter follows on from our earlier advice provided on 12 January 2022 in response to the Inspectors' invitation for written statements ahead of the Local Plan examination hearings (Ref: LDF31/LDD17/LP05/HA01) and previous comments on earlier responses including the Regulation 19 Local Plan Part 1: Strategic Policies (Ref: LDF31/LDD17/LP02/HA01) consultation on 14 December 2020 and Shaping the Borough Draft Local Plan 2020-2035 Regulation 18 consultation on 27 September 2019 (Ref: LDD31/LDD17/HA01).

In his written statement (Ref: LDF31/LDD17/LP05/HA01)¹ the Mayor made it clear that between the time of the Regulation 19 Local Plan Part 1 consultation and the request for

¹ <https://www.walthamforest.gov.uk/sites/default/files/2022-03/Greater%20London%20Authority.pdf>

written statements there had been several significant occurrences which meant that he had to reconsider his general conformity opinion. Ahead of the final publication of the LP2021 the Mayor received further directions from the Secretary of State on 10 December 2020. These directions included changes to Policy D9 Tall Buildings in the Intend to Publish London Plan which had not been taken into account in the Mayor's Local Plan Regulation 19 response. In his response to the Inspectors' Matters, Issues and Questions, specifically Q22, the Mayor considered that as currently written the draft Plan (LP1) was not in general conformity with the LP2021 due to the proposed approaches to the management of the borough's industrial land and its approach to tall buildings.

Waltham Forest Local Plan Part 2 Site Allocations (LP2)

Between 8 November 2021 and 14 January 2022, LBWF consulted on its Regulation 19 Local Plan Part 2 Site Allocations document. The Mayor provided a response to that consultation on 14 January (Ref: LDD31/LDD17/LP05/HA01) in which he made it clear that he did not consider that it was in general conformity with the LP2021 due to LBWF's proposed approach to the management of its industrial land. In particular, the divergence from the LP2021, centred on the following LP2021 policies:

- Policy E4 part A – which makes it a requirement that Local Plans should ensure there is a sufficient supply of land and premises to meet current and future demands for industrial and related functions;
- Policy E5 part B4 – which makes it clear that the release of Strategic Industrial Land (SIL) must be carried out through a planning framework or Local Plan review process and adopted as Policy in a Development Plan; and
- Policy E7 part B – which is clear that the scope for co-locating industrial uses with residential and other non-industrial uses may be considered within Locally Significant Industrial Sites (LSIS), but not SIL.

The borough's relevant planning documents cannot be considered and assessed in isolation and LP1 must also be considered together with LP2.

Statement of Common Ground, March 2022

On 21 March 2022 the GLA and LBWF agreed a Statement of Common Ground² (SCG) which includes proposed modifications to LP1 (including commitments in relation to LP2). The proposed modifications, which concern general conformity, in the SCG relate mainly to industrial land and to tall buildings.

It is noted and understood that the SCG was agreed and submitted to the Programme Officer during the course of the examination hearings. This meant that the Inspectors did not have sufficient time to take it into account or to digest its contents during the course of those hearings.

The SCG at paragraph 2.2 is clear that as submitted, the Local Plan (LP1) was not considered to be in general conformity with the LP2021

GLA and LBWF have worked collaboratively over several months to resolve the general conformity issues highlighted in the Mayor's written statement (Ref: LDF31/LDD17/LP05/HA01). The proposed modifications set out in the SCG address all of those concerns and are a positive result of that collaboration. It is the Mayor's opinion that if

² <https://www.walthamforest.gov.uk/sites/default/files/2022-03/GLA%20FINAL%20Statement%20of%20Common%20Ground%20210322%20v1.01.pdf>

implemented as set out in the SCG, the proposed modifications would bring LBWF's Local Plan (LP1) into general conformity with the London Plan.

Summary

In summary, and to be clear, as submitted the draft Local Plan (LP1) is not considered to be in general conformity with the LP2021. However, the proposed modifications contained in the SCG agreed with the GLA in March would resolve all the issues raised in the Mayor's written statement and it is his opinion that if implemented they would bring the draft Plan into general conformity with the LP2021.

I hope this statement can inform the examination of LBWF's Local Plan. GLA officers continue to offer their support if that is required. If you have any questions regarding this statement, please do not hesitate to contact Hassan Ahmed at hassan.ahmed@london.gov.uk.

Yours sincerely



Lucinda Turner

Assistant Director of Planning

Cc: Sem Moema, London Assembly Constituency Member
Sakina Sheikh, Chair of London Assembly Planning & Regeneration Committee
National Planning Casework Unit, DLUHC
Lucinda Turner, TfL and GLA