

Waltham Forest Local Plan LP1

Stage 2: Examination Hearing Day 2 – Matters 3 & 4

Wednesday 8 March 2023 starting at 09.30am and 2.00pm

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 relevant Further 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.

1. Inspectors' Welcome and Introductions (5-10 minutes)

2. MATTER 3: Housing Supply and Other Borough-Wide Housing Policies

Key Documents

Examination Stage 2 Topic Paper (LPE30)
Updated Housing Trajectory (LPE31)
Updated Five-Year Housing Land Supply (LPE32)
Statement of General Conformity with the London Plan (LPE38)
Gypsy and Traveller Accommodation Assessment (EB4.2)

2.1 Housing Land Supply Over the Plan Period

Key areas for discussion:

- Whether the evidence including the updated Housing Land Supply (LPE32) and Housing Trajectory (LPE31) supports a rolling five-year supply of deliverable housing land including:
 - Whether the estimated supply for the revised Plan period 2023-2038 is reasonably achievable and has sufficient headroom

- Whether assumptions in the 5 Year Housing Land Supply Statement (LPE32) for site capacities, first completions, and build-out rates are reasonable
- The degree of reliance on housing delivery from future allocations in LP2 for 5-year supply at adoption.
- Whether the evidence including the updated Housing Land Supply (LPE32) and Housing Trajectory (LPE31) supports the delivery of the Updated Stepped Housing Requirement over the Plan period.
- Whether the degree of reliance on housing delivery from tall buildings is appropriate.
- The Council’s proposed waste and land release/feasibility study and whether this would have any significant effect on housing land supply expectations.

2.2 Other Housing Policies

Key areas for discussion:

- Whether, considering the Court of Appeal judgment *Smith v SSLUHC & Ors* dated 31 October 2022, the Plan makes appropriate provision for Gypsy and Traveller accommodation.

2.3 Review of Matter 3 main modifications necessary for the soundness of the plan

3. MATTER 4: Employment and the Vitality and Viability of Centres

3.1 Employment Designations

Key areas for discussion:

- The proposed employment land designations set out in paragraph 3.6.4.2 of the Topic Paper, in particular SIL4 and LSIS19 Blackhorse Lane and SIL2 Cork Tree Retail Park.
- Whether the further proposed main modifications to Policy 26 (Strategic Industrial Land) and Policy 30 (Industrial Masterplan approach) set out in the Council’s Matter 4 hearing statement will ensure that the policies are sound and in general conformity with the London Plan.

3.2 Review of Matter 4 main modifications necessary for the soundness of the plan.

4. Close by 5pm

FURTHER MATTERS, ISSUES, AND QUESTIONS (MIQs)

STAGE 2 TOPICS

MATTER 3: HOUSING LAND SUPPLY AND BOROUGH-WIDE HOUSING POLICIES

Housing Land Supply Over the Plan Period

3.1 Do the Council's Updated 5 Year Housing Land Supply (LPE32) and Updated Housing Trajectory (LPE31) demonstrate that there will be a deliverable five-year supply of housing land at adoption of the Plan and that there will be a reasonable prospect of this being maintained throughout the remainder of the Plan period? In particular:

- a. Having regard to the Planning Practice Guidance¹, does the evidence support the estimated supply of deliverable and developable new housing sites during the revised Plan period 2023-2038?
- b. Is there sufficient headroom in the housing supply expectations?
- c. Is it appropriate to rely to such a degree on future housing allocations in LP2?
- d. Is a five-year supply of housing sites necessary for the soundness of this Plan?
- e. Are the expected lead-in times, dates for first completions, rates of development (dwellings per year), and net site capacities realistic for the sites included in the 5 Year Housing Land Supply Statement (LPE32)? Including for the following sites:
 - i. The Score Centre
 - ii. Lea Bridge Gas Holders
 - iii. The Town Hall Campus
 - iv. Sterling House/Homebase
 - v. Marlowe Road Estate
 - vi. Avenue Road/Thorne Close
 - vii. Estate Way
 - viii. Standard Public House
 - ix. Blackhorse Lane (SIL 3)

¹ PPG paragraph 68-007-20190722

- x. Joseph Ray Road
- xi. Lea Bridge Site 1_2_3
- xii. Hylands Phase 3

- 3.2 Is the updated Stepped Housing Requirement (LPE30 Table 1 page 23) and the associated delivery trajectory (LPE31) justified by the evidence and will the Stepped Housing Requirement be deliverable over the Plan period?
- 3.3 To what extent is the delivery of the planned housing growth reliant upon tall buildings and is this justified?
- 3.4 The Topic Paper (LPE30) refers to a future Waste and Land Release Strategy (such as at paragraph 5.3.8.2 page 102) and a future feasibility study to review waste sites and opportunities to deliver new homes (such as at paragraph 5.6.8.3 page 139). Could the outcome of these significantly affect the assumptions that have been made about capacity and housing land supply and, if so, how?
- 3.5 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? Are any main modifications necessary for soundness?

Other Housing Policies

- 3.6 In reference to the Court of Appeal judgment *Smith v SSLUHC & Ors* dated 31 October 2022² regarding the interpretation of the Planning Policy for Traveller Sites (2015), and the application of that policy to Gypsies and Travellers who have ceased to pursue nomadic lifestyles:
- a. Are any amendments to, or further assessment of, the Council's Gypsy and Traveller Accommodation Assessment (EB4.1) necessary to identify the accommodation needs for Gypsies and Travellers?
 - b. Should the Plan make any further provision for Gypsy and Traveller accommodation for Gypsies and Travellers that have ceased travelling permanently and/or pursuing a nomadic lifestyle?

² EWCA Civ 1391

3.7 Will a five-year supply of specific, developable sites for Gypsies and Travellers be provided on adoption of the Plan, together with specific, developable sites or broad locations for growth for years 6 to 10 and, where possible, for years 11 to 15?

3.8 Are any main modifications necessary for soundness?

MATTER 4: EMPLOYMENT AND THE VITALITY AND VIABILITY OF CENTRES

Employment Designations – Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Borough Employment Areas (BEAs)

4.1 Are the revised Employment Land designations set out in the Topic Paper (paragraph 3.6.4.2) justified, necessary for soundness and in general conformity with the London Plan? In particular, is the re-designation of Cork Tree Retail Park from LSIS to SIL justified by the evidence and necessary for soundness?

4.2 Is the designation of part of Blackhorse Lane as part SIL/part LSIS justified by the evidence? Will it be in conformity with the London Plan and what main modifications are necessary to Policy 26 for soundness?

4.3 Would the proposed main modifications to Policy 30 set out at paragraph 3.6.4.3 of the Topic Paper address the issues raised at the March 2022 hearing sessions, including the potential for non-industrial uses on SIL and would the policy be in general conformity with the London Plan?

4.4 Are any main modifications necessary for soundness?