

# Waltham Forest Local Plan LP1

## Stage 2: Examination Hearing Day 1 – Matters 5 & 6

Thursday 9 March 2023 starting at 9.30am 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 5: The Environment, Climate Change, Flood Risk, Pollution, and Waste Management

#### Key Documents

Examination Stage 2 Topic Paper (LPE30)  
Sequential Test Statement (September 2022) (LPE34)  
Sustainability Appraisal Report Addendum (LPE36.1–36.4)  
Statement of Common Ground with the Environment Agency (LPE39)  
Strategic Flood Risk Assessment Level 1 (EB9.1)  
Strategic Flood Risk Assessment Level 2 (EB9.2-EB9.24)

#### 2.1 Flood Risk and the Sequential test

*Key areas for discussion:*

- Whether the Sequential Test Statement (LPE34) is robust and consistent with national policy and guidance.
- Whether the Exception Test is required for LP1.

- Strategic-level reliance on Policy 93, including for sites in Strategic Locations.
- With regard to the Sustainability Appraisal Report Addendum (LPE36.1) findings on flood risk, whether the Plan's strategy is appropriate in relying on sites in Flood Zones 2 and 3 for around 50% of planned housing growth and whether a reasonable balance has been struck between the objectives of meeting housing needs and reducing flood risk.
- The degree of reliance on improvements to surface water flooding.

## **2.2 Review of Matter 5 main modifications necessary for the soundness of the plan**

### **3. MATTER 6: Built Environment, Heritage, and Design**

#### **3.1 Tall Buildings and Building Heights**

*Key areas for discussion:*

- Whether the proposed strategic approach to tall buildings (LPE30 and LPE27) is justified and in general conformity with the London Plan.
- Whether the locations identified in the Figure 2 map (LPE30) as having potential for tall buildings are appropriate and justified at the strategic level.
- How the approach to tall buildings relates to the delivery of 27,000 new homes and the Plan's aims for Character Led Intensification (Policy 8).
- The relationship between Policy 56 and the Plan's approach to tall buildings and building heights.

#### **3.2 Review of Matter 6 main modifications necessary for the soundness of the plan**

### **4. Close by 5pm**

## **FURTHER MATTERS, ISSUES, AND QUESTIONS (MIQs)**

### **MATTER 5: THE ENVIRONMENT, CLIMATE CHANGE, FLOOD RISK, POLLUTION, AND WASTE MANAGEMENT**

#### **Flood Risk and the Sequential Test**

Note - The Sequential Test Statement (LPE34) concludes that the Plan's housing requirement of 27,000 new homes cannot be achieved entirely in areas with a low risk of flooding (Flood Zone 1 – low probability of flooding) and therefore development within Flood Zones 2 and 3 (medium and high probability of flooding) would be required for this level of growth. The Sustainability Report Addendum (LPE36.1) states that approximately 50% of the new homes could be delivered in Flood Zone 1 and 50% would need to be in Flood Zones 2 and 3.

- 5.1 Is the Sequential Test Statement (LPE34) robust and consistent with national policy?
- 5.2 Have all reasonably available options in Flood Zones 1 and 2 been exhausted before the suitability of sites in Flood Zone 3 has been considered?
- 5.3 Has the Exception Test been carried out, where relevant?
  - a. If it has not been carried out, should it have been?
  - b. If it has been carried out, was it passed; and have the findings informed the Sustainability Appraisal process and informed the selection of the Plan's Strategic Locations/Site Opportunity Locations and their capacity for housing growth?
- 5.4 While the Council's position throughout has been that this Plan does not include site allocations, the Strategic Locations and the focused Site Opportunity Locations provide a clear steer on the location and amount of development expected within their boundaries. On this basis is it justified, and would it be effective at the strategic level, to defer flood risk considerations, including the Exception Test where necessary, to future consideration of site allocations and/or planning applications and site-level Flood Risk Assessments?
- 5.5 Will reliance on Policy 93 adequately deal with flood risk at the strategic level, including for consideration of sites in the Strategic Locations?
- 5.6 The Sustainability Report Addendum (LPE36.1) identifies that the effect of the Plan's scale of growth (SA Option 1 in LPE36.1) on the

flood risk objective is “uncertain” and that the effect of the level of growth as set out in the London Plan (SA Option 2 in LPE36.1) is “minor positive”. It also identifies that the majority of growth in Option 2 could be delivered on sites in Flood Zones 1 and 2.

- a. Is the Plan’s spatial strategy for housing justified and consistent with national policy in relying on sites in Flood Zones 2 and 3 for around 50% of planned housing growth?
  - b. Does the Sustainability Report Addendum (LPE36.1) strike a reasonable balance between Sustainability Appraisal objectives SA1 (meeting local housing needs) and SA11 (reducing flood risk and improving resilience to climate change)?
- 5.7 Is the degree of reliance on improvements in relation to surface water flooding justified and has an appropriate balance been struck between addressing this and the risk of flooding in the Borough from other sources?
- 5.8 Overall, is the Plan positively prepared, justified, effective, consistent with national policy, and in general conformity with the London Plan in terms of flood risk? Are any main modifications necessary for soundness?

## **MATTER 6: BUILT ENVIRONMENT, HERITAGE, AND DESIGN**

### **Tall Buildings**

- 6.1 Is the approach to tall buildings and building heights set out in the Topic Paper (LPE30 section 3.5) and in the Statement of Common Ground (LPE27) justified and in general conformity with the London Plan?
- 6.2 Is the approach to tall buildings and building heights compatible with the Plan’s spatial and growth strategy including the delivery of 27,000 new homes and Policy 8 – Character Led Intensification? Is it justified that tall buildings could be appropriate on sites in both Transformation and Transition character areas?
- 6.3 At a strategic level, are the sites/locations identified on the map at Figure 2 of the Topic Paper (LPE30 page 52) as having potential for tall buildings appropriate and justified by the evidence? To what extent has the Skyline Study (LPE46) informed the sites/locations identified in Figure 2?

- 6.4 The Council has reconsidered some of the locations it considers to be suitable locations for tall buildings. Do the sites/locations identified on the map in Figure 2 (LPE30 page 52) reflect the additional locations identified as suitable for tall buildings in paragraphs 3.5.4.4 and 3.5.4.5 of the Topic Paper (LPE30)?
- 6.5 How will the proposed policy approach to tall buildings and building heights be implemented alongside Policy 56 in practice?
- 6.6 Overall, is the approach to tall buildings and building heights positively prepared, justified, effective, consistent with national policy, and in general conformity with the London Plan? Are any main modifications, including to Policy 57, necessary for soundness?