

WALTHAM FOREST LOCAL DEVELOPMENT FRAMEWORK

ANNEXE TO PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT – BLACKHORSE LANE PLANNING OBLIGATIONS STRATEGY

CONSULTATION STATEMENT



**Spatial Planning
Environmental & Regeneration
Sycamore House
Waltham Forest Town Hall Complex
London E17 4JF**

1. Introduction

The Annex to the Planning Obligations Supplementary Planning Document Blackhorse Lane Planning Obligations Strategy ('the Strategy') establishes the policy framework for the Council's tariff based approach to the negotiation of planning obligations within the Blackhorse Lane area. Under the Strategy, a differential tariff will apply to new residential and commercial developments within the Blackhorse Lane area. The adopted Strategy will assist the Council in providing essential infrastructure required to support the anticipated development within the Blackhorse Lane area.

The Strategy was separately annexed to the Council's draft Planning Obligations Supplementary Planning Document ('the SPD') which was adopted on 25 November 2008 and therefore forms part of this SPD. However, Cabinet approval of the Strategy was not sought at this time as detailed stakeholder consultations were still underway. Accordingly, Cabinet was advised that approval for the Strategy would be sought separately in early 2009. Following the completion of the detailed stakeholder consultation, Cabinet adopted the Strategy on 24 February 2009.

As it was annexed to the SPD, the same statutory public consultation process applicable to the SPD also applied to the Strategy. Public consultation was undertaken over a 6-week period from 10 June to 8 August 2008. Public submissions concerning the Strategy were then separately analysed and the Strategy amended accordingly following which Cabinet's adoption of the s.

2. Consultation procedures

The planning system requires Local Planning Authorities to engage the community in shaping places, in particular, when producing Local Development Frameworks (LDF) and making planning decisions. Government guidance sets out minimum requirements on public participation to ensure the involvement of people. Local Planning Authorities are called upon to apply the most effective way of enabling people to contribute to the LDF production process.

The Town and Country Planning (Local Development) (England) Regulations 2004 sets out the full list of local and national organisations that must be consulted in preparing SPDs. The Regulations require the Council, as Local Planning Authority, to decide which of these might be affected by the SPD and provide appropriate opportunities and methods for their views to be taken into account.

In accordance with the Council's adopted Statement of Community Involvement, a notification letter was sent out to key local stakeholders (including partner organisations, landowners, businesses, community representatives and residents groups) advising consultees of the draft SPD and annexed Strategy, Sustainability Appraisal Report, consultation period dates, and information on how to obtain a copy of the draft Strategy. The consultation period was from 10 June to 8 August 2008.

Hard copies of the draft Strategy and Sustainability Appraisal Report were posted to specific/statutory consultation bodies. Both documents were published on the Council's website and copies made available for inspection at the Waltham Forest Town Hall, all Waltham Forest Libraries and Waltham Forest Direct shops. Further information was published in the Council's newspaper - Waltham Forest Magazine (Wfm) on 9 June 2008 and again on 23 June 2008. This free magazine is a fortnightly publication with circulation of over 110,000. It is distributed to every household within the borough.

3. Consultation responses

Public comment on the Strategy was sought from 10 June – 8 August 2008. A total of 16 submissions were received. The majority of the respondents (13 submissions) comprised of government agencies and local lobby groups. Individuals made up the balance of submissions (3 submissions).

The key issues raised by the respondents focused on:

- whether the proposed tariff would adversely impact on the overall viability of proposed developments;
- the appropriate amount of tariff to be charged;
- whether an agreed in-kind infrastructure provision could result in a corresponding reduction in the tariff charged; and
- the details of existing and proposed plans concerning future infrastructure provision for the Blackhorse Lane area.

Following the consultation period, the Council commissioned an independent study into the viability of development across all sites in Blackhorse Lane in response to landowner and developer concerns about the tariff undermining the viability of development. The Strategy was amended based on the findings of this report. Key changes include:

- a discount on the full tariff (to £5,000 per residential unit and £10 per square metre of new commercial floorspace) for the next three years, with the potential to recapture the discount should sales values rise;
- the direct provision of strategic infrastructure as part of a development can in some circumstances count as an 'in kind' contribution towards the tariff and therefore be offset against the financial contribution; and
- the flexibility to pay the tariff in phases as agreed between the Council and developers.

4. Schedule of Representations and the Council's Response

A Schedule of Representations and the Council's Response is included in the attached material. The schedule contains a summary of all representations received during the consultation period – 10 June to 8 August 2008. It also contains the Council's response to these representations and, where necessary, the changes made to the draft document. The adopted Strategy incorporates all the changes identified in the schedule.

5. Adoption

On 24 February 2009, the Council having considered all of the responses and officers suggested amendment, passed a resolution to adopt the Annexe to the Planning Obligations Supplementary Planning Document – Blackhorse Lane Planning Obligations Strategy.