

# Waltham Forest Local Plan Supporting Document



## Blackhorse Lane Area Action Plan Statement of Consultation Regulation 22(1)(c)

February 2014

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<p>Name _____ Address _____ _____ _____ Telephone No _____</p>	<p><b>CONTACT:</b> Planning Policy Team Environment and Regeneration London Borough of Waltham Forest Sycamore House, Waltham Forest Town Hall Forest Road, Walthamstow, London, E17 4JF</p> <p>Telephone 020 8496 3000 Email: <a href="mailto:planning.policy@walthamforest.gov.uk">planning.policy@walthamforest.gov.uk</a> Web site: <a href="http://www.walthamforest.gov.uk">www.walthamforest.gov.uk</a></p>

<b>Section</b>	<b>Contents</b>	<b>Page</b>
<b>1</b>	Introduction	<b>1</b>
<b>1.3</b>	Statement of Compliance	<b>1</b>
<b>2</b>	Consultation at the Issues and Options Stage	<b>2</b>
<b>3</b>	Consultation at the Preferred Options Stage	<b>11</b>
<b>4</b>	Consultation at the Proposed Submission Stage	<b>20</b>
<b>4.10</b>	Regulation 19 Notice	<b>22</b>
<b>Table 1</b>	Summary of Comments received during Issues and Options Consultation	<b>9</b>
<b>Table 2</b>	Summary of Representations and Key Changes to Preferred Options Consultation Document	<b>17</b>
<b>Appendices</b>		
<b>1</b>	Blackhorse Lane Interim Planning Policy Framework - Public Consultation Outcomes	<b>26</b>
<b>2</b>	Blackhorse Lane Interim Planning Policy Framework - Engagement Activities	<b>27</b>
<b>3</b>	Specific Consultation Bodies	<b>28</b>
<b>4</b>	Full List of General Consultation Bodies	<b>29</b>
<b>5</b>	Consultation Letter for Issues and Options	<b>41</b>
<b>6</b>	Leaflet for the Issues and Options	<b>45</b>
<b>7</b>	Minutes of the Overview and Scrutiny Management Committee regarding Preferred Options Document	<b>46</b>
<b>8</b>	Consultation Letter for Preferred Options Document	<b>47</b>
<b>9</b>	Specific Consultation Letter for Blackhorse Lane Area	<b>49</b>
<b>10</b>	Outcomes of Questionnaire Surveys for Preferred Options	<b>50</b>
<b>11</b>	Cabinet's approval to the Proposed Submission Document for Public Consultation	<b>53</b>
<b>12</b>	Consultation Letter for Proposed Submission	<b>54</b>
<b>13</b>	Reference List	<b>56</b>

## Blackhorse Lane Area Action Plan - Statement of Consultation

### Introduction

- 1.1** This document sets out how the London Borough of Waltham Forest has complied with the consultation requirements of its adopted Statement of Community Involvement (SCI) June 2007, and the Town and Country Planning (Local Planning) (England) Regulations 2012 in engaging its community and stakeholders during the preparation of its Blackhorse Lane Area Action Plan at each stage.
- 1.2** Regulation 22(1)(c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires the London Borough of Waltham Forest to prepare a Statement setting out:
- i. which bodies and persons the local planning authority invited to make representations under regulation 18;
  - ii. how those bodies and persons were invited to make representations under regulation 18;
  - iii. a summary of the main issues raised by the representation made pursuant to regulation 18;
  - iv. how any representations made pursuant to regulation 18 have been taken into account;
  - v. if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and,
  - vi. if no representations were made in regulation 20, that no such representations were made;

### Statement of Compliance

- 1.3** In the preparation of the Blackhorse Lane Area Action Plan, the London Borough of Waltham Forest sought the involvement of all communities, stakeholders and statutory bodies at all stages of its development as outlined below. Waltham Forest Council confirms that the process followed through in the production of the Blackhorse Lane Area Action Plan has complied with the requirements of the Government Regulations and the Council's adopted Statement of Community Involvement.

<b>Consultation on Blackhorse Lane Area Action Plan Issues and Options</b>	<b>25 Feb - 25 Mar 2011</b>
<b>Consultation on Blackhorse Lane Area Action Plan Preferred Options</b> Document, Sustainability Appraisal, Equality Impact Assessment, Habitat Regulation Assessment, Urban Design Framework	<b>22 Aug – 30 Sept 2011</b>
<b>Publication of Blackhorse Lane Area Action Plan Proposed Submission</b> , Consultation Report, Sustainability Appraisal, Equality Impact Assessment, Habitat Regulations Assessment	<b>18 Mar – 29 Apr 2013</b>
<b>Submission of Blackhorse Lane Area Action Plan</b> with Sustainability Appraisal, Equality Impact Assessment, Habitat Regulations Assessment, Consultation Reports, Statements of Consultation, and Duty to Co-operate	<b>Feb 2014</b>
<b>Examination in Public (EIP)</b>	<b>Jun 2014</b>
<b>Adoption of Blackhorse Lane Area Action Plan</b>	<b>Dec 2014</b>

## 2 Consultation Issues and Options Stage

- 2.1** As mentioned in the Statement of Community Involvement (SCI) adopted in June 2007, community strategy must be taken into account when preparing development plans. The new community strategy titled ‘Sustainable Community Strategy (SCS) – Our Place in London’ was adopted in May 2008.
- 2.2** The preparation of the Blackhorse Lane Area Action Plan - Issues and Options benefited from the key findings at [Appendix 1](#) of public consultations on the Blackhorse Lane Interim Planning Policy Framework (IPPF), which was developed over a period of nearly two years with the input of over 1,200 people through three major consultation exercises as outlined below. See [Appendix 2](#) regarding public consultations for the IPPF.

Process for developing Blackhorse Lane Interim Policy Planning Framework			
Stage	Dates	Activities	Result
Evidence Gathering	Nov 04 – June 05	Analysis of area including socio-economic profile, planning context, previous studies, property market. Consultation exercise with stakeholder agencies, local businesses and residents (over 400 responses). Business survey.	Understanding of key issues to address
Option generation	Jul – Sept 05	Scoping three options offering different levels of development	Preparation of three options for consultation
Option appraisal	Nov – Dec 05	Extensive consultation on three options with stakeholder agencies, local businesses and residents (550 responses) Draft Sustainability Appraisal of three options	Both consultation and sustainability appraisal select Option 3 (most extensive development)
Selection of preferred option	Mar 06	Cabinet Meeting	Cabinet agrees to develop of draft planning
Consultation on draft planning framework	Jun – Jul 06	Final consultation on draft Interim Planning Policy Framework based on Option 3.	Change made to draft framework based on consultation responses
Adoption of planning framework	Oct 2006	Final version of framework approved by the Council on 12 Oct 2006	Interim Planning Policy Framework approved.

- 2.3** The Issues and Options Stage of the subject Area Action Plan was further informed by the public consultations of the Core Strategy and the Development Management Policies, particularly regarding regeneration areas and management of growth.

## Blackhorse Lane Area Action Plan - Statement of Consultation

- 2.4** The Issues and Options stage for the Blackhorse Lane Area Action Plan started with an invitation to residents, businesses and stakeholders to participate in identifying main issues in accordance with Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008\*. A leaflet was also prepared to collect comments on issues, strengths, weaknesses, and opportunities of Blackhorse Lane area. See paragraphs. 2.12 – 2.13 for more detail.

\*2008 regulations replaced by 2012 regulations with effect from 6 April 2012

### The bodies and persons invited to make representations

- 2.5** In order to engage as many individuals and organisations as possible, an online consultation database was developed to allow consultees to register their interest in participating in the local plan process. The database with about 1980 consultees in Feb 2011 included stakeholders from voluntary sectors, different racial, ethnic, national groups, various religious groups, bodies representing disabled people, environmental/transport groups, residents associations, various local/regional authorities, government departments/agencies, wide-range of business/housing groups, planning application consultees/professionals, and respondents to the Statement of Community Involvement and our development plans. Specific consultation bodies and general consultation bodies were included in the database. The bodies that Waltham Forest Council invited to make representations are shown at [Appendices 3 and 4](#), which include a wide range of interest groups, developers, agents, local strategic partners, and statutory stakeholders. Invitations for making representations were also sent to the members of the public registered as individuals (around 400) on the consultation database.

### How those bodies and persons were consulted

- 2.6** The consultation techniques used to engage communities and stakeholders in the process are set out in Table 5.1 of the Statement Community Involvement (SCI). Below is the consultation techniques identified for the consultations of the Blackhorse Lane Area Action Plan.

Consultation techniques likely to be used at various stages of document production														
Document	Stage of document	Website	Community/Surveys/Questionnaires	Direct Notification	Ward Forums	Leaflets/Posters/newsletters	Exhibitions/ information stands	Waltham Forest News (free local paper)	Local & Specialist Press	Liaison via Gypsy & Traveller Development Officer	Focus Groups	One to One sessions	Seminars/Community Workshops	Stakeholder meetings/ Local Strategic Partnership
Blackhorse Lane Area Action Plan	Issues & Options	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
	Preferred Options	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	
	Submission	✓		✓		✓		✓	✓	✓		✓		

## Blackhorse Lane Area Action Plan - Statement of Consultation

2.7 As explained in the SCI, the use of these techniques is dependent on:

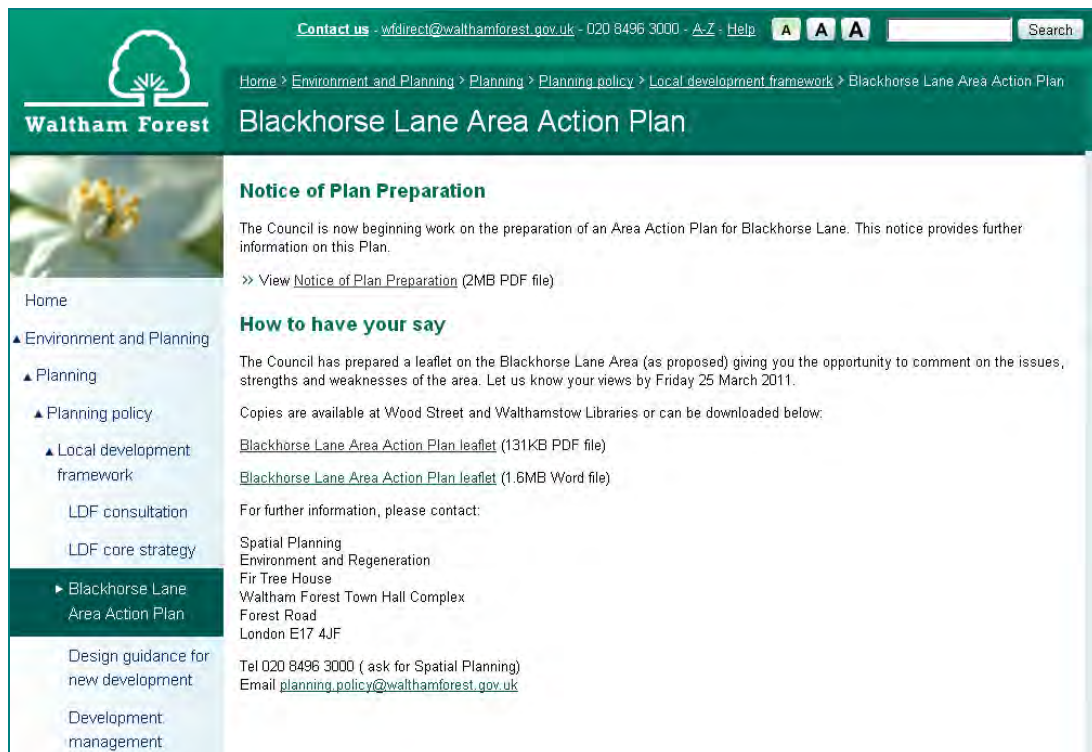
- The stage reached in the application or proposal
- The nature of the persons likely to be affected
- The need for specialist detail on the topic
- The expressed preferences of the group affected
- The resources available

2.8 The methods used by the Issues and Options consultation can be summarised as follows:

- Council's Website
- Consultation Portal
- Consultation Events
- Leaflets/Questionnaire
- Meetings with stakeholders/residents
- Consultation Letters

### Council's Website

2.9 Notification for the preparation of the Blackhorse Lane Area Action Plan Issues and Options and the supporting documents (e.g. leaflet/questionnaire) were published on the Council's website. These documents were also available in paper form at all Waltham Forest libraries and the reception of planning services during opening hours. Evidence based studies (including the adopted Blackhorse Lane Interim Planning Policy Framework) were made available on the Council's website for viewing/downloading. Residents/stakeholders/businesses were invited to send their comments to the Council by post/email to [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk)



The screenshot shows the Waltham Forest Council website. At the top, there is a navigation bar with the council's logo, contact information, and a search bar. The main content area is titled "Blackhorse Lane Area Action Plan" and features a "Notice of Plan Preparation" section. This section includes a sub-section "How to have your say" which provides details on how residents can provide feedback, including contact information for Spatial Planning, Environment and Regeneration. The page also lists links to download leaflets and a Word file, and provides contact details for further information.

# Blackhorse Lane Area Action Plan - Statement of Consultation

## Consultation Portal

- 2.10** Notification for the preparation of Blackhorse Lane Area Action Plan Issues and Options and the supporting documents were also published on our consultation portal. Automatic emails (about 740) were sent out by the system to all consultees with email address stored in the LDF Database. Link: <http://walthamforest-consult.limehouse.co.uk/portal>

The screenshot shows the Waltham Forest Consultation Portal. The header includes the Waltham Forest logo and navigation links: Accessibility, Privacy, LDF Home Page, and Contact Us. A search bar and user options (Login / Register, Who Said What?, Help, Print) are present. The main content area features a 'Welcome to Waltham Forest's Consultation Portal' message, contact information, and a table of consultation events.

**Telephone:** 020 8498 3000  
**Email:** [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk)  
**Address:** Sycamore House, Waltham Forest Town Hall Complex, Forest Road, Walthamstow, London, E174JF

Show Consultations for: All Topics			
	List View	Date View	
<input type="checkbox"/> Notice of Preparation of Area Action Plans		25/02/11 09:00	08/04/11 17:00 read only
<input checked="" type="checkbox"/> Core Strategy Proposed Submission		17/01/11 09:00	28/02/11 17:00 closed
<input checked="" type="checkbox"/> Development Management Policies Preferred Options		17/01/11 09:00	28/02/11 17:00 closed
<input checked="" type="checkbox"/> Northern Olympic Fringe Area Action Plan Preferred Options		17/01/11 09:00	28/02/11 17:00 closed
<input checked="" type="checkbox"/> Development Management Policies Issues and Options		19/03/10 09:00	28/05/10 17:00 closed
<input type="checkbox"/> Development Management Policies Issues and Options Equality Impact Assessment		19/03/10 09:00	28/05/10 17:00 closed
<input type="checkbox"/> Development Management Policies Issues and Options Stage Initial Sustainability Appraisal		19/03/10 09:00	28/05/10 17:00 closed

Number of items to display: 20 Page 1 of 1 Displaying 1 to 19 of 19 items

Consultation Portal Webpage

## Consultation Letters

- 2.11** Letters (a sample at Appendix 5) and emails were sent to all 1980 (about) registered consultees including Specific Consultation Bodies and General Consultation Bodies.



### Leaflets

**2.12** Leaflets were distributed to highlight the main issues/problems in Blackhorse Lane Area.



Issues and Options listed out in the Consultation leaflet

### Questionnaires

**2.13** For community engagement, questionnaires covering 5 major aspects were distributed to enhance the general public's interest during consultation period. These are:

- I like the following things most about Blackhorse Lane
- I think the main problems in Blackhorse Lane are as follows
- I think the following should be considered as "Top 3 Priorities" for the Blackhorse Lane Area Action Plan to address
- I think the following sites should be considered for redevelopment as part of the Blackhorse Lane Area Action Plan
- Any other comments?

See [Appendix 6](#) for the questionnaire and [Table 1](#) for a summary of the written comments received during the consultation period.

Consultations with Ward/Business Forums

2.14 Consultations with Ward/Business Forums were held to discuss various issues and options, problems and opportunities in Blackhorse Lane area during the consultation period. Some consultation slides are shown below.

<h2 style="text-align: center;">Blackhorse Lane Area Action Plan Issues and Options Consultation Slides</h2>	
<p><b>The Past</b></p>  <ul style="list-style-type: none"> <li>• Regeneration plans began in 2005</li> <li>• Unfortunate timing</li> <li>• Chance for a re-think</li> <li>• Previous comments still useful</li> </ul>	<p><b>Strengths and weaknesses</b></p>  <ul style="list-style-type: none"> <li>• Area provides jobs</li> <li>• Doesn't always sit well with residential though; noise, traffic, fumes etc</li> </ul>
<p><b>Strengths and weaknesses</b></p>  <ul style="list-style-type: none"> <li>• Lack of open space that public can access</li> <li>• Reservoirs (Walthamstow Wetlands) and Lee Valley Park on doorstep</li> </ul>	<p><b>Opportunity Sites</b></p> <ul style="list-style-type: none"> <li>• 10 sites so far</li> <li>• Known developer interest, and potential regeneration benefits to redeveloping</li> <li>• Only options, not final proposals</li> </ul>
<p><b>Station Hub – then and now</b></p>  <ul style="list-style-type: none"> <li>• Now east-west instead of north-south greenspace</li> <li>• Improves access for all to Lee Valley Park</li> <li>• Views not exclusive to waters edge – NB building heights too</li> </ul>	<p><b>Benefits of development</b></p> <ul style="list-style-type: none"> <li>• Can get developers to fund improvements to area</li> <li>• But asking for too much means nothing will happen</li> <li>• So what must be funded?             <ul style="list-style-type: none"> <li>- New schools?</li> <li>- Improving standard junction? .....</li> </ul> </li> </ul>
<p><b>Benefits of development</b></p> <ul style="list-style-type: none"> <li>- New links to Lee Valley Park?</li> <li>- Health, community centres etc?</li> <li>- Affordable housing?</li> <li>- Climate change?</li> <li>- Training schemes for local people?</li> </ul>	<p><b>Next stages</b></p> <ul style="list-style-type: none"> <li>• Leaflets to express interest in project <a href="http://www.walthamforest.gov.uk/df-blackhorse-lane-leaflet.pdf">http://www.walthamforest.gov.uk/df-blackhorse-lane-leaflet.pdf</a></li> <li>• Preferred Options paper in Summer</li> <li>• Thanks for listening</li> </ul>

### Meeting with stakeholders, residents, focus groups

- 2.15** Through out the Issues and Options consultation, on-going meetings were held with the relevant specific consultation bodies as well as other key partners and stakeholders in order to understand their needs and aspirations. See para. 3.11 for examples of the meetings with the relevant key stakeholders.

### How the representations made were taken into account

- 2.16** The comments on main issues from consultees during issues and options stage and how these comments informed the Preferred Options Document are summarised in [Table 1](#) below.

Table 1 - Summary of Comments on Main Issues received during the Blackhorse Lane Area Action Plan Issues and Options Stage

Comments on Main Issues	How the comments informed Preferred Options document
<p><b>Strengths</b> of the area include its transport connections, proximity to the Lee Valley Regional Park and Walthamstow Wetlands, historic character of Victorian terraces, and its role as a local employer.</p>	<p>Sections 1.3 and 1.5 of the Preferred Options document summarise the strengths and weaknesses of the area and a description of the existing character. In addition:</p> <ul style="list-style-type: none"> <li>- Section 3.3 (Employment) flags up the important employment role the area provides;</li> <li>- Section 3.5 (Design and Local Character) sets out an approach that responds to the local context, including the Victorian terraces, the Lee Valley Regional Park, and Walthamstow Wetlands;</li> <li>- Section 3.6 (Public Open Space and Nature Conservation) sets out aspirations for improved public access to Lee Valley Regional Park and Walthamstow Wetlands.</li> </ul>
<p><b>Weaknesses</b> include high levels of road traffic, poor quality physical environment for pedestrians and cyclists (particularly on Forest Road and industrial areas near the station), and a lack of decent shops, cafes, bars, restaurants, play areas for children and public green spaces.</p>	<p>Sections 1.3 and 1.5 of the Preferred Options document summarise the strengths and weaknesses of the area and a description of the existing character. In addition:</p> <ul style="list-style-type: none"> <li>- Section 3.4 (Neighbourhood Centre) sets out aspirations for the provision of new shops and community facilities in the area;</li> <li>- Section 3.5 (Design and Local Character) and 3.9 (Transport) set out an approach that prioritises the needs of pedestrians and cyclists through an improved public realm;</li> <li>- Section 3.6 (Public Open Space and Nature Conservation) sets out aspirations for improved public access to existing open spaces at Lee Valley Regional Park and Walthamstow Wetlands, but also the provision of new open spaces.</li> </ul>
<p><b>Opportunities</b> exist to improve access to the Lea Valley Regional Park/ Walthamstow Wetlands, provide new green public open space and restore some vacant old buildings to former glory.</p>	<p>Section 3.5 (Design and Local Character) sets out an approach that responds to the local context, which includes the retention and refurbishment of existing building of merit.</p> <p>Section 3.6 (Public Open Space and Nature Conservation) sets out aspirations for improved public access to existing open spaces at Lee Valley Regional Park and Walthamstow Wetlands.</p>

<p><b>New development</b> will bring a need for new education and health facilities, and improving the environment and pedestrian crossings at the Standard Junction.</p>	<p>Section 3.9 (Transport) set out an approach that prioritises the needs of pedestrians and cyclists through an improved public realm, including the upgrading of the Standard Junction.</p> <p>Section 3.10 (Social Infrastructure) sets out proposals to prioritise new education and health facilities in the area. Section 4 also outlines proposals for new educational facilities on some of the key sites in the area.</p>
<p><b>Support for previous plans</b> for walking and cycling routes along the waterfront, and better public access into the Lee Valley Regional Park.</p>	<p>Section 3.9 (Transport) set out an approach that prioritises the needs of pedestrians and cyclists through an improved public realm.</p> <p>Section 3.6 (Public Open Space and Nature Conservation) sets out aspirations for improved public access to existing open spaces at Lee Valley Regional Park and Walthamstow Wetlands.</p>
<p><b>Opposition to high rise</b> development.</p>	<p>Section 3.5 (Design and Local Character) sets out an approach that responds to the local context, which includes setting broad parameters of 3-6 storeys for building.</p>
<p><b>Support for an emerging creative industries</b> sector that provides jobs for local people.</p>	<p>Section 3.3 (Employment) sets out an approach to foster the growth of the emerging creative industries sector in the area.</p>
<p><b>Flood risk</b> needs to be considered in new developments.</p>	<p>Section 3.8 (Flood Risk) sets out an approach to minimise flood risk within new developments in the area.</p>

### 3 Consultation at Preferred Options Stage

- 3.1** The next stage of the process was for Waltham Forest Council to produce the Blackhorse Lane Area Action Plan Preferred Options. The Preferred Options document was scrutinised by the Overview and Scrutiny Management Committee on 6 July 2011 prior to the publication for public consultation (see [Appendix 7](#) for meeting minutes). The consultation on the document together with Sustainability Appraisal, Habitat Regulations Assessment, Equality Impact Assessment and the Blackhorse Lane Urban Design Framework ran from **22 Aug – 30 Sept 2011**. The purpose was to involve as many individuals and bodies as possible in the process and to encourage discussion and response to the following **13 draft policies and 12 key sites** at Preferred Options stage:

#### BHL Policies

Policy BHL1- Housing Growth  
Policy BHL2 - Housing Densities  
Policy BHL3 - Household sizes  
Policy BHL4 - Affordable housing  
Policy BHL5 - Employment  
Policy BHL6 - Neighbourhood Centre  
Policy BHL7 - Design and Local Character  
Policy BHL8 - Public Open Space and Nature Conservation  
Policy BHL9 – Walthamstow Wetlands  
Policy BHL10 - Decentralised Energy  
Policy BHL11 - Flood Risk  
Policy BHL12 – Sustainable Transport  
Policy BHL13 - Social Infrastructure

#### Key Sites

Site BHL1 - Station Hub and Waterfront  
Site BHL2 North - Car Wash Site  
Site BHL2 South - Blackhorse Road/  
Hawarden Road  
Site BHL3 - Willowfield School, Tavistock Avenue  
Site BHL4 - Sutherland Road  
Site BHL5 - Papermill Place  
Site BHL6 - Webb's Industrial Estate  
Site BHL7 - Billet Works  
Site BHL8 - 152/154 Blackhorse Road  
Site BHL9 - Former Essex Arms Public House  
Site BHL10 - Gun Site Playing Field, Folly Lane  
Site BHL11 - Higham Hill Local Retail Parade

#### The bodies and persons invited to make representations

- 3.2** In addition to various methods to maximise number of people and organisations in the consultation as described below, all 2000 consultees in the consultation database (mid 2011) were invited by email or letters to make representations. All specific consultation bodies and general consultation bodies were included in the LDF consultation database. The bodies that Waltham Forest Council invited to make representations are shown at [Appendices 3 and 4](#), which include a wide range of interest groups, developers, agents, local strategic partners, and statutory stakeholders. Invitations for making representations were also sent to the members of the public registered as individuals (around 500) on the consultation database.

### How those bodies and persons were consulted

**3.3** The consultation techniques used to engage communities and stakeholders in the process are listed out in Table 5.1 of the Statement Community Involvement (see para. 2.6 for a summary). The methods used by the Preferred Options consultation can be summarised as follows:

- Media (local press)
- Council's Website
- Consultation Portal
- Consultation Events
- Questionnaire
- Meetings with stakeholders/residents
- Posters and Flyers
- Consultation Letters

### Media (local press)

**3.4** To gain public awareness, specific advertisement (see below) was published in the Council's newspaper - Waltham Forest News (WFN). As this is a free local paper delivered by the Council to every household and business in the Borough, this is regarded as one of the main channels to engage all residents and businesses in the public consultation of the Blackhorse Lane Area Action Plan Preferred Options stage.

### Blackhorse Lane Area Action Plan Preferred Options

## Walthamstow Area Action Plans

Residents are being asked to have their say on documents which set out the Council's long term plans for Walthamstow Town Centre and Blackhorse Lane. The draft Area Action Plans show how the two areas should develop over the next 15 to 20 years. The proposals for the town centre include new affordable homes, improved traffic movements, new shops and leisure and entertainment facilities. Blackhorse Lane will have new housing and shops, business units for creative industries, better access to the Lee Valley Park and Walthamstow reservoirs and improved pedestrian crossings. You can make comments about the Area Action Plans until Friday 30 September 2011. Council officers will also be on hand at Walthamstow Library between 4-6pm on Wednesday 31 August and Wednesday 28 September to speak to residents about the plans.

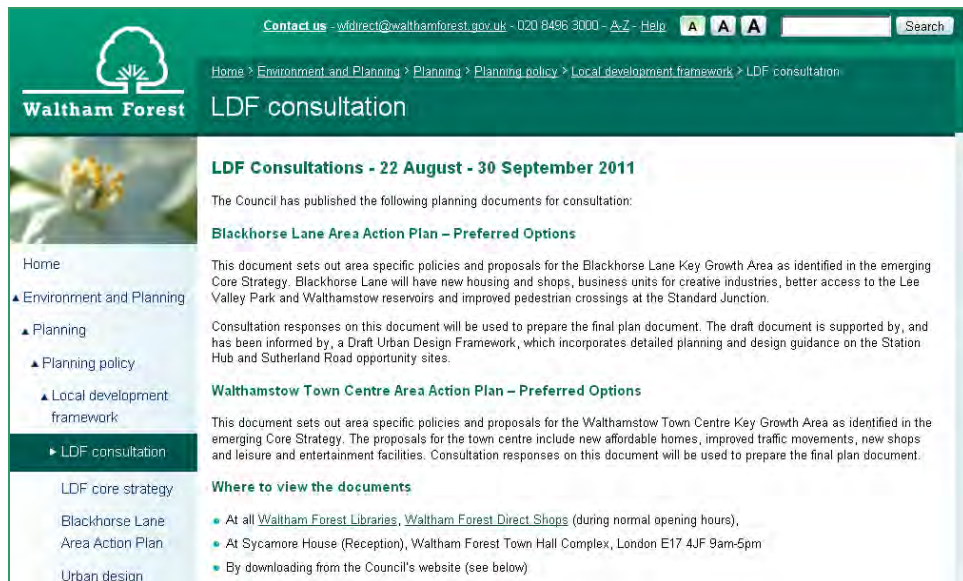
- To view the documents [www.walthamforest.gov.uk/ldf](http://www.walthamforest.gov.uk/ldf) or phone 020 8496 3000.

Press Release for Preferred Options on Waltham Forest News

# Blackhorse Lane Area Action Plan - Statement of Consultation

## Council's Website

- 3.5 The Blackhorse Lane Area Action Plan Preferred Options document and supporting documents were published on the Council's website. These documents were also available in paper form at Waltham Forest libraries and the reception of planning services for public inspection during opening hours. Evidence based studies were made available on the Council's website for viewing/downloading. Residents/stakeholders/businesses were invited to send their comments to the Council by post/email to [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk).



## Consultation Portal

- 3.6 To encourage online feedback, a consultation portal was also set up to facilitate online response. Automatic emails (about 820) were sent out by the system to the consultees with email address stored in the LDF Database. Link: <http://walthamforest-consult.limehouse.co.uk/portal>  
See para. 2.10 for a view of the consultation portal.

## Consultation Events

- 3.7 Two public consultation events were held at Walthamstow Library and officers were present to answer queries.

**Wednesday 31 August 2011**

**4pm – 6pm**

**Wednesday 28 September 2011**

**4pm – 6pm**

Consultation Events at Walthamstow Library



## Blackhorse Lane Area Action Plan - Statement of Consultation


### Consultation Letters

- 3.8** Letters and email were sent out to all 2000 (about) registered consultees including specific consultation bodies and general consultation bodies. [Appendix 8](#) is a sample of the Consultation letter to residents and stakeholders. Specific consultation letters (see [Appendix 9](#)) were delivered by hand to local businesses/residents in Blackhorse Lane area during the consultation period.

### Questionnaires


- 3.9** For community engagement, questionnaires for the Blackhorse Lane Area Action Plan Preferred Options with a summary of the draft policies and key sites were distributed. See [Appendix 10](#) for the relevant questions/options.

**Local Development Framework**



**BLACKHORSE LANE AREA ACTION PLAN  
Preferred Options Questionnaire**

August 2011



Waltham Forest

### Posters

- 3.10 Posters for Preferred Options were displayed at Waltham Forest Libraries and Council offices.

**Have your say**  
on future planning issues in Waltham Forest

Waltham Forest Council is seeking your views on future policies for planning and managing developments in the borough. We have already consulted local residents and businesses on this but we now want to finalise our plans.

**The following two plans will be published for public consultation from 22 August to 30 September 2011.**

**Blackhorse Lane Area Action Plan Preferred Options**

Blackhorse Lane will have new housing and shops, business units for creative industries, better access to the Lee Valley Park and Walthamstow reservoirs and improved pedestrian crossings at the Standard Junction.

**Walthamstow Town Centre Area Action Plan Preferred Options**

The proposals for the town centre include new affordable homes, improved traffic movements, new shops and leisure and entertainment facilities.

From 22 August 2011, these consultation documents and other supporting information will be available:

- At all Waltham Forest Libraries, Waltham Forest Direct Shops
- From the reception at Sycamore House and Waltham Forest Town Hall Complex.
- By downloading from the Council's website: [www.walthamforest.gov.uk/idr](http://www.walthamforest.gov.uk/idr)
- For viewing and sending online representation/comments at: <http://walthamforest-consult.limehouse.co.uk/portal>

Officers will be present to answer any questions at Walthamstow Library between 4 - 6pm on Wednesday 31 August and Wednesday 28 September.

For enquiries, email [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk) or contact the Spatial Planning Unit at Tel. 020 8496 3000 or write to Fir Tree House, Waltham Forest Town Hall, Forest Road, Walthamstow E17 4JF

Waltham Forest

A Poster for Preferred Options

### Meeting with stakeholders and residents

- 3.11 Through out the consultation period, on-going meetings were held with the relevant specific consultation bodies as well as other key partners and stakeholders to understand their needs and aspirations. Examples (not exhaustive) are:

- Blackhorse Action Group
- Blackhorse Lane Business Forum
- Design for London
- English Heritage
- Environment Agency
- Greater London Authority
- Homes and Communities Agency
- Landowner of Headbourne Site
- Landowner of Mandora Site
- Lea Valley Estate
- Lee Valley Regional Park Authority
- Legal & General (Landowners)
- London Borough of Enfield
- London Borough of Hackney
- London Borough of Haringey
- London Borough of Newham
- London Borough of Redbridge
- Natural England
- Sutherland House (represented by Newton)
- Thames Water
- Transport for London
- Waltham Forest Primary Care Trust
- William Morris Ward Forum

- 3.12 Furthermore, close liaisons were made via correspondence/email/discussion with other active stakeholders including local residents groups, voluntary groups, interest groups, business organisations, and individuals to understand their concerns as well as their views on the proposed policies/sites.

### **Meeting with Blackhorse Action Group, The Mill, Copperfield Lane, 05/10/11**

*Councillor Coghill, Sean Walsh, Jimmy Jemal, and 12 residents in attendance.*

#### **Areas of emerging plans that there was broad support for:**

- Putting pedestrians and cyclists before traffic
- Retaining and providing new space for creative industries
- Retaining sites for new schools
- Improving public access to the Wetlands

#### **Key points for Waltham Forest to consider as plans are revised:**

- There is a lack of decent quality convenience retail in the area.
- Bottlenecking of traffic around Edward Road will be a major issue if a new school is built at site BHL2 South.
- There is opposition to high rise/ high density development, and the Area Action Plan should be clearer about what is an acceptable storey height on key sites.
- Indicative housing figures for BHL2 North indicate higher density development than may be expected if we are seeking to avoid 6+ storeys
- The relationship between guidance on building heights in these documents, and what has been proposed in the Core Strategy is confusing
- Pedestrian and cyclist priority should not just be about minimising car parking, incentives such as car clubs and good public realm designed for pedestrians and cyclists, is also needed.
- We should be looking to encourage more than just young professionals, but a mixed and balanced community.
- Provision of indoor and outdoor meeting spaces is important in helping foster a sense of community.
- Improving public realm is of vital importance in making the area an attractive place to spend time; currently the only times it is busy is with traffic, not people.
- Reference to other elements of environmental sustainability, not just decentralised energy would be welcomed, even if simply signposting to where other guidance is.
- Earlier plans ignored the South of the Blackhorse Lane area; better north-south connections are needed.

#### **Other issues:**

- Council Officers agreed to extend the deadline for detailed comments on the documents to 14/10/11.
- The need to ensure Blackhorse Action Group are consulted on planning applications in the areas was raised – officers to pass on to Development Management.

Meeting Notes with local residents

### **How the representations made were taken into account**

- 3.13 During the consultation period for the Preferred Options, 206 responses to various issues and options were received from 35 consultees. Schedules of comments from consultees and council's response were published on the Consultation Portal and Council's website, which are summarised in [Table 2](#) below and the outcomes of the questionnaire surveys are shown at [Appendix 10](#).

**Table 2 - Summary of Representations and Key Changes to the Blackhorse Lane Area Action Plan Preferred Options Document**

Theme	Summary of Representation	Summary of Key Changes
Introduction	Boundary should be extended to include residential areas to the south of Coppermill Lane	No change – proposed areas will not be subject to development pressure
Vision and Objectives	Broadly supported, but should include clearer references to environmental sustainability and high standards of design	Vision and objectives amended to strengthen emphasis that new developments should have high sustainability credentials
Housing	<p>Opposition from residents to level of anticipated growth and impact on transport network (although proposed densities supported by GLA)</p> <p>Opposition to requiring off site affordable housing contributions in Sutherland Rd area</p>	<p>Greater emphasis placed on sustainable transport, and the areas strong accessibility comparative to other parts of the borough</p> <p>Policy references to off-site contributions in Sutherland Rd removed</p>
Employment	<p>Broad support for growth of creative industries</p> <p>Apprenticeships could be linked to increasing skills in green industries</p>	<p>Greater detail provided of requirements for new business space</p> <p>Reference to such links inserted as part of justification of employment policy</p>
Neighbourhood Centre	<p>Support for a new neighbourhood centre, but there is a need for social spaces, not just shops and cafes</p> <p>Conflicting views, but overall support for retention of Standard Public House</p>	Importance of creating a ‘sense of community’ through new social spaces (including indoor and outdoor space) enhanced, along with clearer definition of boundary of neighbourhood centre
Design	Conflicting views on building heights – residents seeking restrictions of 3-4 storeys, whilst developers seeking scope for taller landmark buildings	Clearer guidance of where upper limits of 3-6 storey range will be acceptable provided, and need for strong justification of anything above this highlighted

Theme	Summary of Representation	Summary of Key Changes
	Support for incorporation of existing buildings of merit into new developments	Increased references to the benefits of incorporating existing buildings of merit into new developments inserted
Open Space	<p>Broad support for proposals to open up access to Walthamstow Wetlands, but information on proposals considered too vague in part</p> <p>Reference should be made to opportunities for investment in Douglas Eyre Playing Fields</p> <p>Important to clarify that harm to SPA and Ramsar site from development is unacceptable</p>	<p>Section updated to reflect progress and greater detail of Walthamstow Wetlands project</p> <p>Section on ‘discounted sites’ amended and additional reference made in infrastructure plan</p> <p>Policy amended to reflect the importance of environmental designations</p>
Decentralised Energy	<p>Broad support for promotion of decentralised energy subject to viability</p> <p>Concern over lack of references to environmental standards for new build</p>	<p>Section updated to reflect emerging evidence base</p> <p>Cross reference to relevant DM policies inserted</p>
Flood Risk	Broadly supported, with some technical wording alterations suggested from Environment Agency	Policy rephrased as recommended
Sustainable Transport	Priority to pedestrians and cyclists broadly supported	No change necessary
Social Infrastructure	<p>Standard pub should be retained</p> <p>New infrastructure needed to support growth</p>	Need to protect existing and provide new social infrastructure strengthened
Key sites	<p>Opposition to densities proposed at some sites by residents</p> <p>Gun Site Playing Field does not seem to be a key site with</p>	<p>More detailed design guidance on key sites provided</p> <p>References to site moved to open space chapter</p>

Theme	Summary of Representation	Summary of Key Changes
	<p>a clear proposed use</p> <p>Uplands Business Park and Kingfisher Sports Ground should not be discounted sites</p> <p>Additional sites in Sutherland Road put forward for inclusion</p> <p>Broad support from landowners of several key sites</p> <p>Evidence needs to be provides that site BHL1 passes the exceptions tests in terms of flood risk</p> <p>A strong commitment to removal of meat processors from the Sutherland Road area is needed</p>	<p>Stronger references to the role of SIL and focus on brownfield development made within the document</p> <p>New site included – Sutherland Road South</p> <p>No change</p> <p>Justification of why site BHL1 passes the exceptions test inserted to guidance on site</p> <p>Additional commentary to this effect added to guidance on site BHL4 North and employment section of document</p>
Monitoring	Sustainable travel targets need amending to accord with Waltham Forest LIP2	Targets updated

## 4 Consultation at Proposed Submission Stage

4.1 The Blackhorse Lane Area Action Plan Proposed Submission Document was approved by the Cabinet on 15 January 2013 for public consultation. (see [Appendix 11](#) for the decision). The 6-week consultation for the Proposed Submission Document was held from 18 March to 29 April 2013. The following supporting documents were also published:

- Consultation Report on the Outcomes of Preferred Options
- Sustainability Appraisal
- Equality Impact Assessment
- Habitat Regulations Assessment

4.2 In response to the feedback/comments on the Preferred Options document, the Proposed Submission contains the following **14 draft policies and 13 opportunity sites**:

### BHL Policies

Policy BHL1 - Presumption in Favour of Sustainable Development  
Policy BHL2 - Housing Growth  
Policy BHL3 - Housing Densities  
Policy BHL4 - Household Sizes  
Policy BHL5 - Affordable Housing  
Policy BHL6 - Employment  
Policy BHL7 - Neighbourhood Centre and Local Retail Parades  
Policy BHL8 - Design and Local Character  
Policy BHL9 - Open Space and Nature Conservation  
Policy BHL10 - Walthamstow Wetlands and Lee Valley Regional Park  
Policy BHL11 - Flood Risk  
Policy BHL12 - Transport  
Policy BHL13 - Climate Change and Decentralised Energy  
Policy BHL14 - Social Infrastructure

### Opportunity Sites

Site BHL1 - Station Hub and Waterfront  
Site BHL2 North - Car Wash & Garage Site  
Site BHL2 South - Blackhorse Road/Hawarden Road  
Site BHL3 - Willowfield School, Tavistock Avenue  
Site BHL4 North - Sutherland Road  
Site BHL4 South - Sutherland Road  
Site BHL5 - Papermill Place  
Site BHL6 - Webb's Industrial Estate  
Site BHL7 - Billet Works  
Site BHL8 - 152/154 Blackhorse Road  
Site BHL9 - Former Essex Arms Public House  
Site BHL10 – Marine Engine House  
Site BHL11 – Old Coppermill

### The bodies and persons invited to make representations

4.3 In addition to various methods to maximise number of people and organisations in the consultation as described below, all 2000 consultees (about) in the consultation database (2013) were invited by email or letters to make representations. These included members of the public registered in the LDF database (about 540 individuals in 2013). The bodies that Waltham Forest Council invited to make representations at the Proposed Submission Stage are shown at [Appendices 3 and 4](#), which include a wide range of interest groups, developers, agents, local strategic partners, and statutory stakeholders.

### Duty to Cooperate

- 4.4** To meet the requirements in the Localism Act 2011, separate letters/emails highlighting the issue of duty to cooperate as quoted below were sent to the bodies specified under Regulation 4 of the Town and Country Planning (Local Planning)(England) Regulations 2012 :

“The Council is keen to ensure that anyone with an interest on the Borough has the opportunity to comment on emerging plans and proposals. In accordance with the Localism Act (2011) and the National Planning Policy Framework (para 178), the Council has a Duty to Co-operate. This means the Council now has a duty to co-operate with bodies prescribed under regulation four of the Town and Country Planning (Local Planning) (England) Regulations 2012 on planning issues that cross administrative boundaries, particularly those that relate to strategic matters. As one such body, the Council would welcome any comments you may have regarding issues of a strategic cross-boundary nature.”

- 4.5** Please see the ‘Statement of Duty to Co-operate’ for more details.

### How those bodies and persons were consulted

- 4.6** The consultation techniques used to engage communities and stakeholders in the process are listed out in Table 5.1 of the Statement Community Involvement (see para. 2.6 for a summary). The methods used by the Proposed Submission consultation can be summarised as follows:

- Consultation Letters
- Libraries and Planning Office
- Media (local press)
- Council’s Website
- Consultation Portal
- Meetings with stakeholders/residents

### Consultation Letters

- 4.7** Letters (a sample at [Appendix 12](#)) and email were sent to all 2000 (about) registered consultees including specific consultation bodies and general consultation bodies.

### Libraries/Planning Office

- 4.8** Blackhorse Lane Area Action Plan Proposed Submission Document with its supporting documents in paper form were displayed in all public libraries and planning office in the Borough for public inspection during opening hours.

### Media (local press)

- 4.9** To gain public awareness, notice (see para. 4.10) was published in the – [Waltham Forest News \(wfn\)](#), which is a free local newspaper delivered by the Council to every household and business in the Borough. This is regarded as an effective channel to engage all residents and businesses in the public consultation of the Blackhorse Lane Area Action Plan Proposed Submission Document.



## Blackhorse Lane Area Action Plan - Statement of Consultation

### Regulation 19 Notice

- 4.10** A public notice was published on the local press - Waltham Forest News (wfn) on 18 March 2013 and the Council's website to meet the requirement of Regulation 19.

**PLANNING AND COMPULSORY PURCHASE ACT 2004  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012  
NOTICE OF PUBLICATION OF A LOCAL PLAN (REGULATION 19)  
WALTHAM FOREST LOCAL PLAN  
BLACKHORSE LANE AREA ACTION PLAN PROPOSED SUBMISSION  
WALTHAMSTOW TOWN CENTRE AREA ACTION PLAN PROPOSED SUBMISSION**

Waltham Forest Council has prepared the proposed submission version of its Area Action Plans for Blackhorse Lane and Walthamstow Town Centre. These documents contain planning policies and guidance on the regeneration of key sites. These documents will be used to help determine future developments in the Blackhorse Lane and Walthamstow areas of the borough. Both Area Action Plans are accompanied by other supporting documents including Sustainability Appraisal, Habitats Regulations Assessment, Equality Analysis and the Preferred Options Consultation Reports.

#### Inspection of documents

The Council is inviting representations on its Proposed Submission Area Action Plans for Blackhorse Lane and Walthamstow Town Centre. Documents are available for inspection from **18th March 2013 to 29th April 2013**:

- at all Waltham Forest Libraries (during normal opening hours)
- at Sycamore House (Reception), Waltham Forest Town Hall Complex, London E17 4JF
- by downloading from the Council's website: [www.walthamforest.gov.uk/ldf](http://www.walthamforest.gov.uk/ldf)
- by viewing from Limehouse link: <http://walthamforestconsult.limehouse.co.uk/portal>

Paper copies of the Proposed Submission Area Action Plans are available on request by contacting the Council's Planning Policy team at the address below.

#### Representations procedure

The proposed submission documents are being published in order for representations to be made prior to submission to the Secretary of State for examination.

Representations received during this period will be considered alongside the submitted Area Action Plans by an independent Planning Inspector. The purpose of the examination is to consider whether the Area Action Plans comply with legal requirements and is 'sound' against the tests of soundness. To be 'sound' the Area Action Plans must be positively prepared, justified, effective and consistent with national policy. Representations may be accompanied by a request to be notified at a specific address about the submission of the Area Action Plans for examination.

All comments must be made on a 'representation' form which is available at the above venues and on the Council's website [www.walthamforest.gov.uk/ldf](http://www.walthamforest.gov.uk/ldf) and submitted as below. Representations must be received **by 5pm on 29th April 2013**.

- Online response: <http://walthamforest-consult.limehouse.co.uk/portal>
- Email: [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk)
- By Post: Planning Policy, Sycamore House, London Borough of Waltham Forest Waltham Forest Town Hall Complex, London E17 4JF

#### Further information:

For enquiries, email [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk) or contact the Council's Planning Policy team on Tel. 020 8496 3000 or at the address above.

### Council's Website

- 4.10** The Blackhorse Lane Area Action Plan Proposed Submission document, and all supporting documents were published on the Council's website (see the image of the webpage below). Evidence based studies were made available on the Council's website for viewing/downloading. Residents/stakeholders/businesses were invited to send their comments to the Council by post/email to [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk).

**Blackhorse Lane Area AAP**

**Proposed Submission Stage**  
The Council is seeking your views on future policies and proposals for the Blackhorse Lane Area and has prepared a Proposed Submission document for statutory consultation between 18 March and 29 April 2013. This is to allow representations to be made prior to the submission of the document to the Secretary of State for examination.

Download the consultation documents below:

- [Public Notice](#)
- [Blackhorse Lane Area Action Plan - Proposed Submission](#)
- [Sustainability Appraisal - Main Report](#)
- [Habitats Regulations Assessment - Main Report](#)
- [Equality Impact Assessment](#)

Submitting comments:  
All comments must be made on a Representation Form and received by 5pm on 29 April 2013.

- [Representation Form](#)
- [Online response](#)
- Email: [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk)
- By post: Spatial Planning, Room G08, Sycamore House, London Borough of Waltham Forest Town Hall Complex, London E17 4JF

Download background documents below:

- [Blackhorse Lane Area Action Plan - Preferred Options Consultation Report](#)

**Further information**  
For enquiries, email [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk) or contact the Spatial

[Proposed Submission Webpage on the Council's website](#)

### Consultation Portal

- 4.11** To encourage online feedback, a consultation portal was also set up to facilitate online response. Automatic emails (about 900) were sent out by the system to the consultees with email address stored in the LDF Database. Link: <http://walthamforest-consult.limehouse.co.uk/portal> (See para. 2.10 for a view of the consultation portal)

### Meeting with stakeholders and residents

- 4.12** Through out the consultation period on-going meetings were held with the relevant specific consultation bodies and with other key partners and stakeholders in order to understand their views on the Proposed Submission. See para. 3.11 for examples of the meetings with the relevant key stakeholders.

## Blackhorse Lane Area Action Plan - Statement of Consultation

### How the representations made were taken into account

- 4.13** During the consultation period of the Proposed Submission, 62 representations were received from 19 respondents. For a summary of the received representations and how the representations have been treated, please see report compiled in accordance with Regulation 22(1)(c)(v) and other reports as outlined in paragraph 4.15 below.
- 4.14** In light of representations received, the Council commissioned new evidence base to provide an updated assessment of demand for employment uses and the fitness for purpose of land designated as SIL. The findings of this additional evidence base have been included in the submitted AAP as set out in the schedule of modifications to the Proposed Submission. Furthermore, since consultation on the Proposed Submission closed the Council has also met with the Greater London Authority and the Lee Valley Regional Park Authority to agree modifications to the plan in response to issues raised by them during consultation

Section	No. of Written Comments received
<b>1. Introduction</b>	19
<b>2. Vision and Objectives</b>	3
<b>3. Key Policy Areas</b>	
Policy BHL1 - Presumption in Favour of Sustainable Development	0
Policy BHL2 - Housing Growth	1
Policy BHL3 - Housing Densities	2
Policy BHL4 - Household Sizes	4
Policy BHL5 - Affordable Housing	2
Policy BHL6 - Employment	4
Policy BHL7 - Neighbourhood Centre and Local Retail Parades	4
Policy BHL8 - Design and Local Character	4
Policy BHL9 - Open Space and Nature Conservation	3
Policy BHL10 - Walthamstow Wetlands and Lee Valley Regional Park	3
Policy BHL11 - Flood Risk	2
Policy BHL12 - Transport	1
Policy BHL13 - Climate Change and Decentralised Energy	1
Policy BHL14 - Social Infrastructure	0
<b>4. Opportunity Sites</b>	
Introduction	1
Site BHL1 - Station Hub and Waterfront	2
Site BHL2 North - Car Wash & Garage Site	0
Site BHL2 South - Blackhorse Road/Hawarden Road	1
Site BHL3 - Willowfield School, Tavistock Avenue	0
Site BHL4 North - Sutherland Road	0
Site BHL4 South - Sutherland Road	1
Site BHL5 - Papermill Place	0
Site BHL6 - Webb's Industrial Estate	0
Site BHL7 - Billet Works	1
Site BHL8 - 152/154 Blackhorse Road	0
Site BHL9 - Former Essex Arms Public House	0
Site BHL10 - Marine Engine House	0

## Blackhorse Lane Area Action Plan - Statement of Consultation

Section	No. of Written Comments received
Site BHL11 – Old Coppermill	0
Discounted Sites	1
<b>5. Implementation</b>	2
<b>6. Monitoring</b>	0
Appendix 1 - Evidence Base for AAP	0
Appendix 2 - Glossary	0
Appendix 3 - Policy and Map Changes	0
<b>Total</b>	<b>62</b>

### Other Consultation Reports

**4.15** The following reports are also relevant to the consultation on the Blackhorse Lane Area Action Plan Proposed Submission:

- **Summary of Main Issues** raised by representations on the Proposed Submission under Regulation of 22(1)(c)(v)
- **Schedule of Post Publication Minor Changes** - setting out proposed changes in response to the representations received during the consultation on the Proposed Submission
- **Consultation Report** - containing the following three separate parts:
  - **Part I** - Summary of Representations and Council’s Response under Regulation 22(1)(e)
  - **Part II** - Schedule of Full Representations under Regulation 22(1)(e)
  - **Part III** - Copies of all representations on the Blackhorse Lane Area Action Plan Proposed Submission under Regulation 22(1)(d)

#### **Blackhorse Lane Interim Planning Policy Framework A Summary of Public Consultation Outcomes**

- There have been three major phases of stakeholder and public consultation over the last two years on the future of the Blackhorse Lane area using a wide range of consultation methods. In total well over 1,000 people have given their views. There has also been ongoing consultation throughout the process of developing the plans with a Stakeholder Group comprising the Council, landowners and community representatives.
- The draft Interim Planning Policy Framework and two draft Planning and Design Briefs were issued for consultation from 12<sup>th</sup> June 2006 until 31<sup>st</sup> July 2006. The consultation methodology included a brochure delivered to 1100 people (including all local residents, businesses and all statutory consultees), an exhibition, web pages and a presentation at the Walthamstow West Community Council. 250 individual responses to the consultation were received.
- All of the individual responses have been analysed, considered and changes made to the draft Interim Planning Policy Framework where appropriate. A full analysis of the consultation responses received together with a schedule of changes made to the draft Framework is available on the Council web site (see Background Information).
- Over 150 responses were received from residents living close to Douglas Eyre Playing Fields objecting to the plan to allow Willowfield School to be relocated to Green Belt land at the northern end of the playing fields. Policies to enable the school to move to the playing fields have been retained in the Planning Framework but statements have been added and strengthened to minimise the loss of Green Belt and any adverse impact on the quality of life of neighbouring residents. Lifelong Learning will consult with local residents on the detailed plans for the school at the planning application or pre-application stage.
- A forum for local authority Councillors was held to seek Members' views on the draft Framework and planning briefs. A record of the issues raised together with a note of how each issue has been addressed in the Framework is enclosed as Appendix 1. The most frequent concerns expressed by Members who attended were about the proposed housing mix not including enough family housing and about the need to ensure high quality design and good infrastructure and services to make high density development successful. The proposed housing mix (Section 8.4 of the Framework) has been modified (in close consultation with the Housing Department and Greater London Authority) to include more large units. Sections 8.3 and 12 of the Framework and the draft Planning and Design Briefs provide detailed guidance to ensure high quality design.
- The Mayor of London endorsed the Framework (with some minor changes which have been incorporated) as a 'material consideration' in the consideration of planning applications.
- The project has been led by Regeneration in close partnership with Planning. Highways, Greenspace, Lifelong Learning, Housing, Portfolio Management, Neighbourhoods, Youth Services, and CLaSS have all been engaged in the development of the Framework.
- Young people have been engaged in the process via three focus groups held in September and October 2005 in which they discussed their perceptions of the area, use of existing facilities and ideas for improvement.

**Blackhorse Lane Interim Planning Policy Framework  
Stakeholder and Community Engagement Activities**

The consultation period ran for 6 weeks from 5<sup>th</sup> June to 17<sup>th</sup> July 2006 on the following documents:

- Blackhorse Lane Interim Planning Policy Framework (IPPF)
- 3 x Planning and Design Briefs (for the Station Hub and Waterfront, Sutherland Road and Billet Works)
- Sustainability Appraisal of three options for Blackhorse Lane

**Summary brochure** - A brochure targeted at the general public summarising the IPPF and planning briefs and explaining how readers can obtain more information. Copies of the brochure were distributed to 8,000 households and local businesses in the Blackhorse Lane area and made available in Higham Hill Library and in the foyers of Walthamstow Town Hall and Chingford Municipal Offices. Copies were also distributed to council staff based in Silver Birch House and 154 Blackhorse Road. The brochure included email and freepost addresses (or as a postcard) for comments or concerns and will include details of the consultation events.

**Mailings and emails** - In addition to door to door distribution of the plan summary brochure, the summary brochure and/or full consultation documents were sent and/or emailed to nearly 2000 people on our comprehensive engagement database including statutory consultees, landowners, local businesses, stakeholder agencies (including key council staff), voluntary organisations, schools, doctors surgeries and local residents involved in previous rounds of consultation. Nearly 300 of these people made individual comments in the previous round of consultation on the three development options. Their mailing included a customised letter explaining how the draft IPPF & planning briefs address the specific issues each person raised. All letters and emails referred people to the web site for further information (e.g. to download the IPPF and design briefs).

**Web site** - The Blackhorse Lane pages on the council web site was updated with the IPPF, planning briefs and sustainability appraisal to download plus text and diagrams from the summary brochure.

**Exhibition** - A three day exhibition (at Uplands House) including a model of the area illustrating the design brief proposals and elements of the key diagram. Copies of all documents were available for examination/distribution. The exhibition was staffed by Regenfirst and council staff knowledgeable about the project. Outside of the period of the staffed exhibition, the model was made available in Higham Hill Library.

**Walthamstow West Community Council** - Presentation and discussion at 28<sup>th</sup> June meeting at Stoneydown School.

**Stakeholder Group** - Presentation and discussion to a meeting of the Blackhorse Lane Stakeholder Group.

**Members forum** - A presentation and Q & A session to which all Members were invited.

**Press** - An advert were placed in the WF Guardian. A press release were agreed with the PR team and circulated to local press and local newsletters.

**Community group consultations** - Presentation and discussion at meetings of local community groups (where invited).

### Specified Consultation Bodies

Barts Heath NHS Trust  
British Airports Authority  
British Gas PLC  
British Telecom  
British Waterways  
Civil Aviation Authority  
Corporation of London  
Crossness Sewage Treatment Works  
Department of Communities and Local Government  
EDF Energy  
English Heritage  
Environment Agency  
Epping Forest District Council  
Essex County Council  
Highways Agency  
Homes and Communities Agency  
Kennet Properties (For Thames Water)  
Lee Valley Regional Park Authority  
London Borough of Enfield  
London Borough of Hackney  
London Borough of Haringey  
London Borough of Newham  
London Borough of Redbridge  
London City Airport  
London Development Agency

### Specified Consultation Bodies

London Legacy Development Corporation  
London Local Enterprise Partnership  
Metropolitan Police Authority/Service  
Mobile Operators Association  
National Grid  
Natural England  
Network Rail  
Network Rail Infrastructure Limited  
NHS London  
NHS Waltham Forest  
North East London NHS Foundation Trust  
Ex-Olympic Park Legacy Company  
Open Spaces Department - Epping Forest  
Orange Communications Ltd  
Secretary of State for Transport  
Superintendent of Epping Forest  
Thames Water  
The Coal Authority  
The Conservators of Epping Forest  
The Greater London Authority  
Ex-The Olympic Delivery Authority  
Transport for London  
Transport for London - London Rail  
UK Power Networks (Operations) Ltd  
Vodafone Limited  
Waltham Forest Primary Care Trust/Clinical Commissioning Group

### General Consultation Bodies

13+ Youth Lounge  
2012 Services UK Ltd.  
21st Century Chill Out Zone  
27th Chingford Scout Group  
2nd Chingford Brownies  
2nd Chingford Guide Company  
3rd Chingford Brownie Pack  
406/416 Forest Road Tenants and Residents Association  
491 Gallery Sustainable Community Regeneration art Project  
7th Chingford (St Annes) Scout Group  
7th Chingford Beavers (St Annes)  
A S Z Partners Ltd  
A Total Kleaning  
AB Planning & Development Limited  
Abbey National Plc  
Abbots Park/Midland Road Neighbourhood Group  
A-C.EA  
Access Plant (Hire & Sales) Ltd.  
Accommodation for Voluntary and Community groups  
Acorn Films  
Addison Road Medical Practice  
Adrian Salt And Pang  
Advance Apparel Ltd.  
Africa Foundation Stone  
African Caribbean Educational Project  
African Caribbean Women's Development Centre  
African Child Support  
African Families Moot Association  
African Heritage and Educational Centre  
African Heritage and Welfare Trust  
African Welfare Association  
Africentric Education Institute  
Afro Caribbean Elders Association  
Afro-Caribbean Senior Citizens  
Age Concern Waltham Forest  
AKA Planning  
Akhtar-ziai Literary Trust  
Al' Anam Asian Family Support Group  
Al Birr Foundation UK  
Alan Wipperman & Co (on behalf of Walthamstow Stadium Ltd)  
Aldriche Way Tenants and Residents Association  
Algerian Education Project  
Algerian Welfare Association  
All Saints Church

### General Consultation Bodies

All Saints Pre School  
All Star Cars  
Allied Bakeries  
Allotments Hale End Road  
Alpine Group (Uk) Ltd.  
Alzheimer's Society Waltham Forest  
Am-Ba Enterprises  
Amir Khusro Society (UK)  
Amoot  
Anatolian Centre  
Anatolian Centre (WF Kurdish-Turkish Association)  
Ancient Monuments Society  
Andrew Martin Associates  
Anglo Asian Sports Recreation & Health Association  
Anthony Smith & Associates  
Arabic-Speaking Women's Association  
Architect & Landscape Architect  
Architectural Roofing Ltd  
Argall & Staffa Industrial Tenants Association  
Argall BID Limited  
Arthritis Care Waltham Forest South  
Artistic Licence  
Arts Council Waltham Forest  
Arts Peoples Technology  
Arup Economics and Planning  
Ascham Homes  
Asda  
Ashiana Project  
Ashley Homes  
Ashlins Natural Health  
Ashton Developments Ltd.  
Asia Link Network  
Asian Mela  
Asian Muslim Mothers Association  
Asian Welfare Society  
ASRA Greater London Housing Association  
Associate Barton Willmore  
Atkins Design Environment & Engineering  
AVCO  
Avenue Road Estate Community Association  
Aviary Properties Ltd  
Aviva Investors  
Aviva Life and Pensions UK Ltd  
B H S Stores  
Bailey Gardiner Cars  
Baker Ross Ltd



## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

Bakers Almshouses Tenants and Residents Association  
Bangladeshi Compatriots Association  
Barclay Christian Centre  
Barclays Bank plc  
Barking, Havering and Redbridge Hospitals NHS Trust  
Barnardo's Jigsaw  
Basildon Borough Council  
Bateman Road Allotment Association  
Beaumont Estate Association  
Beaumont Primary School  
Bellway Homes Limited  
Bengali Association for Women and Children  
Bengali International  
Bennett Urban Planning  
Berkely Farm and Enterprises  
Bhuvu News  
Bintasuta Ltd.  
Birkbeck Road Tenants and Residents Association  
Bisterne Avenue Tenants and Residents Association  
Black People Mental Health Association  
Blackhorse Action Group  
Blackhorse and Standard NW Morris  
Blanchard Consulting Ltd  
Blitzgold & Assoc  
Blue Lion Properties Ltd.  
Blue Sky Planning Ltd  
Boots The Chemist  
Borough of Broxbourne  
Boundary Road Asian Women's Association  
Bovis Homes Ltd (Central Region)  
BPTW Partnership  
Brentwood Borough Council  
Brian Barber Associates  
Bridge Road Community Group  
Bright Ideas  
British Trust for Conservation Volunteers  
Brookfield House School Special School  
Bryan Connor assc Ltd  
Bryant Homes  
BTCV  
Building Bridges  
Burwell Residents Association  
Bushwood Allotment Society  
Bushwood Area Residents Association  
Bushwood Christian Centre  
Business and Infrastructure  
Business Community  
Business Link East London

### General Consultation Bodies

Busy Bees Pre-school  
Buxton Bears  
Buxton Bees Pre-School  
Bywaters Ltd  
C & M Apostolides Ltd  
C and S Builders Merchants (Stamford Hill) Ltd  
CABE (Commission for Architecture and the Built)  
Cairo and Eastfield Residents  
Cairo Road & Eastfield Road Residents Group  
Campaign for Real Ale  
Campaign to Protect Rural England  
Canal & River Trust  
Cancer Research UK (Chingford)  
Cann Hall & Harrow Green Baptist Church  
Cann Hall Impact  
Canopy Care & Support Services Ltd  
Capital Shopfitters  
Capstone Campaign  
CARA Irish HA  
Care Quality Commission  
Carefree Kids  
Castle Point Borough Council  
Catholic Handicapped Fellowship  
CBHA  
Central Accounting Services  
Central Parade Tenants and Residents Association  
Centre Evangelique Amour De Dieu  
CgMs Consulting  
Chakwal (Pakistan) Welfare Association  
Change for Children Team  
Chapel End Savoy Players  
Chelsea-Hackney Line  
Chelmsford City Council  
Chelsteen Homes  
Cheltenham & Gloucester  
Cherry Close Tenants and Residents Association  
Chief Cornerstone Community Organisation  
Childminding Network  
Children's Cultural and Educational Group  
Chingford and Woodford Green  
Conservative Association  
Chingford Bengali Community Trust  
Chingford Chamber of Commerce  
Chingford Cricket Club  
Chingford District Explorer Scout Unit  
Chingford Folk Dance Club  
Chingford Hall Tenants and Residents Association

## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

Chingford Historical Society  
Chingford Line Users, St Peters Church,  
Woodside park avenue residents  
Chingford Parish Church Music  
Chingford Station Road Post Office  
Chiquitos  
Choices Crisis Pregnancy Centre  
Chopra Manufacturing Company Ltd  
Chris Thomas Ltd  
Christ Chapel International Churches  
Christ Church Leyton  
Christian Action Housing  
Christian Alliance Housing Association  
Christian Peoples Alliance  
Christian Socialist Movement  
Christopher Wickham Associates  
Church Commissioners  
Church Hill Nursery School  
Church Mead Junior School  
Church of England  
Churchill Estates  
Churchill Medical Centre  
Cinema Theatre Association  
Cintas Document Management UK Ltd  
Circle 33 Housing Trust  
Citizens Advice Bureau  
City & Provincial Properties PLC  
City Management (Uk) Ltd.  
City Mission Children's Mass Choir  
City of London  
City of Westminster  
Civic Society  
Clapton Glass & Glazing  
Claremont Medical Centre  
Clifton Commercial Vehicle Repairs  
Climbers Kids Club  
Cluttons LLP  
CMA Planning Ltd  
Cobden Road Tenants and Residents  
Association  
Colchester Borough Council  
Colgrave Primary School  
College Amateur Operatic Society  
Colliers CRE  
Community Council Chair  
Community Forums  
Community Innovation  
Community of Refugees from Vietnam -  
East London  
Community Relief Project  
Community Transport Waltham Forest  
Congoese Youth Union

### General Consultation Bodies

Connaught School for Girls  
Conservative Group  
Cooperative Bank  
Corporation of London  
Council Advisor  
Council For British Archaeology  
Council of Ethnic Minority Voluntary Sector  
Organisations  
CPRE North East London  
CPRE, N.E London  
CPSA  
Crawley Road Medical Centre  
Creative Minds  
Creative Pastimes Arts and Crafts Group  
Crest AKC & Avenue Under 5's  
CREST Waltham Forest  
Crossrail Safeguarding  
CROWN CHICKEN & PIZZA  
D C Mediation  
Dalton Warner Davis LLP  
David Wilson Homes  
Dawlish School  
DB Schenker Rail (UK) Ltd  
DBJ (Woodford) Ltd  
Decra Limited  
Delta Display  
Department for Culture Media and Sport  
Department of Education and Skills  
Department of Trade & Industry  
Design Image  
Development Plan Partnership  
DIAL ( Waltham Forest)  
Dial-a-Ride  
Dialogue  
Diamonds Netball Club  
Disability Action Group  
Disability Action Waltham Forest  
Disability Resource Centre  
Discount Trade Ltd.  
Divine Ideas  
DK Moore  
Domino's Pizza UK & IRL plc  
Dorringtons Design Workshop  
Downsell Primary School  
DP9  
DPDS Consulting Group  
DPP LLP  
Drivers Jonas LLP  
Dron & Wright Property Consultant  
Durban Area Tenants and Residents  
Association  
Dyspraxia Foundation London (North)

## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

Support Group  
E & I Benefaction Ltd.  
E and R Fuller Ltd  
E11 BID  
E17 Art House  
East Herts District Council  
East London Black Women's Organisation  
East London Bus and Coach Co  
East London Harmony  
East London Karate Club  
East London Out Project  
East London Rastafarian Inform  
East London Rastafarian Information and  
Community Services  
East Thames Housing Group  
Eastbank Studios  
Eastsiders  
Ecclesbourne  
Eddie Andrews Ltd  
Education Otherwise Association Limited  
Ellingham Employment Services  
ELOP Ltd  
Emmanuel Allannah Associates  
Emmanuel Christian Centre  
Emmanuel Youth Club  
Empty Homes Agency  
Energy Focus Group  
Entec UK Ltd  
Enterprise 2000 It Ltd.  
Envision  
Epping Forest Centenary Trust  
Equality and Human Right Commission  
Eri Financial Services  
ESAN Support Association  
Essex Angling Consultative Association  
Essex Wharf Homes LLP  
Estate of the Arts  
Ethiopian Family Group  
ETSU for DTI  
Ever Increasing Word Ministries Trust  
Eversheds  
Excel Maids  
Expressions Vocal & Music Technology  
Fairview New Homes  
Farming and Rural Conservation Agency  
FEPTRA  
Ferndale Area Residents Associaiton  
FFT Planning  
Fifty Plus Asian Elderly Club  
First Capital East Ltd  
First Group  
FI Ceiling & Drylining Ltd.

### General Consultation Bodies

FLEP  
Flutter Craft Ltd.  
Foi en Action (faith in action)  
Football 4 All  
Footprints UK  
Forest Badminton Club  
Forest Community Health Care  
Forest Faith Communities Forum  
Forest Light Education Plus  
Forest Residents Association  
Forest Road Medical Centre  
Forest Surgery  
Forrest South Residents Association  
Francis Road Medical Centre  
Frederic Street Community Centre  
Free For All  
Freshfields  
Friday Hill Community Association  
Friday Hill Tenant Management Association  
Friday Hill Tenant Management  
Organisation  
Friends of Abbots Park  
Friends of Epping Forest  
Friends of Langthorne Park  
Friends of the Earth  
Friends of Vestry Road & Wingfield Parks  
Friendship Gardens  
Fushion Online Ltd  
G & B Compressor Hire Limited  
G B N Self Store Ltd  
G L Hearn  
Garden of Eden Children's Centre  
Gateland Supplies Ltd  
Gateway  
GBN SERVICES LTD  
Gems Netball Youth Club  
George Mitchell Community School  
George Tomlinson School  
Georgian Group  
Ghana Welfare Association  
Girlguiding UK Waltham Forest North  
Division and Waltham Forest South Division  
GLAAS  
Glenny  
GLL Waltham Forest  
GMB/APEX  
Gojo  
Gospel Oak / Barking Line Committee  
Goss Components/Spring Steel  
(Productions) Ltd  
GP Surgeries  
Graces and Joy Specialist Services

## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

Grange Court (Leyton) Management Committee Ltd  
Grange Park Pre-School  
Grange Park United Reformed Church  
Grapeseed Ltd.  
Greek Community Association  
Green Party  
Greenwich Leisure Limited  
Grove Surgery  
GVA  
Habinteg Housing Association  
Hackney Lea Valley Forum  
Hadley Property Group  
Hale End Horticultural Society  
Halifax plc  
Hamara Family Project  
Hampton Medical Centre  
Handsworth Junior And Infants School  
Handsworth Medical Practice  
Handsworth Playgroup  
Harlow Council  
Health and Divine Healing Project  
Health and Safety Executive  
HEET  
Help Aid Limited  
Henry Boot Development Group  
Hepher Dixon  
Her Majesty's Court Service  
Hertfordshire County Council  
Hertsmere Borough Council  
Higgins Homes Ltd  
High Beech Riding School  
High Street Ward Safer Neighbourhoods Team  
Higham Hill Allotment Association  
Higham Hill Community Association  
Higham Hill Neighbourhood Creche  
Highams Park Baptist Church  
Highams Park Forum  
Highams Park Residents Association  
Highams Park Secondary School  
Highams Park Traders Association  
Highway Productions  
Highways Agency  
Hillboro Court Resident Association  
Hills Newsagents  
Hills Prosect Ltd  
Hispanic Welfare Association  
HM Prison  
Hoe Street Tenants and Residents Association  
Holy Church of Truth & Salvation

### General Consultation Bodies

Holy Family College  
Holy Trinity with St Augustine Church  
Home Builders Federation  
Home Energy Efficiency Training  
Home of Heart Legal Action  
Home Office  
Homebase  
Hope Initiatives  
Hornbeam Environmental Centre  
House Builders Federation  
HTA  
Huseiyn Demirbasa  
Hydro Forest RA  
Iceland Frozen Foods  
ICENI Projects  
Immanuel International Christian Ministries  
Impact / LA 21 Open Spaces Focus Group/Chara  
Indian Muslim Federation (UK)  
Industrial Property Investment Fund  
Irish Travellers Support Group  
Islington & Shoreditch Housing Association  
Ive Farm Close  
J B Foods Ltd.  
Jack and Sells Cafe  
Jasmine Scholars Supplementary School  
JobCentre Plus  
John Grooms Housing Association  
John Groves ( London) Ltd  
John Newton Associates  
John Walsh and Fred Wigg Tenants and Residents Association  
Joint Council of Asian Organisations  
Jones Lang LaSalle  
Joseph Clarke Special School  
Jubilee Play and Learn  
Kanlungan Filipino Consortium  
Karibu East African Project  
Keir Property  
Keith Harley Associates  
Kelmescott Judo Club  
Kelmescott Netball Club  
Ken Judge & assoc  
Kidz Club  
Kim Son Limited  
King Sturge LLP  
Kiran's Asian Womens Aid  
Kirkwells  
KJ Academy  
Knight Frank  
Kreative Culture Klub  
Kush Housing Association

## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

Labour Party - Chingford  
Labour Party - Leyton  
Labour Party - Walthamstow  
LADDERS  
Lakehouse Lake Project  
Lammas Defence Group  
Land and Property Consultant  
Landmark Housing Association  
Landmark Information Group Ltd  
Langthorne Health Centre  
Larkshall Medical Centre  
Lawn Tennis Association  
LCL Tenants and Residents Association  
Lea Bridge Conservation Volunteers  
Lea Bridge Residents Association  
Lea Rivers Trust  
Lea Valley Federation  
Lea Valley Forum  
Learning and Skills Council London North  
Lee Valley Estates  
Lee Valley Junior Ice Hockey Club - Lee Valley Lions  
Legal and General  
Leith Planning  
Lendlease  
LEUCO Tenants and Residents Association  
Lewden Metal Products  
Leyton and Wanstead Conservatives  
Leyton and Wanstead Labour  
Leyton Car Service  
Leyton Community Badminton Club  
Leyton County Badminton Club  
Leyton Enterprise Forum  
Leyton Forum Rep  
Leyton Green Neighbourhood Health Service  
Leyton Netball Club  
Leyton Old Folks Social Club  
Leyton Orient Community Sports Project  
Leyton Orient Fans Trust  
Leyton Orient Football Club and Matchroom Ltd  
Leyton Sixth Form College  
Leyton Youth Centre  
Leytonstone Allotment Holders Association  
Leytonstone Branch - Royal British Legion  
Leytonstone Housing Co-op  
Leytonstone Supplementary School  
Leytonstone Traders Association  
Leytonstone Youth Cricket Club  
LFCDA  
Liberal Democrats - Leyton and Wanstead

### General Consultation Bodies

Lidl Ltd  
Life Style Designs  
Lighted Lamp Family Foundation  
Lime Tree Surgery  
Limes Community and Childrens Centre  
Lloyd Park Monday Club (OAP)  
Local Environmental Associations  
Local Government Association  
Local Nature Partnerships  
London & Continental Railways Ltd  
London Ambulance Service  
London and Quadrant Housing Trust  
London and Waltham Forest Cycling Campaign  
London Borough of Barking and Dagenham  
London Borough of Barnet  
London Borough of Bexley  
London Borough of Brent  
London Borough of Bromley  
London Borough of Camden  
London Borough of Ealing  
London Borough of Greenwich  
London Borough of Hackney  
London Borough of Hammersmith and Fulham  
London Borough of Harrow  
London Borough of Havering  
London Borough of Hillingdon  
London Borough of Hounslow  
London Borough of Islington  
London Borough of Kensington and Chelsea  
London Borough of Kingston Upon Thames  
London Borough of Lambeth  
London Borough of Lewisham  
London Borough of Merton  
London Borough of Newham  
London Borough of Newham  
London Borough of Redbridge  
London Borough of Richmond  
London Borough of Southwark  
London Borough of Sutton  
London Borough of Tower Hamlets  
London Borough of Waltham Forest  
London Borough of Wandsworth  
London Bus Service Ltd  
London Chamber of Commerce  
London Councils  
London Cycling Campaign (Waltham Forest)  
London East AIDS Network  
London East Conservative Association  
London East Training and Enterprise

## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

Council (LETEC)  
London Enterprise Panel  
London Fire & Emergency Planning Authority  
London Fire Brigade and Civil Defence Authority  
London Gypsy and Traveller Unit  
London Historic Parks and Gardens Trust  
London Natural History Society  
London Playing Fields Foundation  
London Playing Fields Society  
London TravelWatch  
Longshaw Primary School  
Look Ahead Housing Association  
Lote Tree Trust  
Low Hall Farm Allotments  
Low Hall Lane Allotments  
Low Hall Pump House  
LSP Housing Partnership  
Lynward Gable  
M.S. Action Ltd  
MacDonald Egan  
MacDonald Egan  
Mace Express  
Majer Design Services  
Majlis Waris Shah - UK  
Maldon District Council  
Mall Management  
Mandora Leathercraft  
Manna Consultancy  
Manor Gardening Society  
Marian Mission for the Poor, Marian Mission Educational and Family Support Centre  
Marine Management Organisation  
Mark Nathan Building Consultants  
Marlowe Road Tenants and Residents Association  
Marshalls  
Martineau  
Masanka Mulamba  
Matagg Ltd.  
Matchbench Ltd  
Matson Court Tenants and Residents Association  
Matthews The Printers  
Mauritian Islamic Welfare Association  
Mayville Primary School  
Mc Guffin Film & Television Society  
McCarthy & Stone  
McDonalds Restaurants Ltd  
McNicholas  
Mediterranean Resources Network  
Mehfil-E-Zauq (London)

### General Consultation Bodies

MGS  
Michael Sierens Associates  
Millennium Nursing Care  
Millfield Area Tenants and Residents Association  
Millfields Users' Group  
Mills Court Tenants and Residents Association  
MIND in Waltham Forest  
Ministry of Defence  
Mono Consultants Limited  
Montagu Evans  
Montague Action Cmt Tenants and Residents Association  
MP for Chingford & Woodford Green  
MRC Le Chandelier  
Multicultural Asian Society  
Music in the Village  
Muslim Advisory and Community Welfare Council  
Muslim Community Trust  
Muslim Women's Welfare Association  
Nathaniel Lichfield and Partners  
National Association of Gypsy and Traveller Officers  
National Childminding Association  
National Express  
National Gypsy Council  
National Romani Rights Association  
Natwest Bank  
Net Kitchens Direct  
Network Rail East Anglia Region  
New Citizens Voice  
New eVideo Company  
New Lammas Lands Defence Committee  
New Spitalfields Market  
New Testament Assembly Community Projects  
Newlon Housing Trust  
Newport Primary School  
News from Nowhere Club  
Next Generation  
Nexus Community Saturday School  
Nexus Supplementary School  
Nicholas Pearson Associates  
Nigel Ian Girling FRICS  
Nigerian Community in Waltham Forest  
NLLDC  
Norlington Action Group  
Norlington School for Boys  
North Chingford Toy Library  
North Hertfordshire District Council  
North London Business

## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

North London Strategic Alliance  
Northfields  
NOW Community Forum  
Numark Dispensing Chemist  
O. A. Chapman & Son  
O.K Theatre Company  
Oak Hill Court Tenants and Residents Association  
Office for National Statistics  
OFSTED  
Older Persons Forum  
Oldfield King Planning  
OLSON QUALITY FOODS  
One Railway  
'one' West Anglia  
Open Spaces Focus Group  
OpenTEC  
Orange Badge Assoc  
O-Regen  
Orion Harriers  
Outdoor Advertising Association and British Sign & Graphics Association  
Outset  
Outward  
Pakistan Women Welfare Association  
Pakistani Forum  
Pakistani Girls Society  
Paperbone Theatre  
Parkdale Investment Ltd  
Pastures Youth Centre  
Paul Belchak & Company  
Paul Henry Architects & Project Managers Ltd  
Paul Shekelton Associates  
Payne Baker Rees  
Peabody Design Group, Peabody Trust  
Peacock and Smith Limited  
Peacock Stores  
Pekalp of London Ltd  
Penoyre & Prasad Architects  
Penrhyn Pre-school  
Penrhyn Surgery  
Penrhyn Voluntary Pre-School  
People Who Care  
Perfect Fried Chicken  
Persimmon Homes  
Persimmon Homes (Essex) Ltd  
Peterborough Road Residents Association  
Pinnacle Transportation Ltd  
Planning Aid For London  
Planning Ingleton Wood LLP  
Planning Perspectives LLP

### General Consultation Bodies

Planning Potential Ltd  
Plough Inn Theatre  
Pollard Thomas Edwards architects  
Post Offices  
PRECIOUS STONES CHRISTIAN CENTRE  
Pre-School Learning Alliance Waltham Forest Branch  
Primelodge Development Ltd  
Priory Court Community Centre  
Priory Court Tenants and Residents Association  
Project SOS - Empower  
Proline Plumbing Services  
Promo2u Limited  
Punch Taverns (Royal Standard Pub)  
Punjabi Adabi Cultural Sangat  
Punjabi Majlis UK  
Pyramid Scheme  
Qalb Centre  
Quaker Social Action  
Queens Road Medical Centre  
R&D Building services  
Ramblers Association  
Ransome and Company Ltd  
Rapleys  
Reaching Out Project  
Recycled Computer Scheme  
Recycling Focus Group  
Red Hot Chilis  
Redbridge & Waltham Forest African Communities Forum Ltd  
Redbridge and Waltham Forest African Communities Forum  
Redbridge and Waltham Forest Health Authority  
Redeemed Community Initiative  
Redwood pre-school  
Religious Society of Friends  
Restore Hope Mission  
RFET Waltham Forest  
Rhema Changing Perspectives Changing Power  
Rhema Management & Training Consultants Waltham Forest  
Richard Uwnin Chartered Surveyors  
Richmond Fellowship  
Richmond Fellowship for Community & Mental Health  
Ridgeway Evangelical Church  
Riverley Primary (formerly Church Mead Infants)  
Robert Marriott Architect  
Robert Turley Associates

## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

Rochford District Council  
Roma Support Group  
Royal Mail Legal Services (Property Law)  
Royal Society for the Protection of Birds  
RPS Planning  
RSPB  
Ruckholt Manor Residents Association  
Ruckholt Road Residents Association  
Rush Croft Secondary School  
Rush Croft Sports College  
RVL Holdings PLC  
Sainsbury's  
Samaritans  
Sanctuary Housing Association  
Sanger Homes UK  
Sansom & Acacia Management Services Ltd  
Sansom and Acacia CA  
Sardar Properties (UK) Ltd  
Save our Next Generation  
Save Our Stow  
Savills  
Savills Commercial Limited  
Scienge  
Score Project  
Select Security  
SENCIA LTD  
Senior Citizens Asian Group  
Sheeley & Associates  
Shernhall Street Pre-School  
Shire Consulting  
Sickle Cell Society  
Sidama Support Network  
Sikh Community Care Project  
Single Homeless Project  
Sir George Monoux College  
Sma Medical Centre  
Society for the Protection of Ancient Buildings  
Soda Pictures  
Solomon Music Academy  
Solon Co-operative Housing Services  
Somali Banadir Welfare Association  
Somali Bravanese Women's Organisation  
Somali Positive Action Network  
Somali Refugee Voluntary Repatriation Society  
Somali Women's Association  
South Leytonstone Area Development Association  
South Leytonstone Ghanaian Association  
Southern Africa AIDS Foundation  
Sport England

### General Consultation Bodies

Sport Waltham Forest  
Springboard Housing Association Ltd.  
Squirrel Storage Ltd  
Squirrel Storage Properties Ltd  
SS Design Ltd  
St Albans City & District Council  
St Andrews Christian Centre  
St Andrews Church  
St Andrews Creche  
St Andrew's Pre-School  
St Annes Church of England  
St Anne's Pre-School  
St Catherine's and St Paul's Church Leyton  
St Egberts and Hungerdown Tenants and Residents Association  
St James Health Centre  
St John Ambulance  
St Joseph's Catholic Infant School  
St Joseph's Catholic Junior School  
St Margarets Luncheon Club  
St Patricks Court Tenants and Residents Association  
St Patricks Pre-School  
St Peter-in -the Forest Church  
St. Andrew's Church  
St. Stephen's Friendship Club  
Stevenage Borough Council  
Stewart Ross Associates  
Stonecrest Marbles  
Street Traders Federation  
Strettons  
Studio Aitken  
Sunbeam Family Services Limited/Sugar Plum Tree Nursery  
Sunbeam Nursery  
Sur Les Pas De Jesus  
Sustrans  
Tabernacle Church of God  
Tamil Community Housing Association Ltd  
Team Economic Energy  
Tenby Court Tenants and Residents Association  
Tendring District Council  
Terence O'Rourke Plc  
Tesco Store Limited  
Tetlow King  
Thames Energy Ltd.  
Thames Water Property Services  
The Allum Medical Centre  
The Alpha Practice  
The Anatolian Centre  
The Barton Willmore Planning Partnership  
The Bell Cornwell Partnership



## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

The Cinema Organ Society  
The Corner Stone  
The Cornerstone  
The Drive Tenants and Residents Association  
The Empress Group  
The Firs  
The Forest Challengers  
The Friends of Cann Hall Park  
The Friends of Henry Reynolds Gardens  
The Friends of Langthorne Park  
The Friends of Lloyd Park  
The Friends of Stoneydown Park  
The Friends of Thomas Gamuel Park  
The Friends of Vestry & Wingfield Park  
The Girl Guide Association  
The Gp Centre  
The Health Works Complementary Health Centre  
The Hiltongrove Business Centre  
The Lammas School  
The Limes Centre  
The Lloyd Park Centre (Building for a Brighter Future)  
The Lower Lea Project  
The Mall Corporation  
The Microfaculty  
The National Federation of Gypsy Liaison Groups  
The Oldchurch Surgery  
The Olympic Park Legacy Company  
The Planning Bureau Limited  
The Plough Inn (Public House)  
The Restore Hope Mission  
The Ridgeway Surgery  
The Samaritans of Waltham Forest  
The Threatres Trust  
The Tooley & Foster Partnership  
The Village Pre-School  
The Woodland Trust  
The Woodside School  
The Word Family Support Project  
Theatre Confetti  
Thornhill Gardens Community Association  
Three Rivers District Council  
Time of Our Lives Community Music Theatre Ltd  
Tinkerbelle Day Nursery  
TJ Morgan  
Today UK Ltd  
Together -Young Persons Centre  
Total Security Services Ltd  
Toucan Tool Ltd

### General Consultation Bodies

Traer Clark Architects  
Transport & Recycling Focus Groups  
Transport 2000  
Transport and General Workers Union  
Transport Focus Group  
Traveller Law Reform Project  
Trelawn Residents Association  
Trojan Motor Vehicle Services  
Tucibambe Agricultural Co-operative  
Turley Associates  
Tweedale  
Twentieth Century Society  
United Reformed Church  
Unity Hall User Groups Association  
Universal Church of the Kingdom of God  
University College London (UCL)  
University of Westminster  
Urban Design London  
Urban Futures London Ltd  
URS Scott Wilson  
Uttlesford District Council  
VAWF Community Network  
Vehicle Recycling & Recovery Operators  
Victim Support Waltham Forest  
Victorian Society  
Vitesse Mailing Limited  
Voluntary Action Waltham Forest  
VT Education and Skills  
Wadham Pre-School  
Walnut Court & Vallentin Road Tenants and Residents Association  
Waltham Forest Access Alliance  
Waltham Forest Agenda 21 Open Spaces and Nature Conservation Focus Group  
Waltham Forest Allotment Holders Association  
Waltham Forest Allotment Holders Association  
Waltham Forest and Redbridge Green party  
Waltham Forest Arts in Education Network  
Waltham Forest Asian Arts Council  
Waltham Forest Asian Mothers Group  
Waltham Forest Bilingual Group  
Waltham Forest Black Mentor Group  
Waltham Forest Black People's Mental Health Association  
Waltham Forest Blind Association  
Waltham Forest BME Alliance  
Waltham Forest Business Forum  
Waltham Forest Cameroonian and Friends Association  
Waltham Forest Carers Association  
Waltham Forest Childminding Project

## Blackhorse Lane Area Action Plan - Statement of Consultation

### General Consultation Bodies

Waltham Forest Children's Fund  
Waltham Forest Chinese Association  
Waltham Forest Cinema Trust  
Waltham Forest Civic Society  
Waltham Forest College  
Waltham Forest Community Councils  
Waltham Forest Community Transport  
Waltham Forest Cooperative Party  
Waltham Forest Cycling Campaign  
Waltham Forest Cypriot Community Association  
Waltham Forest Disability Resource Centre  
Waltham Forest Diving Club  
Waltham Forest Dyslexia Association  
Waltham Forest Elderly and Disabled People's Association  
Waltham Forest Environmental Consortium  
Waltham Forest Fairtrade Campaign Ground  
Waltham Forest Fashion and Design Centre  
Waltham Forest Federation of Tenants, Community and Residents Association  
Waltham Forest Friends of the Earth  
Waltham Forest Greenpeace  
Waltham Forest Guardian  
Waltham Forest Gujarati Mandal  
Waltham Forest Haven  
Waltham Forest Hindu Council  
Waltham Forest Housing Association  
Waltham Forest Islamic Association  
Waltham Forest Leaseholder Association  
Waltham Forest Liaison Lea Valley Federation  
Waltham Forest Mencap  
Waltham Forest Oral History Workshop  
Waltham Forest Pedestrian Association  
Waltham Forest Race Equality Council  
Waltham Forest Somali Welfare and Culture  
Waltham Forest Somali Women Association  
Waltham Forest Spitfires Girls Basketball (Excelsior Basketball Club)  
Waltham Forest Sports Council  
Waltham Forest Sub Aqua Club  
Waltham Forest Tamil Sangam  
Waltham Forest Toy Library  
Waltham Forest Trades Council  
Waltham Forest Transport Liaison Group, Chingford Line users Group  
Waltham Forest Turkish Association  
Waltham Forest Women's Centre  
Waltham Forest YMCA  
Waltham Forest Young Parents Project  
Waltham Forest Young People's Housing Project

### General Consultation Bodies

Waltham Forest Youth Congress  
Walthamstow Almshouses and General Charities  
Walthamstow Friends  
Walthamstow Historical Society  
Walthamstow Marsh Society  
Walthamstow Pms Group  
Walthamstow Quaker Meeting  
Walthamstow Shopkeepers Association  
Walthamstow Social Centre for the Blind  
Walthamstow Street Traders Association  
Walthamstow Village Residents Association  
Wanstead Preparative Meeting of the Religious Society of Friends (Quakers)  
Waterfront Quality Solutions  
Waterman Pharmacy  
Watford Borough Council  
Wednesday Blues Jam  
Wellington Community Pre-School  
Welwyn Hatfield Borough Council  
Wesleyan Church  
Wesleyan Day Care Centre  
West Essex Cricket Club  
West Essex Ramblers  
West Leyton Allotment Association  
West London Business Group  
Westdown Residents Association  
WF Private Sector Housing Forum  
Whipps Cross Hospital  
White House Residents & Lea Valley Users Group  
Whitehall Park Residents Association  
Whitehall Tennis Club  
Whittingham Roots and Shoots Gardening Club  
Whittingham Tenants and Residents Association  
Wholeworks Training Collective  
William Morris Day Care Association  
William Morris User Group  
Willow Brook Primary (formerly Church Mead Juniors)  
Willow Brook School  
Willowfield School  
Winns Terrace Residents Action Group  
Winns Terrace Residents Association  
Witherford Watson Mann Architects Ltd  
WJ Smith Surveyors  
Wm Morrison Ltd  
Women's Development Association  
Women's Learning Centre  
Wood Street Drop In Centre  
Wood Street Traders Association

## **Blackhorse Lane Area Action Plan - Statement of Consultation**

### **General Consultation Bodies**

Woodcraft Folk  
Woodhall Consultants  
Woodhouse Players  
Woodlands E4 Day Nursery  
Workplace Mediation Ltd  
Workspace Group Plc  
WTAA Ltd

### **General Consultation Bodies**

Yellow Advertiser Publications Ltd  
Youth Unlimited  
Zema  
Zig Zag Children's Service

### Consultation Letter for Area Action Plans - Issues and Options



Dear Sir or Madam,

**Planning and Compulsory Purchase Act 2004**  
**London Borough of Waltham Forest Local Development Framework**  
**Notice of Preparation of the**  
1) **Blackhorse Lane Area Action Plan**  
2) **Walthamstow Town Centre Area Action Plan**  
3) **Wood Street Area Action Plan**

In accordance with Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 the Borough Council has a duty to notify key stakeholders of the Development Plan Documents they propose to prepare, and to invite comments on those documents.

In order to comply with these regulations, Waltham Forest Council wishes to inform you that it is preparing three new Area Action Plans that will form part of the Local Development Framework for the Borough. The Local Development Framework is a portfolio of documents that sets out planning policies that will be used to co-ordinate new developments in a sustainable manner.

These new documents that are currently being prepared are as follows:

- 1) Blackhorse Lane Area Action Plan
- 2) Walthamstow Town Centre Area Action Plan
- 3) Wood Street Area Action Plan

#### **Relationship to the Core Strategy**

The three Area Action Plans will sit beneath the emerging Core Strategy to add details of key issues and allocate land for specific uses in key regeneration areas. They will provide a planning framework for a local area to guide regeneration and development over the next 15 to 20 years. (A fourth Area Action Plan for the Northern Olympic Fringe Area is already well underway).

The Core Strategy has already been subject to an extensive programme of consultation and is currently being finalised for submission to the Planning Inspectorate for independent examination.

#### **Blackhorse Lane Area Action Plan**

Blackhorse Lane benefits from good public transport links and fantastic views of reservoirs and open space. These features mean it has the potential to attract the new homes and businesses needed to accommodate population growth. The Area Action Plan will guide future development in the area to make the most of its assets. It will set out where new housing and new businesses should go, and what improvements to infrastructure such as pedestrian/ cycle routes, open spaces, and community facilities, are needed to support this growth.

A significant amount of work has already been undertaken on the area, and an Interim Planning Policy Framework was produced in September 2006. The Area Action Plan will

## Blackhorse Lane Area Action Plan - Statement of Consultation

refresh this to ensure future plans for the area are realistic and deliverable, and will make clearer distinctions about what is acceptable and unacceptable on specific sites.

### Walthamstow Town Centre Area Action Plan

Walthamstow is a vibrant urban centre that boasts a diverse community. The town centre is at the very heart of the Borough, both geographically and economically. It also has excellent public transport accessibility, particularly to central London. These strengths mean it has the potential to attract significant investment in terms of housing, jobs and community facilities. The Area Action Plan will provide a policy framework which will guide and direct future growth in the town centre.

A significant amount of work has already been undertaken on the area, and an Interim Planning Policy Framework was produced in May 2008. The Area Action Plan will aim to build on this previous work to provide refreshed and updated approach to enable the regeneration of the town centre.

### Wood Street Area Action Plan

Wood Street is one of Waltham Forest's district centres and has historically provided a unique retail offer with a mix of residential, office and industrial uses.

The Wood Street Area Action Plan aims to initiate the delivery of a mixed-use development on a number of key sites with a focus on housing and town centre uses. The Area Action Plan will help to facilitate growth and regeneration whilst preserving and enhancing the unique assets of Wood Street as a local centre, improving its vitality and vibrancy as a town centre and therefore bring about real change over the next 15 to 20 years. It will set out the vision, objectives and policies that aim to create a strong and vibrant community with high quality homes, an attractive high street, good access to parks and open spaces; excellent public transport and a wide range of social and community facilities.

### How to get involved

If you would like to be involved in any of the documents we are working on we would like to hear from you. We have prepared a brief leaflet for each Area Action Plan giving you the opportunity to comment on the issues, strengths and weaknesses of each area. Copies can be viewed in all libraries in the Borough or downloaded from our website <http://www.walthamforest.gov.uk/local-dev-framework.htm>. You can also register on our website with Limehouse, our online consultation tool. This will allow you to make comments on all of our LDF documents online. To register, go to <http://walthamforest-consult.limehouse.co.uk/common/register.jsp>

If you do not wish to be consulted in the future, or if you would like to be consulted on only certain documents, then please inform us by completing the form attached (Appendix A). This will help us to update our database and to make sure that when we produce Preferred Options later in the year you are only consulted on the documents you are interested in.

An indicative plan is also attached (Appendix B) to show the parts of the Borough that the different Area Action Plans are likely to cover.

Yours faithfully,

Gordon Glenday,

Head of Spatial Planning

**Appendix A**

I would like to be kept informed of progress on, and have the opportunity to comment on, the following documents:

- Blackhorse Lane Area Action Plan
- Walthamstow Town Centre Area Action Plan
- Wood Street Area Action Plan

(Please tick all that apply)

I no longer wish to be consulted on Waltham Forest's LDF – please remove me from your database.

My contact details are as follows:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

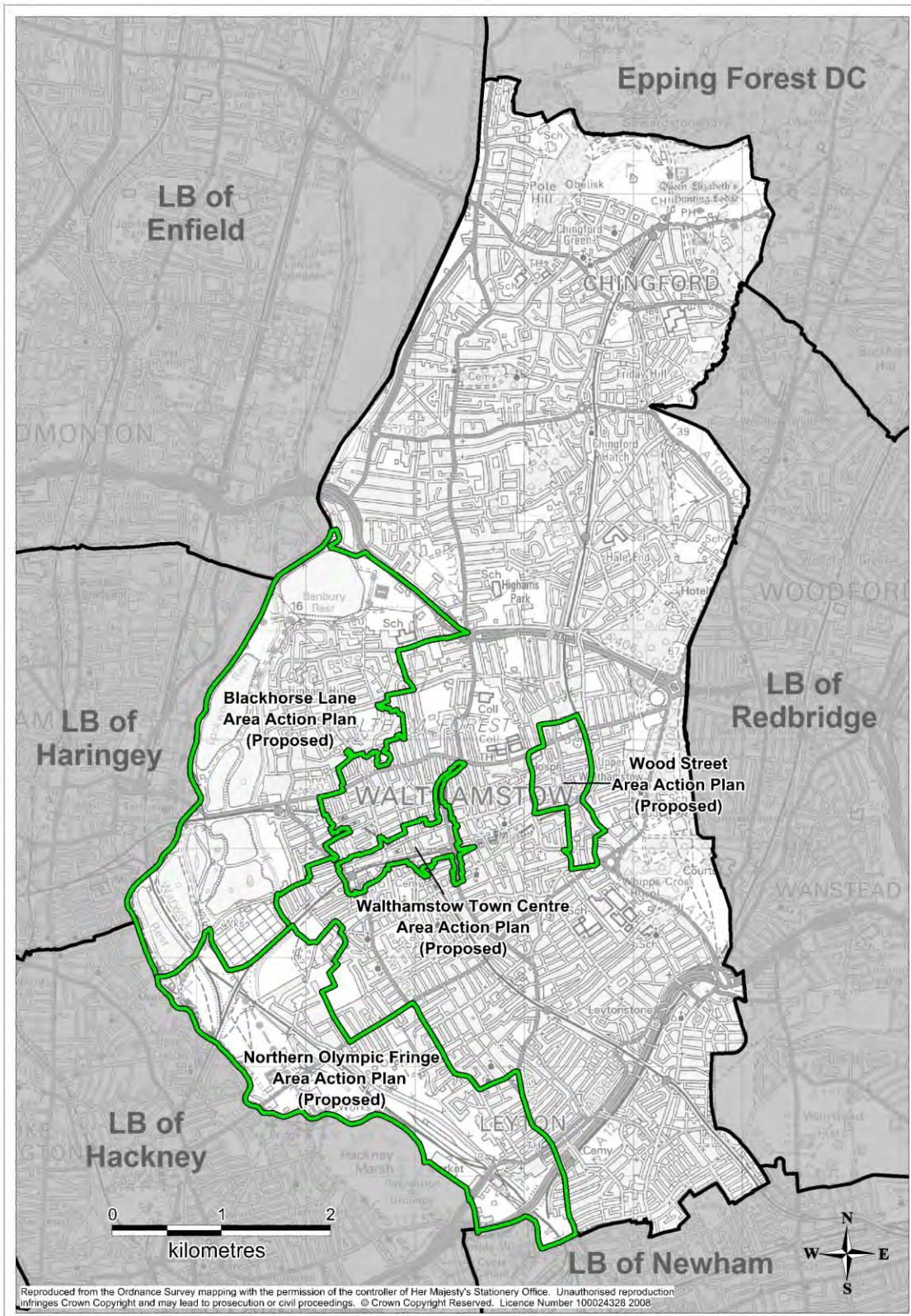
\_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_

(NB please provide contact details even if you do not wish to be consulted on the LDF in the future – we will need this to correctly identify and remove you from our existing database)

Appendix B



Questionnaire Leaflet for Consultation on the Blackhorse Lane Area Action Plan Issues and Options

Blackhorse Lane Area Action Plan

**What is an Area Action Plan and why does Blackhorse Lane need one?**

Waltham Forest Council is preparing a Local Development Framework (LDF) to guide regeneration and development in the Borough for the next 20 years. The LDF is a series of planning documents, and will include Area Action Plans (AAPs) for areas likely to experience major change. Blackhorse Lane is such an area, so an AAP is now being prepared.

The AAP will help bring about growth in population by creating new jobs, new housing, open spaces, shops, education facilities, and improved transport. The AAPs also help to protect what already exists in an area.

For further information please visit the Council's website: [www.walthamforest.gov.uk/ldf](http://www.walthamforest.gov.uk/ldf)

**Your Opinion is Important**

In 2006 the Council adopted the Interim Planning Policy Framework for the area. The AAP will build on this work, and when adopted will replace the existing framework. All new planning applications in the area will have to fit with the AAP so it is important that we have a clear idea of what you believe are the key issues in the area. Your views are important so please take the time to answer the following questions.

I like the following things most about Blackhorse Lane:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Things you may want to think about:

- How can we encourage people to spend more time in the area?
- What types of new housing should we try to provide and where?
- How can the employment role of the area be protected and enhanced?
- How can access to Lee Valley Regional Park and the reservoirs (Walthamstow Wetlands) be improved?
- What new facilities should be provided for workers and residents?
- Are there any existing buildings we should be looking to keep?
- What can we do to tackle traffic congestion?



I would like to be kept informed of progress on, and have the opportunity to comment on the Blackhorse Lane AAP. My contact details are:

Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

Email:

\_\_\_\_\_

Telephone:

\_\_\_\_\_

The Council welcomes electronic consultation responses. If you would like to comment on our LDF documents via the internet, please tick here. (You will need to have provided an email address for this).

I think the main problems in Blackhorse Lane are as follows:

\_\_\_\_\_

\_\_\_\_\_

I think the following should be considered as "Top 3 Priorities" for the Blackhorse Lane Area Action Plan to address:

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

I think the following sites should be considered for redevelopment as part of the Blackhorse Lane Area Action Plan:

\_\_\_\_\_

\_\_\_\_\_

Any other comments? (please continue on a separate sheet if necessary)

\_\_\_\_\_

\_\_\_\_\_

**Thank you for your time and consideration.**

Please return this form by the 25<sup>th</sup> March 2011 to Planning Policy, Waltham Forest Council, Fir Tree House, Forest Road, E17 4JF Alternatively, you can email us your comments: [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk)

There will be further opportunities for you to get involved in the preparation of the AAP. If you provide your contact details, we will keep you informed. Alternatively, you can visit our webpage and check the WFN for upcoming events and attend Ward Forum Meetings.

Blackhorse Lane Area Action Plan



**Minutes of the Overview and Scrutiny Management Committee on 6 July 2011 regarding Preferred Options Documents for Walthamstow Town Centre Area Action Plan Blackhorse Lane Area Action Plan (including Urban Design Framework)**

Gordon Glenday introduced two reports that set out details of proposed consultation options relating to Area Action Plans that were designed to guide the development of the regeneration process for two areas in the Borough, Walthamstow Town Centre and the Blackhorse Lane area.

Area Action Plans form part of the Council's Local Development Framework document, which when complete will replace the Unitary Development Plan, and is designed to control future development and regeneration across the Borough.

The following questions were asked:

<b>Comment MD</b>	These are both fine documents but still are aspirational, we have witnessed similar documents before but with little product.
<b>Question EV</b>	I am concerned that we are stipulating the allowed development of a site when we do not know who owns it – the EMD cinema is set for Leisure development but do we know what the present owners hope to do with it?
<b>Answer GG</b>	This is not so much of an issue as this is for consultation only at this stage.
<b>Question MD</b>	Do I understand from the reports that you are holding consultation over the six weeks summer holidays? This is a poor choice of period as many people are away and have other priorities.
<b>Response GG</b>	I do accept that and we will extend the consultation period until the end of September.
<b>Question AM</b>	Is it still proposed to extend the Selbourne Walk development toward the Sainsbury site, and what housing provision is to be made in this area?
<b>Answer IB</b>	Housing is planned in the Town Centre – mainly above shops in 3 to 5 storey flats, the development of the Selbourne Walk site will be toward the Sainsbury site.
<b>Question TW</b>	What is the purpose of the AAPs and how do they fit in with the LDF.
<b>Answer GG</b>	The Area Action Plans (AAPs) give guidance for the development of a small area, and they lie below the Local Development Framework in the Hierarchy of local plans.
<b>Comment BS</b>	It would have been useful if the plans had identified Council owned sites, and explained how we plan to attract high end retailers to the borough.
<b>Comment ML</b>	I believe the reports raise real questions relating to transport provision – both for residents and commuters. There are issues however relating to job creation – development is required if the job market is to grow.
<b>Question RS</b>	Can you clarify the situation regarding the Gun site play area.
<b>Answer JJ</b>	This play site is shrinking and we believe that extension of the adjoining burial site is a suitable use for it.
<b>Comment GL</b>	The building that contains the local tax office has been re-designated for housing/leisure use. As far as I am aware the Tax Office is not being re-located.
<b>Response GG</b>	We have been informed that the owners of the building are looking to redevelop the site – hence the reclassification.
<b>Comment EV</b>	The former HSBC site is currently being used by the Waltham Forest Credit Union, but has also been re-designated for leisure use. We should be supporting the Credit Union.
<b>Comment MD</b>	The report has commented on the wish to make the Blackhorse Road/Blackhorse Lane junction more pedestrian friendly. Whatever is done there it must not be allowed to worsen an already poor situation, with traffic jams a constant at busy times.

Consultation Letter for Area Action Plans – Preferred Options



Dear resident, business or stakeholder,

**Plans for the regeneration of Walthamstow Town Centre and Blackhorse Lane**

As part of its Local Development Framework (LDF), the Council is preparing plans for the regeneration of Walthamstow Town Centre and Blackhorse Lane. These plans, called 'Area Action Plans' will set out policies for how the two areas should develop over the next 15-20 years.

Preferred Options Papers for both areas have now been prepared and are being consulted on between 22<sup>nd</sup> August and 30<sup>th</sup> September 2011. These set out key issues facing the area, and possible options and policies for addressing them. In the case of Blackhorse Lane, a Draft Urban Design Framework, and detailed planning and design guidance for sites at the Station Hub and Sutherland Road, has also been prepared.

Proposals for Walthamstow town centre include new affordable homes, improved traffic movements, new shops and leisure and entertainment facilities.

Proposals for Blackhorse Lane include new housing and shops, business units for creative industries, better access to the Lee Valley Park and Walthamstow Wetlands, a new school, and improved pedestrian crossings at the Standard Junction.

During the consultation period, all documents may be viewed:

- At all Waltham Forest Libraries, Waltham Forest Direct Shops (during normal opening hours), at Sycamore House (Reception), Waltham Forest Town Hall Complex, London E17 4JF 9am-5pm.
- By downloading from the Council's website: [www.walthamforest.gov.uk/ldf](http://www.walthamforest.gov.uk/ldf)
- By viewing from the LDF consultation portal: <http://walthamforest-consult.limehouse.co.uk/portal>
- Paper copies and other alternative formats of the document are available on request at [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk) or 020 8496 3000.

### How to Make a Comment

Separate questionnaires are available for both Area Action Plans and these are available at the above venues and on the Council's website:

[www.walthamforest.gov.uk/ldf](http://www.walthamforest.gov.uk/ldf).

Online responses can be made at:

<http://walthamforest-consult.limehouse.co.uk/portal>.

This is our preferred method of response.

We can also be contacted by email: [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk) or by post: Spatial Planning, Fir Tree House, Waltham Forest Town Hall Complex, London E17 4JF.

In addition, Council officers will also be on hand at Walthamstow Library between 4-6pm on Wednesday 31 August and Wednesday 28 September to speak to residents about the plans.

Comments must be received by 5pm on **Friday 30 September 2011**.

I hope that you will take this opportunity to comment on these important plans for Waltham Forest, and look forward to hearing from you.

Yours sincerely

Gordon Glenday  
Head of Spatial Planning

Specific Consultation Letter for Blackhorse Lane Area



Dear Occupier

**Blackhorse Lane Area Action Plan – Preferred Options**

**Draft Blackhorse Lane Urban Design Framework and Planning Briefs for the Station Hub & Waterfront, and Sutherland Road**

I am writing to inform you of the Council's emerging planning and regeneration plans for the Blackhorse Lane area, and to invite you to engage in upcoming public consultation.

In 2006, following extensive public consultation, the Council adopted the Blackhorse Lane Interim Planning Policy Guidance for the area, which contained policies for the regeneration of the Blackhorse Lane area. In addition, the Council adopted planning briefs for the Station Hub and Sutherland Road areas, which contained detailed design guidance. These three documents can be viewed on the Council's web site on the following link:

<http://www.walthamforest.gov.uk/index/environment/regeneration/blackhorselane/developers-landowners.htm>

Since that time, a number of things have changed, not least the significant downturn in the economy. The London Plan (2011) has now been adopted, and in response to these changes the Council has now started the process of reviewing all of its planning policy and regeneration plans for the Borough. In doing so, our key aims are to make development proposals more deliverable and secure greater gains for local communities and businesses.

The review process will result in the production of an **Area Action Plan** for the **Blackhorse Lane area**, and more detailed **planning and design briefs** for the **Station Hub and Sutherland Road areas**. These documents have to follow a legal process and will involve widespread public consultation. Once adopted by the Council will supersede the earlier documents.

Draft copies of all documents will be available to view on the Council's website and at Walthamstow and Higham Hill libraries between 22nd August and 30th Sept, along with details of how to comment. We would welcome your views on these emerging plans and will consider all comments made before the documents are finalised. A consultation statement will accompany the finalised documents, which will demonstrate how we have considered comments made as part of the consultation process.

Comments in respect of the Area Action Plan should be directed to **Sean Walsh**. For the Urban Design Framework, and planning and design briefs for the Station Hub and Sutherland Road comments should be directed to **Jimmy Jemal**.

Yours sincerely,

Gordon Glenday  
Head of Spatial Planning

## Blackhorse Lane Area Action Plan - Statement of Consultation

Appendix 10

### Questionnaire Outcomes Blackhorse Lane Area Action Plan Preferred Options

Do you agree with the proposed boundary for the AAP?	Yes	2		No	4
--	-----	---	--	----	---

Options	Strongly Agreed	Agreed	Neutral	Disagreed	Strongly Disagreed
Do you agree with the vision?	1	5	0	0	0
Objective 1 - A Neighbourhood Centre.	5	0	2	0	0
Objective 2 - A Place to Live.	4	1	0	2	0
Objective 3 - A Green Place.	6	0	1	0	0
Objective 4 - A Well Designed Place.	6	0	1	0	0
Objective 5 - A Place to do Business and for Creative Industries.	6	0	1	0	0
Objective 6 - A Sustainable Place.	7	0	0	0	0
Objective 7 - A Connected Place.	5	0	2	0	0
Objective 8 - A Community Place.	5	0	2	0	0
<b>Policies BHL1-4 Housing</b>					
A) Developments close to the train station should aim to provide mainly for young professionals, and family units should generally be provided elsewhere in the Blackhorse Lane area.	3	0	1	0	0
B) Higher density developments should be focussed around Blackhorse Road Station.	1	0	1	0	2
C) Financial contributions towards off-site affordable housing should be sought on applications in the Sutherland Road area.	1	2	1	0	0
D) Seeking generous room sizes in schemes with a high proportion of one and two bedroom properties	2	0	2	0	0
<b>Policy BHL5 - Employment</b>					
A) Attracting creative industries and small businesses to the area as part of mixed use developments.	3	1	0	0	0
B) Directing general industrial, storage, manufacturing and distribution uses to land designated as SIL.	3	1	0	0	0
C) Requiring redevelopment of any other existing employment areas to secure an increase in the number of jobs provided on site.	1	2	1	0	0
D) Supporting uses that offer education and training opportunities for local residents within new, mixed use developments, outside of land designated as SIL.	2	1	1	0	0
E) Supporting the refurbishment of existing industrial buildings of architectural merit where viable; to provide new employment space for small and medium businesses.	3	1	0	0	0
F) Securing employment or training of local people as part of new developments; through local labour agreements, jobs brokerage initiatives, or financial contributions towards wider employment and training initiatives.	3	0	1	0	0

## Blackhorse Lane Area Action Plan - Statement of Consultation

Options	Strongly Agreed	Agreed	Neutral	Disagreed	Strongly Disagreed
<b>Policy BHL6 – Neighbourhood Centre</b>					
A) That the neighbourhood centre should be focussed in the broad area close to Blackhorse Road Station as shown on figure 6.	2	3	0	0	0
B) That A1 uses (shops) should be encouraged.	2	3	0	0	0
C) That A3 uses (restaurants and cafes) should be encouraged.	2	3	0	0	0
D) That A4 uses (drinking establishments) should be encouraged.	1	1	2	0	1
E) That D1 uses (non-residential institutions, e.g. health centres) should be encouraged.	1	2	2	0	0
F) That retail stores should have a maximum net floor area of 1000m2.	0	2	1	0	2
<b>Policy BHL7 – Design and Local Character</b>					
A) To protect and incorporate existing buildings of merit into new developments where viable.	3	1	1	0	0
B) To restrict building heights to primarily 3-6 storeys.	1	1	0	1	2
C) To seek high standards of design that respond to local character and context.	4	0	0	0	0
<b>Policy BHL8 – Public Open Space and Nature Conservation</b>					
A) The quality of, and access to, existing open spaces should be enhanced.	4	1	0	0	0
B) A greener environment should be at the heart of new development proposals.	3	2	0	0	0
C) Harm to biodiversity should be avoided and measures to enhance biodiversity in new developments should be sought.	3	2	0	0	0
D) A new east- west link through the Station Hub.	2	2	1	0	0
E) Improved pedestrian and cycle links down to the Olympic Park.	1	2	2	0	0
<b>Policy BHL9 – Walthamstow Wetlands</b>					
A) Securing improved public access to Walthamstow Reservoirs, whilst ensuring the areas biodiversity value is not compromised.	4	1	0	0	0
B) Refurbishing the Marine Engine House to provide a new Wetland Centre for visitors.	3	1	0	1	0
C) Enhancing the physical appearance of Forest Road as a key gateway.	1	3	1	0	0
D) Pooling funding from a range of sources, including developer contributions where appropriate.	1	3	1	0	0
<b>Policy BHL11 - Flooding</b>					
A) New developments should be designed and sited to minimise flood risk to existing and new communities.	3	1	0	0	0
B) Basement dwellings should be resisted.	3	1	0	0	0
C) New development opportunities should be viewed positively as a way of minimising existing risk of surface water flooding, using mitigation measures set out in a Site Specific Flood Risk Assessment.	3	1	0	0	0
<b>Policy BHL12 - Transport</b>					
A) New developments should incorporate streets for all users.	2	1	0	0	0

## Blackhorse Lane Area Action Plan - Statement of Consultation

Options	Strongly Agreed	Agreed	Neutral	Disagreed	Strongly Disagreed
B) Priority should be given to pedestrians and cyclists.	3	2	0	0	0
C) Enhanced pedestrian and cycle access to Lee Valley Park should be sought.	4	1	0	0	0
D) New developments should help fund sustainable transport projects, such as improvements to the Standard Junction.	3	2	0	0	0
E) Encourage car free developments on sites close to Blackhorse Road Station.	5	0	0	0	0
<b>Policy BHL13 – Social Infrastructure</b>					
A) That health, education, and green public open spaces are the highest priority elements of social infrastructure for the area.	1	1	2	0	0
B) That we should seek to incorporate or replace the Standard Pub in the redevelopment of the Station Hub site.	0	4	0	1	0
C) Resisting the loss of key social infrastructure in new developments.	3	1	1	0	0
<b>Implementation</b>					
A) Improved pedestrian links across the Standard Junction.	4	1	0	0	0
B) New physical links into Walthamstow Wetlands/ Lee Valley Regional Park.	3	2	0	0	0
C) Environmental enhancements to Forest Road as the gateway access into Walthamstow Wetlands.	3	2	0	0	0
D) The extension of the Lee Valley towpath to the Olympic Park.	1	3	1	0	0
E) The provision of new education and health facilities.	2	3	0	0	0
<b>Key Sites</b>					
Site BHL1 (Station Hub and Waterfront) for mixed use, incorporating approximately 1000 new homes and 7500m2 of commercial space, a new linear park, and public open spaces.	1	2	0	0	2
Site BHL2 North (Car Wash Site) for mixed use, incorporating ground floor commercial units and approximately 100 residential units above.	1	2	0	0	2
Site BHL2 South (Blackhorse Road/ Hawarden Road) for a new secondary school.	2	1	1	0	1
Site BHL3 (Willowfield School) for education uses.	2	1	2	0	0
Site BHL4 (Sutherland Road) for mixed use, incorporating approximately 150 homes, a medical centre, and B1 units for creative industries.	1	1	3	0	0
Site BHL6 (Webb's Industrial Estate) for mixed use, incorporating 250 homes, space for small businesses, small local convenience shopping, and community uses.	2	0	3	0	0
Site BHL7 (Billet Works) for approximately 500 homes, compatible B1 employment uses, social infrastructure, and small scale retail.	1	1	3	0	0
Site BHL8 (152/154 Blackhorse Road) for ground floor commercial uses with approximately 50 residential units above.	2	0	1	1	1

## Blackhorse Lane Area Action Plan - Statement of Consultation

Options	Strongly Agreed	Agreed	Neutral	Disagreed	Strongly Disagreed
Site BHL9 (Former Essex Arms Public House) for mixed use incorporating residential and social infrastructure or small scale convenience retail (i.e. less than 500m2).	1	2	1	0	1
Site BHL10 (Gun Site Playing Field) removal of playing field designation.	1	0	2	0	2
Site BHL11 (Higham Hill Local Retail Parade) for retail uses, particularly A1 uses.	1	2	2	0	0



**LONDON BOROUGH OF WALTHAM FOREST  
CABINET MEETING – Tuesday, 15 January 2013  
RECORD OF DECISIONS TAKEN**

**WALTHAM FOREST LOCAL PLAN - BLACKHORSE LANE AREA ACTION PLAN (PROPOSED SUBMISSION)**

Cabinet AGREED:

The contents of the Area Action Plan Proposed Submission document (Appendix A) for publication and consultation, together with the supporting documents including the Final Sustainability Appraisal (Appendix B), the Final Equality Impact Assessment (Appendix C), the Preferred Options Consultation Report (Appendix D), and Habitats Regulations Assessment (Appendix E).

That prior to public consultation and submission, to delegate any non-material amendments to the Area Action Plan, to the Director of Housing and Development, in consultation with the Portfolio Lead for Environment.

That subject to there being no matters of significance raised from the consultation, to delegate authority to the Director of Housing and Development, in consultation with the Portfolio Lead for Environment, to submit the Area Action Plan to the Secretary of State for formal examination at a public inquiry.

Other Options Considered: The consultation report on the Preferred Options document is attached as Appendix D to the report.

Reason For Decision: The Local Plan is a key corporate strategy that will play a crucial role in bringing forward the regeneration of Waltham Forest. It comprises of several elements, including our adopted Core Strategy, and Area Action Plans for our key growth areas.

As established in the Core Strategy, Blackhorse Lane is one of our key growth areas, and therefore a major focus of regeneration activity. To co-ordinate these efforts, an Area Action Plan has been prepared; which sets out a clear vision, policies, and design guidance for the area.

The Proposed Submission of the Area Action Plan sets out the Council's formal strategic planning and regeneration policies, having taken into account previous consultation exercises and all the evidence base studies that have been undertaken to inform these policies. Following this consultation, it is proposed to submit the document, along with the consultation responses generated, to the Secretary of State for examination at a public inquiry.

Consultation Letter for Area Action Plans – Proposed Submission



Dear Resident, Business or Stakeholder,

**Consultation of Waltham Forest Local Plan  
Walthamstow Town Centre Area Action Plan Proposed Submission  
Blackhorse Lane Area Action Plan Proposed Submission**

One of Waltham Forest Council's priorities is to regenerate the Borough and make it a better place for us all to live, work and enjoy life. To do this effectively, we need to have sound planning policies in place to help determine future planning applications. The Council has prepared the 'Walthamstow Town Centre Area Action Plan Proposed Submission' and the 'Blackhorse Lane Area Action Plan Proposed Submission' as part of the Local Plan for Waltham Forest. This contains our proposed planning policies that, once adopted, will be used to regenerate, attract investment and determine planning applications in these areas.

Central government regulations require all Local Plan Documents to be subject to formal public consultation over a period of six weeks before adoption. Consequently, between **18<sup>th</sup> March and 29<sup>th</sup> April 2013**, local residents and others are invited to comment on the above plans. The proposed submission document is being published to allow comments to be made prior to submission to the Secretary of State for examination. Representations received during this period will be considered alongside the submitted Area Action Plans by an independent Planning Inspector. The purpose of the examination is to consider whether the Area Action Plans complies with legal requirements and is 'sound' against the government's tests of soundness. To be 'sound' the Area Action Plans must be positively prepared, justified, effective and consistent with national policy.

How to View the Documents and Make a Comment

Those who would like to make comments on this document should consider whether the document is 'sound' and 'legally compliant'. Representations may be accompanied by a request to be notified at a specific address about the submission of the Walthamstow Town Centre Area Action Plan and Blackhorse Lane Area Action Plan for examination. Please indicate this by ticking the appropriate box on the 'Representation' form. A copy of Statement of Representations Procedure is attached herewith.

The consultation document may be viewed:

- at all Waltham Forest Libraries,
- at Sycamore House (Reception), Waltham Forest Town Hall Complex, London E17 4JF (9am - 5pm)
- by downloading from the Council's website: [www.walthamforest.gov.uk/ldf](http://www.walthamforest.gov.uk/ldf)

## Blackhorse Lane Area Action Plan - Statement of Consultation

- by viewing and sending online comments at: <http://walthamforest-consult.limehouse.co.uk/portal>
- other alternative formats of the document are available on request at [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk) or 020 8496 3000.

All comments must be made on a 'Representation' form. This is available at the above venues and on the Council's website [www.walthamforest.gov.uk/ldf](http://www.walthamforest.gov.uk/ldf). Comments must be received by **5pm on Monday 29<sup>th</sup> April 2013**.

- **PREFERRED METHOD** - Online response:  
<http://walthamforest-consult.limehouse.co.uk/portal>
- Email: [planning.policy@walthamforest.gov.uk](mailto:planning.policy@walthamforest.gov.uk)
- By Post: Planning Policy, Sycamore House, Waltham Forest Town Hall Complex, London E17 4JF

I hope that you will take this opportunity to comment on this important plan for Waltham Forest, and look forward to hearing from you. For further information or assistance, please contact the Planning Policy Section on 020 8496 3000.

If you no longer wish to receive notifications of consultations from us, please contact us on the telephone number or email address above, so that we can update our records

Yours Sincerely

Gordon Glenday  
Head of Planning Policy and Regeneration

**Main Reference**

- Waltham Forest Statement of Community Involvement
- Waltham Forest Sustainable Community Strategy (SCS)
- Waltham Forest Blackhorse Lane Interim Planning Policy Framework
- Waltham Forest Blackhorse Lane Area Action Plan Preferred Options
- Waltham Forest Blackhorse Lane Area Action Plan Preferred Options Consultation Report
- Waltham Forest Blackhorse Lane Area Action Plan Proposed Submission
- Waltham Forest Blackhorse Lane Area Action Plan Proposed Submission Consultation Report
- Waltham Forest Blackhorse Lane Area Action Plan Statement of Duty to co-operate



**Waltham Forest**

Waltham Forest Town Hall  
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