Blackhorse Lane Area Action Plan

Statement of Consultation

Regulation 22(1)(c)

February 2014
This document or its summary can be made available in other languages, large print, Braille, audio-tape format or a translation service provided on request. Should you require access to these services please contact us at the address stated below.

This document can also be made available on Audio Tape □ Braille □ Large Print □

CONTACT:
Planning Policy Team
Environment and Regeneration
London Borough of Waltham Forest
Sycamore House, Waltham Forest Town Hall
Forest Road, Walthamstow, London, E17 4JF

Telephone 020 8496 3000
Email: planning.policy@walthamforest.gov.uk
Web site: www.walthamforest.gov.uk
<table>
<thead>
<tr>
<th>Section</th>
<th>Contents</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>1.3</td>
<td>Statement of Compliance</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Consultation at the Issues and Options Stage</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>Consultation at the Preferred Options Stage</td>
<td>11</td>
</tr>
<tr>
<td>4</td>
<td>Consultation at the Proposed Submission Stage</td>
<td>20</td>
</tr>
<tr>
<td>4.10</td>
<td>Regulation 19 Notice</td>
<td>22</td>
</tr>
<tr>
<td>Table 1</td>
<td>Summary of Comments received during Issues and Options Consultation</td>
<td>9</td>
</tr>
<tr>
<td>Table 2</td>
<td>Summary of Representations and Key Changes to Preferred Options Consultation Document</td>
<td>17</td>
</tr>
</tbody>
</table>

**Appendices**

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Blackhorse Lane Interim Planning Policy Framework - Public Consultation Outcomes</td>
<td>26</td>
</tr>
<tr>
<td>2</td>
<td>Blackhorse Lane Interim Planning Policy Framework - Engagement Activities</td>
<td>27</td>
</tr>
<tr>
<td>3</td>
<td>Specific Consultation Bodies</td>
<td>28</td>
</tr>
<tr>
<td>4</td>
<td>Full List of General Consultation Bodies</td>
<td>29</td>
</tr>
<tr>
<td>5</td>
<td>Consultation Letter for Issues and Options</td>
<td>41</td>
</tr>
<tr>
<td>6</td>
<td>Leaflet for the Issues and Options</td>
<td>45</td>
</tr>
<tr>
<td>7</td>
<td>Minutes of the Overview and Scrutiny Management Committee regarding Preferred Options Document</td>
<td>46</td>
</tr>
<tr>
<td>8</td>
<td>Consultation Letter for Preferred Options Document</td>
<td>47</td>
</tr>
<tr>
<td>9</td>
<td>Specific Consultation Letter for Blackhorse Lane Area</td>
<td>49</td>
</tr>
<tr>
<td>10</td>
<td>Outcomes of Questionnaire Surveys for Preferred Options</td>
<td>50</td>
</tr>
<tr>
<td>11</td>
<td>Cabinet's approval to the Proposed Submission Document for Public Consultation</td>
<td>53</td>
</tr>
<tr>
<td>12</td>
<td>Consultation Letter for Proposed Submission</td>
<td>54</td>
</tr>
<tr>
<td>13</td>
<td>Reference List</td>
<td>56</td>
</tr>
</tbody>
</table>
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.

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

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.
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       | ✓               | ✓               | ✓               | ✓               | ✓               | ✓               | ✓               | ✓               | ✓               | ✓               | ✓               | ✓               | ✓               |
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
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](http://walthamforest-consult.limehouse.co.uk/portal)

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.

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.

### Blackhorse Lane Area Action Plan

#### Issues and Options Consultation Slides

**The Past**
- Regeneration plans began in 2005
- Unfortunate timing
- Chance for a re-think
- Previous comments still useful

**Strengths and weaknesses**
- Area provides jobs
- Doesn’t always sit well with residential though; noise, traffic, fumes etc

**Strengths and weaknesses**
- Lack of open space that public can access
- Reservoirs (Walthamstow Wetlands) and Lee Valley Park on doorstep

**Opportunity Sites**
- 10 sites so far
- Known developer interest, and potential regeneration benefits to redeveloping
- Only options, not final proposals

**Station Hub – then and now**
- Now east-west instead of north-south greenspace
- Improves access for all to Lee Valley Park
- Views not exclusive to waters edge – NB building heights too

**Benefits of development**
- Can get developers to fund improvements to area
- But asking for too much means nothing will happen
- So what must be funded?
  - New schools?
  - Improving standard junction? ……

**Benefits of development**
- New links to Lee Valley Park?
- Health, community centres etc?
- Affordable housing?
- Climate change?
- Training schemes for local people?

**Next stages**
- Leaflets to express interest in project
- Preferred Options paper in Summer
- Thanks for listening

---

London Borough of Waltham Forest 7
Meeting with stakeholders, residents, focus groups

2.15 Throughout 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

<table>
<thead>
<tr>
<th>Comments on Main Issues</th>
<th>How the comments informed Preferred Options document</th>
</tr>
</thead>
</table>
| **Strengths** 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. | 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:  
- Section 3.3 (Employment) flags up the important employment role the area provides;  
- 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;  
- Section 3.6 (Public Open Space and Nature Conservation) sets out aspirations for improved public access to Lee Valley Regional Park and Walthamstow Wetlands. |
| **Weaknesses** 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. | 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:  
- Section 3.4 (Neighbourhood Centre) sets out aspirations for the provision of new shops and community facilities in the area;  
- 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;  
- 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. |
| **Opportunities** 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. | 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.  
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. |
<table>
<thead>
<tr>
<th><strong>New development</strong> will bring a need for new education and health facilities, and improving the environment and pedestrian crossings at the Standard Junction.</th>
<th>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. 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.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Support for previous plans</strong> for walking and cycling routes along the waterfront, and better public access into the Lee Valley Regional Park.</td>
<td>Section 3.9 (Transport) set out an approach that prioritises the needs of pedestrians and cyclists through an improved public realm. 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.</td>
</tr>
<tr>
<td><strong>Opposition to high rise</strong> development.</td>
<td>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.</td>
</tr>
<tr>
<td><strong>Support for an emerging creative industries</strong> sector that provides jobs for local people.</td>
<td>Section 3.3 (Employment) sets out an approach to foster the growth of the emerging creative industries sector in the area.</td>
</tr>
<tr>
<td><strong>Flood risk</strong> needs to be considered in new developments.</td>
<td>Section 3.8 (Flood Risk) sets out an approach to minimise flood risk within new developments in the area.</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>BHL Policies</th>
<th>Key Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy BHL1 - Housing Growth</td>
<td>Site BHL1 - Station Hub and Waterfront</td>
</tr>
<tr>
<td>Policy BHL2 - Housing Densities</td>
<td>Site BHL2 North - Car Wash Site</td>
</tr>
<tr>
<td>Policy BHL3 - Household sizes</td>
<td>Site BHL2 South - Blackhorse Road/ Hawarden Road</td>
</tr>
<tr>
<td>Policy BHL4 - Affordable housing</td>
<td>Site BHL3 - Willowfield School, Tavistock Avenue</td>
</tr>
<tr>
<td>Policy BHL5 - Employment</td>
<td>Site BHL4 - Sutherland Road</td>
</tr>
<tr>
<td>Policy BHL6 - Neighbourhood Centre</td>
<td>Site BHL5 - Papermill Place</td>
</tr>
<tr>
<td>Policy BHL7 - Design and Local Character</td>
<td>Site BHL6 - Webb's Industrial Estate</td>
</tr>
<tr>
<td>Policy BHL8 - Public Open Space and Nature Conservation</td>
<td>Site BHL7 - Billet Works</td>
</tr>
<tr>
<td>Policy BHL9 – Walthamstow Wetlands</td>
<td>Site BHL8 - 152/154 Blackhorse Road</td>
</tr>
<tr>
<td>Policy BHL10 - Decentralised Energy</td>
<td>Site BHL9 - Former Essex Arms Public House</td>
</tr>
<tr>
<td>Policy BHL11 - Flood Risk</td>
<td>Site BHL10 - Gun Site Playing Field, Folly Lane</td>
</tr>
<tr>
<td>Policy BHL12 – Sustainable Transport</td>
<td>Site BHL11 - Higham Hill Local Retail Parade</td>
</tr>
<tr>
<td>Policy BHL13 - Social Infrastructure</td>
<td></td>
</tr>
</tbody>
</table>

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 - Statement of Consultation

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 or phone 020 8496 3000.

Press Release for Preferred Options on Waltham Forest News
3.5 **Council’s Website**

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.

3.6 **Consultation Portal**

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](http://walthamforest-consult.limehouse.co.uk/portal)

See para. 2.10 for a view of the consultation portal.

3.7 **Consultation Events**

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

<table>
<thead>
<tr>
<th>Event Date</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wednesday 31 August 2011</td>
<td>4pm – 6pm</td>
</tr>
<tr>
<td>Wednesday 28 September 2011</td>
<td>4pm – 6pm</td>
</tr>
</tbody>
</table>

Consultation Events at Walthamstow Library
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.
Posters for Preferred Options were displayed at Waltham Forest Libraries and Council offices.

A Poster for Preferred Options

Meeting with stakeholders and residents

Throughout 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.

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>
<thead>
<tr>
<th>Theme</th>
<th>Summary of Representation</th>
<th>Summary of Key Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>Boundary should be extended to include residential areas to the south of Coppermill Lane</td>
<td>No change – proposed areas will not be subject to development pressure</td>
</tr>
<tr>
<td>Vision and Objectives</td>
<td>Broadly supported, but should include clearer references to environmental sustainability and high standards of design</td>
<td>Vision and objectives amended to strengthen emphasis that new developments should have high sustainability credentials</td>
</tr>
<tr>
<td>Housing</td>
<td>Opposition from residents to level of anticipated growth and impact on transport network (although proposed densities supported by GLA)</td>
<td>Greater emphasis placed on sustainable transport, and the areas strong accessibility comparative to other parts of the borough</td>
</tr>
<tr>
<td></td>
<td>Opposition to requiring off site affordable housing contributions in Sutherland Rd area</td>
<td>Policy references to off-site contributions in Sutherland Rd removed</td>
</tr>
<tr>
<td>Employment</td>
<td>Broad support for growth of creative industries</td>
<td>Greater detail provided of requirements for new business space</td>
</tr>
<tr>
<td></td>
<td>Apprenticeships could be linked to increasing skills in green industries</td>
<td>Reference to such links inserted as part of justification of employment policy</td>
</tr>
<tr>
<td>Neighbourhood Centre</td>
<td>Support for a new neighbourhood centre, but there is a need for social spaces, not just shops and cafes</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Conflicting views, but overall support for retention of Standard Public House</td>
<td></td>
</tr>
<tr>
<td>Design</td>
<td>Conflicting views on building heights – residents seeking restrictions of 3-4 storeys, whilst developers seeking scope for taller landmark buildings</td>
<td>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</td>
</tr>
<tr>
<td>Theme</td>
<td>Summary of Representation</td>
<td>Summary of Key Changes</td>
</tr>
<tr>
<td>----------------------</td>
<td>------------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Support for incorporation of existing buildings of merit into new developments</td>
<td>Increased references to the benefits of incorporating existing buildings of merit into new developments inserted</td>
<td></td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>Broad support for proposals to open up access to Walthamstow Wetlands, but information on proposals considered too vague in part</td>
<td>Section updated to reflect progress and greater detail of Walthamstow Wetlands project</td>
</tr>
<tr>
<td></td>
<td>Reference should be made to opportunities for investment in Douglas Eyre Playing Fields</td>
<td>Section on ‘discounted sites’ amended and additional reference made in infrastructure plan</td>
</tr>
<tr>
<td></td>
<td>Important to clarify that harm to SPA and Ramsar site from development is unacceptable</td>
<td>Policy amended to reflect the importance of environmental designations</td>
</tr>
<tr>
<td><strong>Decentralised Energy</strong></td>
<td>Broad support for promotion of decentralised energy subject to viability</td>
<td>Section updated to reflect emerging evidence base</td>
</tr>
<tr>
<td></td>
<td>Concern over lack of references to environmental standards for new build</td>
<td>Cross reference to relevant DM policies inserted</td>
</tr>
<tr>
<td><strong>Flood Risk</strong></td>
<td>Broadly supported, with some technical wording alterations suggested from Environment Agency</td>
<td>Policy rephrased as recommended</td>
</tr>
<tr>
<td><strong>Sustainable Transport</strong></td>
<td>Priority to pedestrians and cyclists broadly supported</td>
<td>No change necessary</td>
</tr>
<tr>
<td><strong>Social infrastructure</strong></td>
<td>Standard pub should be retained</td>
<td>Need to protect existing and provide new social infrastructure strengthened</td>
</tr>
<tr>
<td></td>
<td>New infrastructure needed to support growth</td>
<td></td>
</tr>
<tr>
<td><strong>Key sites</strong></td>
<td>Opposition to densities proposed at some sites by residents</td>
<td>More detailed design guidance on key sites provided</td>
</tr>
<tr>
<td></td>
<td>Gun Site Playing Field does not seem to be a key site with</td>
<td>References to site moved to open space chapter</td>
</tr>
<tr>
<td>Theme</td>
<td>Summary of Representation</td>
<td>Summary of Key Changes</td>
</tr>
<tr>
<td>-----------------------</td>
<td>-------------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>a clear proposed use</td>
<td>Stronger references to the role of SIL and focus on brownfield development made within the document</td>
</tr>
<tr>
<td></td>
<td>Uplands Business Park and Kingfisher Sports Ground should not be discounted sites</td>
<td>New site included – Sutherland Road South</td>
</tr>
<tr>
<td></td>
<td>Additional sites in Sutherland Road put forward for inclusion</td>
<td>No change</td>
</tr>
<tr>
<td></td>
<td>Broad support from landowners of several key sites</td>
<td>Justification of why site BHL1 passes the exceptions test inserted to guidance on site</td>
</tr>
<tr>
<td></td>
<td>Evidence needs to be provides that site BHL1 passes the exceptions tests in terms of flood risk</td>
<td>Additional commentary to this effect added to guidance on site BHL4 North and employment section of document</td>
</tr>
<tr>
<td></td>
<td>A strong commitment to removal of meat processors from the Sutherland Road area is needed</td>
<td></td>
</tr>
<tr>
<td>Monitoring</td>
<td>Sustainable travel targets need amending to accord with Waltham Forest LIP2</td>
<td>Targets updated</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>BHL Policies</th>
<th>Opportunity Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy BHL1 - Presumption in Favour of Sustainable Development</td>
<td>Site BHL1 - Station Hub and Waterfront</td>
</tr>
<tr>
<td>Policy BHL2 - Housing Growth</td>
<td>Site BHL2 North - Car Wash &amp; Garage Site</td>
</tr>
<tr>
<td>Policy BHL3 - Housing Densities</td>
<td>Site BHL2 South - Blackhorse Road/Hawarden Road</td>
</tr>
<tr>
<td>Policy BHL4 - Household Sizes</td>
<td>Site BHL3 - Willowfield School, Tavistock Avenue</td>
</tr>
<tr>
<td>Policy BHL5 - Affordable Housing</td>
<td>Site BHL4 North - Sutherland Road</td>
</tr>
<tr>
<td>Policy BHL6 - Employment</td>
<td>Site BHL4 South - Sutherland Road</td>
</tr>
<tr>
<td>Policy BHL7 - Neighbourhood Centre and Local Retail Parades</td>
<td>Site BHL5 - Papermill Place</td>
</tr>
<tr>
<td>Policy BHL8 - Design and Local Character</td>
<td>Site BHL6 - Webb’s Industrial Estate</td>
</tr>
<tr>
<td>Policy BHL9 - Open Space and Nature Conservation</td>
<td>Site BHL7 - Billet Works</td>
</tr>
<tr>
<td>Policy BHL10 - Walthamstow Wetlands and Lee Valley Regional Park</td>
<td>Site BHL8 - 152/154 Blackhorse Road</td>
</tr>
<tr>
<td>Policy BHL11 - Flood Risk</td>
<td>Site BHL9 - Former Essex Arms Public House</td>
</tr>
<tr>
<td>Policy BHL12 - Transport</td>
<td>Site BHL10 – Marine Engine House</td>
</tr>
<tr>
<td>Policy BHL13 - Climate Change and Decentralised Energy</td>
<td>Site BHL11 – Old Coppermill</td>
</tr>
<tr>
<td>Policy BHL14 - Social Infrastructure</td>
<td></td>
</tr>
</tbody>
</table>

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.
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.

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
- 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 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
- 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 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.

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 Throughout 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.
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 complied 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.

<table>
<thead>
<tr>
<th>Section</th>
<th>No. of Written Comments received</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction</td>
<td>19</td>
</tr>
<tr>
<td>2. Vision and Objectives</td>
<td>3</td>
</tr>
<tr>
<td>3. Key Policy Areas</td>
<td></td>
</tr>
<tr>
<td>Policy BHL1 - Presumption in Favour of Sustainable Development</td>
<td>0</td>
</tr>
<tr>
<td>Policy BHL2 - Housing Growth</td>
<td>1</td>
</tr>
<tr>
<td>Policy BHL3 - Housing Densities</td>
<td>2</td>
</tr>
<tr>
<td>Policy BHL4 - Household Sizes</td>
<td>4</td>
</tr>
<tr>
<td>Policy BHL5 - Affordable Housing</td>
<td>2</td>
</tr>
<tr>
<td>Policy BHL6 - Employment</td>
<td>4</td>
</tr>
<tr>
<td>Policy BHL7 - Neighbourhood Centre and Local Retail Parades</td>
<td>4</td>
</tr>
<tr>
<td>Policy BHL8 - Design and Local Character</td>
<td>4</td>
</tr>
<tr>
<td>Policy BHL9 - Open Space and Nature Conservation</td>
<td>3</td>
</tr>
<tr>
<td>Policy BHL10 - Walthamstow Wetlands and Lee Valley Regional Park</td>
<td>3</td>
</tr>
<tr>
<td>Policy BHL11 - Flood Risk</td>
<td>2</td>
</tr>
<tr>
<td>Policy BHL12 - Transport</td>
<td>1</td>
</tr>
<tr>
<td>Policy BHL13 - Climate Change and Decentralised Energy</td>
<td>1</td>
</tr>
<tr>
<td>Policy BHL14 - Social Infrastructure</td>
<td>0</td>
</tr>
</tbody>
</table>

| 4. Opportunity Sites | |
| 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

#### 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)
Appendix 1

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 12th June 2006 until 31st 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.
Appendix 2

Blackhorse Lane Interim Planning Policy Framework
Stakeholder and Community Engagement Activities

The consultation period ran for 6 weeks from 5th June to 17th 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 28th 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

<table>
<thead>
<tr>
<th>Barts Heath NHS Trust</th>
<th>London Legacy Development Corporation</th>
</tr>
</thead>
<tbody>
<tr>
<td>British Airports Authority</td>
<td>London Local Enterprise Partnership</td>
</tr>
<tr>
<td>British Gas PLC</td>
<td>Metropolitan Police Authority/Service</td>
</tr>
<tr>
<td>British Telecom</td>
<td>Mobile Operators Association</td>
</tr>
<tr>
<td>British Waterways</td>
<td>National Grid</td>
</tr>
<tr>
<td>Civil Aviation Authority</td>
<td>Natural England</td>
</tr>
<tr>
<td>Corporation of London</td>
<td>Network Rail</td>
</tr>
<tr>
<td>Crossness Sewage Treatment Works</td>
<td>Network Rail Infrastructure Limited</td>
</tr>
<tr>
<td>Department of Communities and Local Government</td>
<td>NHS London</td>
</tr>
<tr>
<td>EDF Energy</td>
<td>NHS Waltham Forest</td>
</tr>
<tr>
<td>English Heritage</td>
<td>North East London NHS Foundation Trust</td>
</tr>
<tr>
<td>Environment Agency</td>
<td>Ex-Olympic Park Legacy Company</td>
</tr>
<tr>
<td>Epping Forest District Council</td>
<td>Open Spaces Department - Epping Forest</td>
</tr>
<tr>
<td>Essex County Council</td>
<td>Orange Communications Ltd</td>
</tr>
<tr>
<td>Highways Agency</td>
<td>Secretary of State for Transport</td>
</tr>
<tr>
<td>Homes and Communities Agency</td>
<td>Superintendent of Epping Forest</td>
</tr>
<tr>
<td>Kennet Properties (For Thames Water)</td>
<td>Thames Water</td>
</tr>
<tr>
<td>Lee Valley Regional Park Authority</td>
<td>The Coal Authority</td>
</tr>
<tr>
<td>London Borough of Enfield</td>
<td>The Conservators of Epping Forest</td>
</tr>
<tr>
<td>London Borough of Hackney</td>
<td>The Greater London Authority</td>
</tr>
<tr>
<td>London Borough of Haringey</td>
<td>Ex-The Olympic Delivery Authority</td>
</tr>
<tr>
<td>London Borough of Newham</td>
<td>Transport for London</td>
</tr>
<tr>
<td>London Borough of Redbridge</td>
<td>Transport for London - London Rail</td>
</tr>
<tr>
<td>London City Airport</td>
<td>UK Power Networks (Operations) Ltd</td>
</tr>
<tr>
<td>London Development Agency</td>
<td>Vodafone Limited</td>
</tr>
<tr>
<td></td>
<td>Waltham Forest Primary Care Trust/Clinical Commissioning Group</td>
</tr>
</tbody>
</table>
### General Consultation Bodies

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>13+ Youth Lounge</td>
</tr>
<tr>
<td>2012 Services UK Ltd.</td>
</tr>
<tr>
<td>21st Century Chill Out Zone</td>
</tr>
<tr>
<td>27th Chingford Scout Group</td>
</tr>
<tr>
<td>2nd Chingford Brownies</td>
</tr>
<tr>
<td>2nd Chingford Guide Company</td>
</tr>
<tr>
<td>3rd Chingford Brownie Pack</td>
</tr>
<tr>
<td>406/416 Forest Road Tenants and Residents Association</td>
</tr>
<tr>
<td>491 Gallery Sustainable Community Regeneration art Project</td>
</tr>
<tr>
<td>7th Chingford (St Annes) Scout Group</td>
</tr>
<tr>
<td>7th Chingford Beavers (St Annes)</td>
</tr>
<tr>
<td>A S Z Partners Ltd</td>
</tr>
<tr>
<td>A Total Kleaning</td>
</tr>
<tr>
<td>AB Planning &amp; Development Limited</td>
</tr>
<tr>
<td>Abbey National Plc</td>
</tr>
<tr>
<td>Abbots Park/Midland Road Neighbourhood Group</td>
</tr>
<tr>
<td>A-C.EA</td>
</tr>
<tr>
<td>Access Plant (Hire &amp; Sales) Ltd.</td>
</tr>
<tr>
<td>Accommodation for Voluntary and Community groups</td>
</tr>
<tr>
<td>Acorn Films</td>
</tr>
<tr>
<td>Addison Road Medical Practice</td>
</tr>
<tr>
<td>Adrian Salt And Pang</td>
</tr>
<tr>
<td>Advance Apparel Ltd.</td>
</tr>
<tr>
<td>Africa Foundation Stone</td>
</tr>
<tr>
<td>African Caribbean Educational Project</td>
</tr>
<tr>
<td>African Caribbean Women’s Development Centre</td>
</tr>
<tr>
<td>African Child Support</td>
</tr>
<tr>
<td>African Families Moot Association</td>
</tr>
<tr>
<td>African Heritage and Educational Centre</td>
</tr>
<tr>
<td>African Heritage and Welfare Trust</td>
</tr>
<tr>
<td>African Welfare Association</td>
</tr>
<tr>
<td>Africentric Education Institute</td>
</tr>
<tr>
<td>Afro Caribbean Elders Association</td>
</tr>
<tr>
<td>Afro-Caribbean Senior Citizens</td>
</tr>
<tr>
<td>Age Concern Waltham Forest</td>
</tr>
<tr>
<td>AKA Planning</td>
</tr>
<tr>
<td>Akhtar-zia Literary Trust</td>
</tr>
<tr>
<td>Al’ Anam Asian Family Support Group</td>
</tr>
<tr>
<td>Al Birr Foundation Uk</td>
</tr>
<tr>
<td>Alan Wipperman &amp; Co (on behalf of Walthamstow Stadium Ltd)</td>
</tr>
<tr>
<td>Aldriche Way Tenants and Residents Association</td>
</tr>
<tr>
<td>Algerian Education Project</td>
</tr>
<tr>
<td>Algerian Welfare Association</td>
</tr>
<tr>
<td>All Saints Church</td>
</tr>
</tbody>
</table>
### 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
- Bhuve 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
- Centre for Children
- 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
Congolese 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
Disablility 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)
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
Eastiders
Ecclesbourne
Eddie Andrews Ltd
Education Otherwise Association Limited
Ellingham Employment Services
ELOP Ltd
Emmanual Allanah 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 Maid
Expressions Vocal & Music Technology
Fairview New Homes
Farming and Rural Conservation Agency
FEPTRA
Ferndale Area Residents Association
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 Abbotts Park
Friends of Epping Forest
Friends of Langthorne Park
Friends of the Earth
Friends of Vestry Road & Wingfield Parks
Friendship Gardens
Fusion 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
Hillbore Court Resident Association
Hills Newsagents
Hills Prosecpt 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
Huseyin Demirbas
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
Kelmscott Judo Club
Kelmscott Netball Club
Ken Judge & assoc
Kidz Club
Kim Son Limited
King Sturje LLP
Kiran's Asian Women's Aid
Kirkwell
KJ Academy
Knight Frank
Kreative Culture Klub
Kush Housing Association
### 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
<table>
<thead>
<tr>
<th>General Consultation Bodies</th>
<th>General Consultation Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council (LETEC)</td>
<td>MGS</td>
</tr>
<tr>
<td>London Enterprise Panel</td>
<td>Michael Sierens Associates</td>
</tr>
<tr>
<td>London Fire &amp; Emergency Planning Authority</td>
<td>Millennium Nursing Care</td>
</tr>
<tr>
<td>London Fire Brigade and Civil Defence Authority</td>
<td>Millfield Area Tenants and Residents Association</td>
</tr>
<tr>
<td>London Gypsy and Traveller Unit</td>
<td>Millfields Users’ Group</td>
</tr>
<tr>
<td>London Historic Parks and Gardens Trust</td>
<td>Mills Court Tenants and Residents Association</td>
</tr>
<tr>
<td>London Natural History Society</td>
<td>MIND in Waltham Forest</td>
</tr>
<tr>
<td>London Playing Fields Foundation</td>
<td>Ministry of Defence</td>
</tr>
<tr>
<td>London Playing Fields Society</td>
<td>Mono Consultants Limited</td>
</tr>
<tr>
<td>London TravelWatch</td>
<td>Montagu Evans</td>
</tr>
<tr>
<td>Longshaw Primary School</td>
<td>Montague Action Cmt Tenants and Residents Association</td>
</tr>
<tr>
<td>Look Ahead Housing Association</td>
<td>MP for Chingford &amp; Woodford Green</td>
</tr>
<tr>
<td>Lote Tree Trust</td>
<td>MRC Le Chandelier</td>
</tr>
<tr>
<td>Low Hall Farm Allotments</td>
<td>Multicultural Asian Society</td>
</tr>
<tr>
<td>Low Hall Lane Allotments</td>
<td>Music in the Village</td>
</tr>
<tr>
<td>Low Hall Pump House</td>
<td>Muslim Advisory and Community Welfare Council</td>
</tr>
<tr>
<td>LSP Housing Partnership</td>
<td>Muslim Community Trust</td>
</tr>
<tr>
<td>Lynyard Gable</td>
<td>Muslim Women's Welfare Association</td>
</tr>
<tr>
<td>M.S. Action Ltd</td>
<td>Nathaniel Lichfield and Partners</td>
</tr>
<tr>
<td>MacDonald Egan</td>
<td>National Association of Gypsy and Traveller Officers</td>
</tr>
<tr>
<td>Mace Express</td>
<td>National Childminding Association</td>
</tr>
<tr>
<td>Majer Design Services</td>
<td>National Express</td>
</tr>
<tr>
<td>Majlis Waris Shah - UK</td>
<td>National Gypsy Council</td>
</tr>
<tr>
<td>Maldon District Council</td>
<td>National Romani Rights Association</td>
</tr>
<tr>
<td>Mall Management</td>
<td>Natwest Bank</td>
</tr>
<tr>
<td>Mandora Leathercraft</td>
<td>Net Kitchens Direct</td>
</tr>
<tr>
<td>Manna Consultancy</td>
<td>Network Rail East Anglia Region</td>
</tr>
<tr>
<td>Manor Gardening Society</td>
<td>New Citizens Voice</td>
</tr>
<tr>
<td>Marian Mission for the Poor, Marian Mission Educational and Family Support Centre</td>
<td>New eVideo Company</td>
</tr>
<tr>
<td>Marine Management Organisation</td>
<td>New Lammas Lands Defence Committee</td>
</tr>
<tr>
<td>Mark Nathan Building Consultants</td>
<td>New Spitalfields Market</td>
</tr>
<tr>
<td>Marlowe Road Tenants and Residents Association</td>
<td>New Testament Assembly Community Projects</td>
</tr>
<tr>
<td>Association</td>
<td>Nexus Community Saturday School</td>
</tr>
<tr>
<td>Marshalls</td>
<td>Nexus Supplementary School</td>
</tr>
<tr>
<td>Martineau</td>
<td>Nicholas Pearson Associates</td>
</tr>
<tr>
<td>Masanka Mulamba</td>
<td>Nigel Ian Girling FRICS</td>
</tr>
<tr>
<td>Matagg Ltd.</td>
<td>Nigerian Community in Waltham Forest</td>
</tr>
<tr>
<td>Matchbench Ltd</td>
<td>NLLDC</td>
</tr>
<tr>
<td>Matson Court Tenants and Residents Association</td>
<td>Norlington Action Group</td>
</tr>
<tr>
<td>Matthews The Printers</td>
<td>Norlington School for Boys</td>
</tr>
<tr>
<td>Mauritian Islamic Welfare Association</td>
<td>North Chingford Toy Library</td>
</tr>
<tr>
<td>Mayville Primary School</td>
<td>North Hertfordshire District Council</td>
</tr>
<tr>
<td>Mc Guffin Film &amp; Television Society</td>
<td>North London Business</td>
</tr>
<tr>
<td>McCarthy &amp; Stone</td>
<td></td>
</tr>
<tr>
<td>McDonalds Restaurants Ltd</td>
<td></td>
</tr>
<tr>
<td>McNicholas</td>
<td></td>
</tr>
<tr>
<td>Mediterranean Resources Network</td>
<td></td>
</tr>
<tr>
<td>Mehfil-E-Zauq (London)</td>
<td></td>
</tr>
</tbody>
</table>

London Borough of Waltham Forest
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
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
## 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
- Science
- 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
<table>
<thead>
<tr>
<th>General Consultation Bodies</th>
<th>General Consultation Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Cinema Organ Society</td>
<td>Traer Clark Architects</td>
</tr>
<tr>
<td>The Corner Stone</td>
<td>Transport &amp; Recycling Focus Groups</td>
</tr>
<tr>
<td>The Cornerstone</td>
<td>Transport 2000</td>
</tr>
<tr>
<td>The Drive Tenants and Residents Association</td>
<td>Transport and General Workers Union</td>
</tr>
<tr>
<td>The Empress Group</td>
<td>Transport Focus Group</td>
</tr>
<tr>
<td>The Firs</td>
<td>Traveller Law Reform Project</td>
</tr>
<tr>
<td>The Forest Challengers</td>
<td>Trelawn Residents Association</td>
</tr>
<tr>
<td>The Friends of Cann Hall Park</td>
<td>Trojan Motor Vehicle Services</td>
</tr>
<tr>
<td>The Friends of Henry Reynolds Gardens</td>
<td>Tucibambe Agricultural Co-operative</td>
</tr>
<tr>
<td>The Friends of Langthorne Park</td>
<td>Turley Associates</td>
</tr>
<tr>
<td>The Friends of Lloyd Park</td>
<td>Tweedale</td>
</tr>
<tr>
<td>The Friends of Stoneydown Park</td>
<td>Twentieth Century Society</td>
</tr>
<tr>
<td>The Friends of Thomas Samuel Park</td>
<td>United Reformed Church</td>
</tr>
<tr>
<td>The Friends of Vestry &amp; Wingfield Park</td>
<td>Unity Hall User Groups Association</td>
</tr>
<tr>
<td>The Girl Guide Association</td>
<td>Universal Church of the Kingdom of God</td>
</tr>
<tr>
<td>The Gp Centre</td>
<td>University College London (UCL)</td>
</tr>
<tr>
<td>The Health Works Complementary Health Centre</td>
<td>University of Westminster</td>
</tr>
<tr>
<td>The Hiltongrove Business Centre</td>
<td>Urban Design London</td>
</tr>
<tr>
<td>The Lammas School</td>
<td>Urban Futures London Ltd</td>
</tr>
<tr>
<td>The Limes Centre</td>
<td>URS Scott Wilson</td>
</tr>
<tr>
<td>The Lloyd Park Centre (Building for a Brighter Future)</td>
<td>Utlesford District Council</td>
</tr>
<tr>
<td>The Lower Lea Project</td>
<td>VAWF Community Network</td>
</tr>
<tr>
<td>The Mall Corporation</td>
<td>Vehicle Recycling &amp; Recovery Operators</td>
</tr>
<tr>
<td>The Microfaculty</td>
<td>Victim Support Waltham Forest</td>
</tr>
<tr>
<td>The National Federation of Gypsy Liaison Groups</td>
<td>Victorian Society</td>
</tr>
<tr>
<td>The Oldchurch Surgery</td>
<td>Vitesse Mailing Limited</td>
</tr>
<tr>
<td>The Olympic Park Legacy Company</td>
<td>Voluntary Action Waltham Forest</td>
</tr>
<tr>
<td>The Planning Bureau Limited</td>
<td>VT Education and Skills</td>
</tr>
<tr>
<td>The Plough Inn (Public House)</td>
<td>Wadham Pre-School</td>
</tr>
<tr>
<td>The Restore Hope Mission</td>
<td>Walnut Court &amp; Vallentin Road Tenants and Residents Association</td>
</tr>
<tr>
<td>The Ridgeway Surgery</td>
<td>Waltham Forest Access Alliance</td>
</tr>
<tr>
<td>The Samaritans of Waltham Forest</td>
<td>Waltham Forest Agenda 21 Open Spaces and Nature Conservation</td>
</tr>
<tr>
<td>The Threatres Trust</td>
<td>Focus Group</td>
</tr>
<tr>
<td>The Tooley &amp; Foster Partnership</td>
<td>Waltham Forest Allotment Holders Association</td>
</tr>
<tr>
<td>The Village Pre-School</td>
<td>Waltham Forest Allotment Holders Association</td>
</tr>
<tr>
<td>The Woodland Trust</td>
<td>Waltham Forest and Redbridge Green party</td>
</tr>
<tr>
<td>The Woodside School</td>
<td>Waltham Forest Arts in Education Network</td>
</tr>
<tr>
<td>The Word Family Support Project</td>
<td>Waltham Forest Asian Arts Council</td>
</tr>
<tr>
<td>Theatre Confetti</td>
<td>Waltham Forest Asian Mothers Group</td>
</tr>
<tr>
<td>Thornhill Gardens Community Association</td>
<td>Waltham Forest Bilingual Group</td>
</tr>
<tr>
<td>Three Rivers District Council</td>
<td>Waltham Forest Black Mentor Group</td>
</tr>
<tr>
<td>Time of Our Lives Community Music</td>
<td>Waltham Forest Black People's Mental Health Association</td>
</tr>
<tr>
<td>Theatre Ltd</td>
<td>Waltham Forest Blind Association</td>
</tr>
<tr>
<td>Tinkerbell Day Nursery</td>
<td>Waltham Forest BME Alliance</td>
</tr>
<tr>
<td>T J Morgan</td>
<td>Waltham Forest Business Forum</td>
</tr>
<tr>
<td>Today UK Ltd</td>
<td>Waltham Forest Cameroonian and Friends Association</td>
</tr>
<tr>
<td>Together - Young Persons Centre</td>
<td>Waltham Forest Carers Association</td>
</tr>
<tr>
<td>Total Security Services Ltd</td>
<td>Waltham Forest Childminding Project</td>
</tr>
<tr>
<td>Toucan Tool Ltd</td>
<td></td>
</tr>
</tbody>
</table>
### 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
<table>
<thead>
<tr>
<th>General Consultation Bodies</th>
<th>General Consultation Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodcraft Folk</td>
<td>Yellow Advertiser Publications Ltd</td>
</tr>
<tr>
<td>Woodhall Consultants</td>
<td>Youth Unlimited</td>
</tr>
<tr>
<td>Woodhouse Players</td>
<td>Zema</td>
</tr>
<tr>
<td>Woodlands E4 Day Nursery</td>
<td>Zig Zag Children's Service</td>
</tr>
<tr>
<td>Workplace Mediation Ltd</td>
<td></td>
</tr>
<tr>
<td>Workspace Group Plc</td>
<td></td>
</tr>
<tr>
<td>WTAA Ltd</td>
<td></td>
</tr>
</tbody>
</table>
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
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)
Questionnaire Leaflet for Consultation on the Blackhorse Lane Area Action Plan Issues and Options

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

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 26th 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

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.
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:

| Comment MD | These are both fine documents but still are aspirational, we have witnessed similar documents before but with little product. |
| Question EV | 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? |
| Answer GG | This is not so much of an issue as this is for consultation only at this stage. |
| Question MD | 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. |
| Response GG | I do accept that and we will extend the consultation period until the end of September. |
| Question AM | 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? |
| Answer IB | 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. |
| Question TW | What is the purpose of the AAPs and how do they fit in with the LDF. |
| Answer GG | 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. |
| Comment BS | 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. |
| Comment ML | 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. |
| Question RS | Can you clarify the situation regarding the Gun site play area. |
| Answer JJ | This play site is shrinking and we believe that extension of the adjoining burial site is a suitable use for it. |
| Comment GL | 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. |
| Response GG | We have been informed that the owners of the building are looking to redevelop the site – hence the reclassification. |
| Comment EV | 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. |
| Comment MD | 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. |
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 22nd August and 30th 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](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 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.

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

### Do you agree with the proposed boundary for the AAP?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>4</td>
</tr>
</tbody>
</table>

### Options

#### Do you agree with the vision?

<table>
<thead>
<tr>
<th>Strongly Agreed</th>
<th>Agreed</th>
<th>Neutral</th>
<th>Disagreed</th>
<th>Strongly Disagreed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Objective 1 - A Neighbourhood Centre.

<table>
<thead>
<tr>
<th>Objective 2 - A Place to Live.</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
</tr>
</tbody>
</table>

#### Objective 3 - A Green Place.

<table>
<thead>
<tr>
<th>Objective 4 - A Well Designed Place.</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
</tr>
</tbody>
</table>

#### Objective 5 - A Place to do Business and for Creative Industries.

<table>
<thead>
<tr>
<th>Objective 6 - A Sustainable Place.</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
</tr>
</tbody>
</table>

#### Objective 7 - A Connected Place.

<table>
<thead>
<tr>
<th>Objective 8 - A Community Place.</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
</tr>
</tbody>
</table>

### Policies BHL1-4 Housing

#### 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.

<table>
<thead>
<tr>
<th>B) Higher density developments should be focussed around Blackhorse Road Station.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

#### C) Financial contributions towards off-site affordable housing should be sought on applications in the Sutherland Road area.

<table>
<thead>
<tr>
<th>D) Seeking generous room sizes in schemes with a high proportion of one and two bedroom properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

### Policy BHL5 - Employment

#### A) Attracting creative industries and small businesses to the area as part of mixed use developments.

<table>
<thead>
<tr>
<th>B) Directing general industrial, storage, manufacturing and distribution uses to land designated as SIL.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

#### C) Requiring redevelopment of any other existing employment areas to secure an increase in the number of jobs provided on site.

<table>
<thead>
<tr>
<th>D) Supporting uses that offer education and training opportunities for local residents within new, mixed use developments, outside of land designated as SIL.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

#### E) Supporting the refurbishment of existing industrial buildings of architectural merit where viable; to provide new employment space for small and medium businesses.

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

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agreed</th>
<th>Agreed</th>
<th>Neutral</th>
<th>Disagreed</th>
<th>Strongly Disagreed</th>
</tr>
</thead>
<tbody>
<tr>
<td>B) Priority should be given to pedestrians and cyclists.</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Enhanced pedestrian and cycle access to Lee Valley Park should be sought.</td>
<td>4</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) New developments should help fund sustainable transport projects, such as improvements to the Standard Junction.</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E) Encourage car free developments on sites close to Blackhorse Road Station.</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Policy BHL13 – Social Infrastructure**

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agreed</th>
<th>Agreed</th>
<th>Neutral</th>
<th>Disagreed</th>
<th>Strongly Disagreed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) That health, education, and green public open spaces are the highest priority elements of social infrastructure for the area.</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) That we should seek to incorporate or replace the Standard Pub in the redevelopment of the Station Hub site.</td>
<td>0</td>
<td>4</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>C) Resisting the loss of key social infrastructure in new developments.</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Implementation**

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agreed</th>
<th>Agreed</th>
<th>Neutral</th>
<th>Disagreed</th>
<th>Strongly Disagreed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Improved pedestrian links across the Standard Junction.</td>
<td>4</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) New physical links into Walthamstow Wetlands/ Lee Valley Regional Park.</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Environmental enhancements to Forest Road as the gateway access into Walthamstow Wetlands.</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) The extension of the Lee Valley towpath to the Olympic Park.</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E) The provision of new education and health facilities.</td>
<td>2</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Key Sites**

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agreed</th>
<th>Agreed</th>
<th>Neutral</th>
<th>Disagreed</th>
<th>Strongly Disagreed</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Site BHL2 North (Car Wash Site) for mixed use, incorporating ground floor commercial units and approximately 100 residential units above.</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Site BHL2 South (Blackhorse Road/ Hawarden Road) for a new secondary school.</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Site BHL3 (Willowfield School) for education uses.</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Site BHL4 (Sutherland Road) for mixed use, incorporating approximately 150 homes, a medical centre, and B1 units for creative industries.</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Site BHL6 (Webb's Industrial Estate) for mixed use, incorporating 250 homes, space for small businesses, small local convenience shopping, and community uses.</td>
<td>2</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Site BHL7 (Billet Works) for approximately 500 homes, compatible B1 employment uses, social infrastructure, and small scale retail.</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Site BHL8 (152/154 Blackhorse Road) for ground floor commercial uses with approximately 50 residential units above.</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Options</td>
<td>Strongly Agreed</td>
<td>Agreed</td>
<td>Neutral</td>
<td>Disagreed</td>
<td>Strongly Disagreed</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>-----------------</td>
<td>--------</td>
<td>---------</td>
<td>-----------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Site BHL9 (Former Essex Arms Public House) for mixed use incorporating</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>residential and social infrastructure or small scale convenience retail (i.e. less than 500m2).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site BHL10 (Gun Site Playing Field) removal of playing field designation.</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Site BHL11 (Higham Hill Local Retail Parade) for retail uses, particularly A1 uses.</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
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.
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 18th March and 29th 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
by viewing and sending online comments at: [http://walthamforest-consult.limehouse.co.uk/portal](http://walthamforest-consult.limehouse.co.uk/portal)

other alternative formats of the document are available on request at 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 29th April 2013**.

- **PREFERRED METHOD** - Online response: [http://walthamforest-consult.limehouse.co.uk/portal](http://walthamforest-consult.limehouse.co.uk/portal)
- Email: 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 cooperate