Statement of Common Ground

The London Borough of Waltham Forest and Hollivale Blackhorse Lane LLP wish to make the following ‘Statement of Common Ground’ in relation to the Blackhorse Lane Area Action Plan.

In response to the Blackhorse Lane Area Action Plan Proposed Submission (document ref: BHLSD1), Hollivale Blackhorse Lane LLP made representations regarding the need to provide for student housing within the plan area, and the importance of viability matters in determining the housing mix coming forward on opportunity sites.

A full copy of the Hollivale Blackhorse Lane LLP representations can be viewed in document BHLSD7 – Blackhorse Lane Area Action Plan – Consultation Report Part 3 – Copies of Representations – Regulation 22(1)(d).

Since these representations were made, both parties have engaged in productive dialogue and reached common ground on the issues raised.

Both parties are satisfied that modification numbers 6, 8, 73 and 75 from the Schedule of Post Publication Modification (document ref: BHLSD2) ensure the plan adequately provides for student housing without compromising the delivery of new market and affordable housing, or the Council’s intention to secure high quality schemes and a mixed and balanced community. Both parties also agree that the subtle wording alteration put forward in modification number 10 enables adequate consideration of viability factors when determining the housing mix in new developments.

Regarding other modifications that relate to the Station Hub and Waterfront Site, (i.e. modification numbers 71, 72, 74, 76, 77-79) both parties are largely in agreement on these. However, some minor errors within these have been brought to the Council’s attention. To rectify these, the Council therefore puts forward the following additional modifications, which are supported by Hollivale Blackhorse Lane LLP:

1) Modification number 71 – rephrase to read:

“2013 – Approval of redevelopment of part of site to provide 483 residential dwellings, 519 rooms of student accommodation, 1080m2 of retail space, 305m2 of B1 space, and provision of a linear park.”

(Justification – to correct a typo)

2) Modification number 76 – rephrase to read:

“The size and location of the site, and scale of development planned offers opportunities for the incorporation of a new energy centre to serve multiple
development phases as part of the Upper Lee Valley Decentralised Energy Network. This is in addition to the 2 energy centres already approved to serve the first phase of development, which will be ‘connection ready’ to the wider network. Given the prominent location of the site, the incorporation of a new energy centre will need to be sensitively incorporated so it does not undermine opportunities for a high quality design at this gateway location.”

(Justification – to clarify the opportunity for a new energy centre as part of the Upper Lee Valley Decentralised Energy Network is additional to the 2 already approved as part of the recent planning permission for the first phase of development).