Statement of Common Ground

The London Borough of Waltham Forest and Transport for London (Property Development Team), 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), Transport for London made representations concerning the Council’s approach to building heights and family housing. A full copy of the Transport for London’s representations can be viewed in document BHLSD7 – Blackhorse Lane Area Action Plan – Consultation Report Part 3 – Copies of Representations – Regulation 22(1)(d). The key issues raised relate to how policy wording may affect the viability of opportunity sites.

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 the subtle wording alteration put forward in modification number 10 from the Blackhorse Lane Area Action Plan Schedule of Post Publication Modifications (document ref: BHLSD2) would enable viability to be considered when determining housing mix, whilst still providing a clear steer of the Council’s intention to secure mixed and balanced communities. Transport for London also acknowledges that removing any reference to a 30% target in the plan area would mean that the 50% target from the Development Management Policies DPD (document ref: KE181) would apply.

Regarding building heights, Transport for London are satisfied with the Council’s consultation response as set out in the Blackhorse Lane AAP Consultation Report Part 1 (document ref: BHLSD5 – page 38). Both parties are in agreement that the final sentence of paragraph 3.5.13 of the AAP ensures that an appropriate balance has been struck within the plan; in terms of ensuring a rigid limit is not imposed on development proposals; whilst still providing a clear steer of what is likely to be considered acceptable based on local context.

As this statement demonstrates that both parties have now reached agreement on the issues previously raised, Transport for London (Property Development Team) would also like to confirm that they no longer feel it necessary to attend the hearing.