London Borough of Waltham Forest Examination in Public
Blackhorse Lane Area Action Plan (AAP)

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Dear Mr Walsh,

Blackhorse Lane AAP

In accordance with the timetable previously indicated the Inspector has started to look at this in some detail. As a result the Inspector would like to formally raise the following matter with the Council and invite them to place this and their response on its website:

“The Schedule of Post Publication Modifications tells me that the Council has granted planning permission on site No BHL1(a), which I understand is known as the Mandora site. I attach what I understand to be the relevant Committee report; confirmation is sought. There are 2 aspects on which comments are sought insofar as they relate to main issues 5 [BHL7] and 6 [BHL8]. It appears from my reading of the report that the Council has granted planning permission for: (i) A3 and A1 uses outside of the proposed neighbourhood centre, i.e. in Block P and the Blackhorse Lane frontage to the south of the road junction, south of Block P, respectively; and (ii) development of up to 8-storeys in height.

That Committee report also refers to another application with the BHL1 site, on land at Ferry Lane Industrial Estate and again I attach what I understand to be the relevant Committee report; confirmation is sought. It appears from my reading of the report that the Council has again granted planning permission for: (i) A1 and A3 uses outside of the proposed neighbourhood centre; and (ii) on this site the development would be up to 9-storeys in height. Amongst other things paragraph 10.22 of the latter report says: "the development is contextualised by the Mandora scheme where the southern boundary reaches 8 storeys. As such, it is not considered that the development is excessive in scale or height", but I consider that comment is likely to apply equally to the remaining Station Hub sites such as 1c and 1d and, potentially, more widely.

With respect the Council's response to main issues 5 and 6 do not appear to have taken account of these 'real world' considerations and I would therefore like the Council's comments on whether this materially impacts on the position that it takes in relation to main issue 5 and, particularly, main issue 6.

Finally confirmation is sought that I should update the AAP to reflect, in particular, the grant of planning permission on the Ferry Lane Industrial Estate, e.g. the planning history to BHL1 and section 5.3. In this regard the Council should also confirm whether there are any other major planning permissions that I should be aware of on the opportunity sites.”
Given the Inspector’s reporting schedule he would invite the Council's comments within 7 days. However if you find that you cannot respond within this timeframe the Inspector is happy to work with the Council to agree a timetable.

Yours sincerely,

Andrea Copsey  
Local Plans Programme Officer