Walthamstow Town Centre Area Action Plan

Statement of Consultation

Regulation 22(1)(c)

September 2013
INTERPRETING AND TRANSLATION ASSISTANCE

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Walthamstow Town Centre 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 Walthamstow Town Centre 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 Walthamstow Town Centre 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 Walthamstow Town Centre Area Action Plan has complied with the requirements of the Government Regulations and the Council’s adopted Statement of Community Involvement.

| Consultation on Walthamstow Town Centre Area Action Plan Issues and Options | 25 Feb - 25 Mar 2011 |
| Submission of Walthamstow Town Centre Area Action Plan with Consultation Reports, Sustainability Appraisal, Equality Impact Assessment, Habitat Regulations Assessment, Statements of Consultation and Duty to Co-operate | Sept 2013 |
| Examination in Public (EIP) | Jan 2014 |
| Adoption of Walthamstow Town Centre Area Action Plan | Jun 2014 |
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 Walthamstow Town Centre Area Action Plan - Issues and Options benefited from the key findings at Appendix 1 of public consultations on the Walthamstow Town Centre Interim Planning Policy Framework (IPPF). The IPPF was developed in 2007 with over 120,000 residents, businesses, market traders and other stakeholders had the opportunity to view the options through widespread leafleting in the town centre, at transport nodes, through faith centres, public buildings, schools and colleges and through the 110,000 circulation of Waltham Forest Magazine. See Appendix 2 regarding public consultations for the IPPF.

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 Walthamstow Town Centre 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 Walthamstow Town Centre. 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.
Walthamstow Town Centre Area Action Plan - Statement of Consultation

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 Walthamstow Town Centre 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 | Walthamstow News (free local paper) | Local & Specialist Press | Liaison via Gypsy & Traveller Development Officer | Focus Groups | One to One sessions | Surveys/Community Workshops | Stakeholder meetings/Local Strategic Partnership |
| Issues & Options | Issues & Options | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Preferred Options | Preferred Options | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Submission | 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 Walthamstow Town Centre 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 Walthamstow Town Centre Interim Planning Policy Framework and Master Plan) were made available on the Council’s website for viewing/downloading.
2.10 Residents/stakeholders/businesses were invited to send their comments to the Council by post/email to planning.policy@walthamforest.gov.uk

2.11 Notification for the preparation of Walthamstow Town Centre 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
Consultation Letters

2.12 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

2.13 Leaflets were distributed to highlight the main issues/problems in Walthamstow Town Centre area.

Questionnaires

2.14 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 Walthamstow Town Centre
- I think the main problems in Walthamstow Town Centre are as follows
- I think the following should be considered as “Top 3 Priorities” for the Walthamstow Town Centre Area Action Plan to address
- I think the following sites should be considered for redevelopment as part of the Walthamstow Town Centre 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

2.15 Consultations with Ward/Business Forums were held to discuss various issues and options, problems and opportunities in Walthamstow Town Centre during the consultation period. Some consultation slides are shown below.

Walthamstow Town Centre Area Action Plan
Issues and Options Consultation Slides

Walthamstow Town Centre AAP
- The AAPs will help encourage investment and plan for growth in the town centre.
- They will help create new jobs, new housing, open spaces, shops, educational facilities and improved transport.
- The AAPs will also help protect what already exists in the area.
- The AAPs will provide a planning policy framework to further increase both areas appeal and the provision of services.

There are opportunities to redevelop key sites in these areas which could bring about significant investment.

Key Issues/Opportunities
- What types of new housing should be provided and where?
  1. Housing close to the stations
  2. Housing in the part of mixed use
  3. Housing above shops
  4. Affordable housing
  5. Family Housing
- What new facilities/services should be provided for in the centre?
  1. Additional retail capacity
  2. Flexible Office space – assist local business — diversity & balance the local economy
  3. New community facilities
- How do we encourage more people to shop in and visit the centre?
  1. Currently a limited leisure and entertainment offer.
  2. Improved transport link to Centre
  3. Further diversify the retail offer — broaden the range of uses
  4. Opportunity to build on the number of independent shops and cultural diversity

AAP Site Map
- What types of uses should we propose on "key sites" within the centre?

Meeting with stakeholders, residents, focus groups

2.16 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

2.17 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 Walthamstow Town Centre 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>
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</table>
| **Strengths** of the area include transport links, library, range of shops (particularly independents), sense of community, community events with the centre and the centre’s historic character. | Section 4 – Location and local context and Section 11 – Movement and Accessibility set out Walthamstow’s strategic transport links.  
Section 8 – Vision and Objectives clearly sets out how the centre the Council want to develop a “unique retail offer” and SO1 states, the Council want to build on “the high proportion of independent retailers” in the centre.  
Section 8 - Vision and Objectives clearly sets out how the centre the Council want to develop a “unique retail offer” and “provide a range of quality retail and commercial opportunities.” SO2 states, the Council want to build on improve “the quality of Walthamstow’s retail offer”. Section 10 – High Quality Shopping, Business and Visitor Centre sets out the detailed policies to increase retail floorspace and diversity the range mix and quality of uses within the centre.  
Section 8 – Vision and Objectives clearly sets out how the centre the Council want to develop a centre which meets “the community's need and increases opportunities for social interaction and development of community cohesion.”  
Section 8 – Vision and Objectives clearly sets out how the centre the Council want to develop a town centre which is “supported with robust physical and social infrastructure”. S010 states, Supporting planned growth with appropriate level of social infrastructure to meet the need of the local community.”  
Section 13 – Sustainable Centre sets out policies to provided additional social infrastructure including community facilities.  
Section 8 – Vision and Objectives clearly states that “new innovatively designed mixed use developments will be sympathetically integrated into the historic heart of the centre”. SO8 states, “protecting and enhancing the centres heritage and other important areas”. Section 12 – Design and Place Making sets out policies to ensure new development is not only sympathetic to the historic environment, but also enhances it. |
## Comments on Main Issues

**Weaknesses** include poor public realm, poor quality market stalls (and offer), lack of night-time economy, lack of investment in cultural sites/facilities, congestion around the bus station area, too many takeaways/betting shops, high incidents of anti social behaviour, need for quality shops/cafes/restaurants, unsafe at night and poor cycle facilities.

<table>
<thead>
<tr>
<th>Comments on Main Issues</th>
<th>How the comments informed Preferred Options document</th>
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<tr>
<td><strong>Weaknesses</strong></td>
<td>SO7 states, “creating a high quality, accessible inclusive environment…” SO8 states, “creating an attractive and distinctive centre with high quality design buildings, public spaces…” Section 12 – Design and Place Making sets out policies to ensure improvement to the public realm, particularly in terms of community safety. Paragraph 12.20 sets out the Council’s strategy to improve community safety in the centre.</td>
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<tr>
<td></td>
<td>Section 12 – Design and Place Making sets out policy WTC13 – High Quality Environment sets out the need for a re-organisation of the Market.</td>
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<td></td>
<td>Section 8 – Vision and Objectives clearly states to “provide a unique retail and evening offer”. SO7 states, “creating a high quality accessible and inclusive environment, especially in the evenings in order to further encourage the development of the night-time economy.” Section 10 – High Quality Shopping, Business and Visitor Centre, policy WTC8 – Leisure, Entertainment, Culture and Tourism sets out that the needs to development leisure and entertainment uses in the centre.</td>
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<tr>
<td></td>
<td>Section 13 – Sustainable Centre sets out policies to provided additional social infrastructure including cultural facilities. It is proposed that a ‘Leisure and Entertainment Hub’ be developed at the eastern end of the High Street and a Cultural Quarter at the western end (WTC8). The EMD site, HSBC and Arcade sites are proposed for leisure, entertainment and cultural uses.</td>
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<td></td>
<td>Section 11 – Movement and Accessibility, WTC10 – Transport Improvements sets out policies to reduce traffic congestion and simplify the layout of the gyratory system on Hoe Street.</td>
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<tr>
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<td>Section 10 – High Quality Shopping, Business and Visitor Centre, policy WTC6 Hot Food Takeaways, Estate Agents, Betting Shops and Off Licences seeks to resist the development of additional HFT and Betting Shops in the centre.</td>
</tr>
<tr>
<td></td>
<td>Section 8 - Vision and Objectives clearly sets out how the centre the Council want to develop a “unique retail offer” and “provide a range of quality retail and commercial opportunities.” SO2 states, the Council want to build on improve “the quality of Walthamstow’s retail offer”. Section 10 – High Quality Shopping. Business and Visitor Centre sets out the detailed policies to increase retail floorspace and diversity the range mix and quality of uses within the centre.</td>
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### Comments on Main Issues

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<th>Comments on Main Issues</th>
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<td><strong>Opportunities</strong></td>
<td>Section 8 – Vision and Objectives clearly states to “provide a unique retail and evening offer”. SO7 states, “creating a high quality accessible and inclusive environment, especially in the evenings in order to further encourage the development of the night-time economy.” Section 10 – High Quality Shopping, Business and Visitor Centre, policy WTC8 – Leisure, Entertainment, Culture and Tourism sets out that the needs to development leisure and entertainment uses in the centre.</td>
</tr>
<tr>
<td></td>
<td>Section 8 - Vision and Objectives clearly sets out how the centre the Council want to develop a “unique retail offer” and “provide a range of quality retail and commercial opportunities.” SO2 states, the Council want to build on improve “the quality of Walthamstow’s retail offer”. Section 10 – High Quality Shopping, Business and Visitor Centre sets out the detailed policies to increase retail floorspace and diversity the range mix and quality of uses within the centre. In addition paragraph 10.10 states the Council’s ambition to attract ‘higher end’ retailers into the centre to improve its quality.</td>
</tr>
<tr>
<td>Reopening and restoration of the EMD Cinema</td>
<td>Proposals WTCP5 – EMD Cinema, proposes the site as a ‘Key Site’. The proposal is for a “leisure scheme with ancillary restaurant and bar uses. As a Grade II Listed Building development should seek to fully restore the existing building.” Paragraphs 10.7, 10.9 and 20.3 provide further justification.</td>
</tr>
<tr>
<td>Redevelopment of the Arcade Site</td>
<td>Proposals WTCP7 – Arcade Site, proposes the site as a ‘Key Site’. The proposal is for a housing led mixed use development including leisure, restaurant, retail and restaurant uses…”. Paragraphs 10.7, 10.9, 22.2 and 22.3 provide further justification.</td>
</tr>
<tr>
<td>Opposition to high rise/intensification of development</td>
<td>Policy WTC14 – Design and Place Making sets a framework for building heights of new development to be sympathetic in scale to the predominant 2-3 storey context, whilst focussing taller buildings in key “gateway” sites such as the Arcade site, the Town Square and South Grove.</td>
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3 Consultation at Preferred Options Stage

3.1 The next stage of the process was for Waltham Forest Council to produce the Walthamstow Town Centre 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, and Equality Impact Assessment 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 17 draft policies and 19 key opportunity sites at Preferred Options stage:

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<th>Key Opportunity Sites</th>
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<td>Policy WTC1 - Housing Growth</td>
<td>Site 1 - Snooker Hall at Hoe Street and Forest Road</td>
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<tr>
<td>Policy WTC2 - Housing Density</td>
<td>Site WTCP 2 - Former Factory Tower Hamlets Road</td>
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<tr>
<td>Policy WTC3 - Affordable Housing and Tenure Mix</td>
<td>Site WTCP 3 - Former Petrol Station Hoe Street</td>
</tr>
<tr>
<td>Policy WTC4 - Unit Mix</td>
<td>Site WTCP 4 - Tax Office on Corner of Church Hill and Hoe Street</td>
</tr>
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<td>Policy WTC5 - Retail</td>
<td>Site WTCP 5 - EMD Cinema</td>
</tr>
<tr>
<td>Policy WTC6 - Hot Food Takeways, Estate Agents, Betting Shops and Off Licences</td>
<td>Site WTCP 6 - HSBC Site</td>
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<td>Policy WTC7 - Pubs</td>
<td>Site WTCP 7 - Arcade Site</td>
</tr>
<tr>
<td>Policy WTC8 - Leisure, Entertainment, Culture and Tourism</td>
<td>Site WTCP 8 - Town Square and Gardens</td>
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<tr>
<td>Policy WTC9 - Employment</td>
<td>Site WTCP 9 - Selborne Walk Shopping Centre</td>
</tr>
<tr>
<td>Policy WTC10 - Transport Improvements</td>
<td>Site WTCP10 - Station Car Park Phase Two</td>
</tr>
<tr>
<td>Policy WTC11 - Sustainable Transport</td>
<td>Site WTCP11 - Sainsbury’s Supermarket</td>
</tr>
<tr>
<td>Policy WTC12 - Car and Cycle Parking</td>
<td>Site WTCP 12 - Osborne Mews</td>
</tr>
<tr>
<td>Policy WTC13 - High Quality Environment</td>
<td>Site WTCP 13 - Buxton Road Bingo Hall and Car Park</td>
</tr>
<tr>
<td>Policy WTC14 - Design and Place Making</td>
<td>Site WTCP 14 - 8no. Buxton Road</td>
</tr>
<tr>
<td>Policy WTC15 - Social Infrastructure</td>
<td>Site WTCP 15 - South Grove</td>
</tr>
<tr>
<td>Policy WTC16 - Decentralised Energy</td>
<td>Site WTCP 16 - Brunner Road Industrial Units</td>
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<td>Policy WTC17 - Access to Sites of Nature Conservation</td>
<td>Site WTCP 17 - Courtney Place</td>
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<td></td>
<td>Site WTCP 18 - St James Street Car Park</td>
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<td></td>
<td>Site WTCP 19 - St James Street Health Centre</td>
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</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 Walthamstow Town Centre Area Action Plan Preferred Options stage.

Walthamstow Town Centre 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 The Walthamstow Town Centre 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 To encourage online feedback, a consultation portal was also set up to facilitate online response. Automatic emails (about 820) were sent out by the system to the consultees with email address stored in the LDF Database. Link: http://walthamforest-consult.limehouse.co.uk/portal See para. 2.11 for a view of the consultation portal.

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

Questionnaires

3.9 For community engagement, questionnaires for the Walthamstow Town Centre 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.
Have your say

on future planning issues in Waltham Forest

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

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

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

- At all Waltham Forest Libraries, Waltham Forest Town Hall and Walthamstow Town Centre
- From the reception of Bryherne House and Waltham Forest Town Hall Complex.
- By downloading from the Council’s website www.walthamforest.gov.uk
- For viewing and sending online representations/comments at: HaveYourSay@walthamforest.gov.uk

Officers will be present to answer any questions at Walthamstow Library between 4 - 6pm on Wednesday 31 August and Wednesday 19 September.

For enquiries, email planning.public@walthamforest.gov.uk or contact the Spatial Planning Unit at Tel: 020 8498 2300 or write to Priory House, Waltham Forest Town Hall, Forest Road, Walthamstow E17 4LP

A Poster for Preferred Options

Meeting with stakeholders and residents

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

- Capital and Regional/Mall Corporation (Selborne Walk Shopping Centre)
- Cinema Trust (EMD Cinema)
- Design for London
- English Heritage
- Environment Agency
- Greater London Authority
- High Street Ward Forum
- Hoe Street Ward Forum
- London Borough of Enfield
- London Borough of Hackney
- London Borough of Haringey
- London Borough of Newham
- London Borough of Redbridge
- Natural England
- Peacock and Smith (Morrisions South Grove)
- Solum (Walthamstow Station Car Park phase 11)
- Stretton (Buxton Road Bingo Hall)
- Thames Water
- Transport for London
- Waltham Forest Housing Association Liaison Group
- Waltham Forest Primary Care Trust (St James Street Health Centre)
- Walthamstow Business Forum
- Walthamstow Market Traders Association
- Ward Members/Forums
- 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. Appendix 9 is the summary of consultations on two of the key sites covered by the Plan. Some consultation slides are shown below.

How the representations made were taken into account

3.13 During the consultation period for the Preferred Options, 176 responses to various issues and options were received from 24 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><strong>Section 1 - Purpose of the document</strong></td>
<td>Ensure the emphasis is on developing Walthamstow in a different way from its neighbours.</td>
<td><strong>No change</strong> - The Council clearly states the aim in the PO document and this will continue to be the Submission Draft AAP.</td>
</tr>
<tr>
<td></td>
<td>If the Council does not consider that coverage of water and waste water infrastructure issues is appropriate within the Walthamstow Town Centre AAP a reference to Development Management Policy DM35 (Water) would be helpful to make it clear that development at the Key Sites will be expected to consider water and waste water infrastructure capacity issues.</td>
<td><strong>Change</strong> - The Council have included a reference to Development Management Policy DM35 – Water in section 13 – A sustainable Centre, paragraph 13.20.</td>
</tr>
<tr>
<td></td>
<td>St James Street Health Centre included as a mixed use scheme.</td>
<td><strong>No change</strong> - The Council fully support the redevelopment of the St James Street for mixed use development including health and residential uses – Opportunity Site 20.</td>
</tr>
<tr>
<td></td>
<td>Existing policies that restrict such A2 uses in designated frontages in the AAP need to be reviewed or the Council will risk of the AAP being found ‘unsound’.</td>
<td><strong>No change</strong> - The retail policy is not overly restrictive against Banks. It is an important planning objective to maintain a good balance between retail and non retail in both primary and secondary frontages.</td>
</tr>
<tr>
<td><strong>Section 4 - Location and Local Context</strong></td>
<td>Not sure emphasising the good transport links is sensible. This means it is easy to get away from the area and the whole point of the AAP is to identify how we can keep people and their money in Walthamstow.</td>
<td><strong>No change</strong> - It is the Council's view that the centres excellent transport links is one it’s many assets. The Council recognises that one of the main reasons why people choose to live in an area is excellent transport links.</td>
</tr>
<tr>
<td><strong>Section 6 - AAP</strong></td>
<td>Walthamstow Village to be included in the AAP</td>
<td><strong>No change</strong> - The Council does not consider it appropriate to</td>
</tr>
<tr>
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<td>Summary of Key Changes</td>
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<tr>
<td>Boundary</td>
<td>boundary. General support for the proposed AAP boundary.</td>
<td>include the Walthamstow Village within the AAP boundary.</td>
</tr>
<tr>
<td>Section 7 - Policy Context</td>
<td>Policy context section does not currently provide a review of PPS5.</td>
<td><strong>Change</strong> - Reference included to the relevant conservation/heritage section in the NPPF in paragraph 7.9 and London Plan in 7.14.</td>
</tr>
<tr>
<td>Section 8 - Vision and Objectives</td>
<td>An evening economy needs to be developed to attract people in the evenings - this is where the emphasis has to be. It is vital any AAP should define Walthamstow as unique and not try to make it compete with larger shopping centres. The vision should give greater emphasis to conservation of the centre's historic environment and its potential to be a catalyst for regeneration and a stimulus to inspire high quality new development.</td>
<td><strong>No change</strong> - Such ambitions are clearly stated in the PO document vision, strategic objectives and polices and will be carried through the Submission Draft document. <strong>No change</strong> - Such ambitions are clearly stated in the PO document vision, strategic objectives and polices and will be carried through the Submission Draft document. <strong>Change</strong> - The vision has been amended to make a clear statement that centre's historic environment and its potential to be a catalyst for regeneration.</td>
</tr>
<tr>
<td>Section 9 – Town Centre Neighbourhood</td>
<td>High buildings in the town centre should be excluded.</td>
<td><strong>Change</strong> - As proposed in WTC 14, the Council seeking new buildings to be sympathetic in scale to the predominant 2-3 story context. The Council has undertaken a design analysis and considered a range of factors including accessibility to transport, quality of design and architecture, materials, impact of privacy and amenity of adjacent properties, site context, topography and impact on micro climate when determining appropriate building heights for each site. This has been included in the submission draft of the AAP.</td>
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<tr>
<td></td>
<td>Any decision to increase the number of housing units needs to be based firmly on having resources available for new social infrastructure.</td>
<td><strong>No change</strong> - The Council agree that it is important that new housing development is supported with the appropriate level of social infrastructure. In accordance with WTC15 the Council will seek to prioritise of education and health social infrastructure.</td>
</tr>
<tr>
<td></td>
<td>Support of the development of new homes / flats above shops and shopping centre.</td>
<td><strong>No change</strong> - Support noted.</td>
</tr>
<tr>
<td></td>
<td>Support for a flexible approach to affordable housing.</td>
<td><strong>No change</strong> - Affordable housing policy will be removed as it is covered by the Core Strategy and Development Management DPDs.</td>
</tr>
<tr>
<td></td>
<td>Support for a flexible approach to dwelling mix.</td>
<td><strong>No change</strong> - Dwelling mix policy will be removed as it is covered by the Core Strategy and Development Management DPDs.</td>
</tr>
<tr>
<td>Section 10 – High Quality Shopping, Business and Visitor Centre</td>
<td>The St James Street end of the market is not supported.</td>
<td><strong>No change</strong> - Implementation of the ‘Cultural Quarter’ will further support this end of the high street will continue in the Proposed Submission of the AAP. Further support for the St James Street end has been given through additional polices in WTC4 - Leisure, Entertainment, Culture and Tourism.</td>
</tr>
<tr>
<td></td>
<td>The quality of the market needs to be improved.</td>
<td><strong>No change</strong> – Further policy support for the market is provided in the Proposed Submission of the AAP in WTC3 – Retail.</td>
</tr>
<tr>
<td></td>
<td>Farmers market and/or craft market should be brought to the town centres.</td>
<td><strong>Change</strong> - Support of specialised markets and events included in paragraph 10.32 of the Proposed Submission of the AAP.</td>
</tr>
<tr>
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<tr>
<td>Support of the aims of policy options to create a new leisure and entertainment zone and Cultural Café Quarter to support the development of the evening economy.</td>
<td><strong>No change</strong> – Support noted.</td>
<td></td>
</tr>
<tr>
<td><strong>Section 11 – Movement and Accessibility</strong></td>
<td></td>
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<tr>
<td>No mention is made of providing electric vehicle charging points or car club bays.</td>
<td><strong>Change</strong> – Reference to the London Plan requirements in relation to electric charging points and provision of car club spaces included in WTC7 – Sustainable Transport ad WTC8 – Car and Cycle Parking.</td>
<td></td>
</tr>
<tr>
<td>Concern that the improvements for pedestrians and cyclists could be the detriment of the buses and that traffic calming measures could increase bus journey times and passenger discomfort.</td>
<td><strong>No change</strong> – Sustainable of transport such as walking and cycling are considered to be priorities within the town centres.</td>
<td></td>
</tr>
<tr>
<td>Support for parking should be considered on a site by site basis with operational requirements taken into account.</td>
<td><strong>No change</strong> – Parking standards are set out in the Development Management DPD as is now reference in WTC8 – Car and Cycle Parking.</td>
<td></td>
</tr>
<tr>
<td>Support for encouragement of walking and cycling.</td>
<td><strong>No change</strong> – Support noted.</td>
<td></td>
</tr>
<tr>
<td>Support for improvements to public transport capacity.</td>
<td><strong>No change</strong> – Support noted.</td>
<td></td>
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<tr>
<td>Support for car free residential development within the AAP area.</td>
<td><strong>No change</strong> – Support noted.</td>
<td></td>
</tr>
<tr>
<td>Concern that unless additional parking is provided congestion will get worse within the centre.</td>
<td><strong>No change</strong> – There is considered to be car parks which are underutilised in the centre. Given the area’s excellent PTAL, it is considered to be an ideal location for ‘Car Free’ Development, which in term should reduce congestion.</td>
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<td></td>
<td>Broad support for promotion of decentralised energy subject to viability</td>
<td><strong>No change</strong> – Support noted.</td>
</tr>
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<td></td>
<td>Concern over lack of references to environmental standards for new build.</td>
<td><strong>No change</strong> – Environmental standards are set out in the Core Strategy and Development Management DPDs.</td>
</tr>
<tr>
<td></td>
<td><strong>Section 12 - Design and Place Making</strong></td>
<td></td>
</tr>
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<td></td>
<td>Concern that building heights are too high in the centre.</td>
<td><strong>Change</strong> - The Council has undertake a design analysis and considered a range of factors including accessibility to transport, quality of design and architecture, materials, impact of privacy and amenity of adjacent properties, site context, topography and impact on micro climate when determining appropriate building heights for each site. This has been included in the Proposed Submission of the AAP. As proposed in WTC 14, the Council seeking new buildings to be sympathetic in scale to the predominant 2-3 story context.</td>
</tr>
<tr>
<td></td>
<td>Concern at the poor quality of the public realm.</td>
<td><strong>No change</strong> – The need to improve the quality of the public realm is a key theme of the PO AAP and will be continued with additional policy support in the Submission draft of the AAP in WTC10 – High Quality Environment.</td>
</tr>
<tr>
<td></td>
<td>The centre feels an unsafe place to be in the evening.</td>
<td><strong>No change</strong> – The need to improve the quality of the public realm, particularly in terms of safety and security, is a key theme of the PO AAP and will be continued with additional policy support in the Submission draft of the AAP in WTC10 – High Quality Environment.</td>
</tr>
<tr>
<td></td>
<td>Inter-relation between market stalls, shops and flats</td>
<td><strong>No change</strong> – The market has undergone a re-organisation.</td>
</tr>
<tr>
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<td></td>
<td>needs to be assessed and managed. Specifically Arcade site, Town Square and South Grove identified as sites appropriate for a ‘taller’ buildings with mix unit development.</td>
<td><strong>No change</strong> - The Council has undertaken a design analysis and considered a range of factors including accessibility to transport, quality of design and architecture, materials, impact of privacy and amenity of adjacent properties, site context, topography and impact on micro climate when determining appropriate building heights for each site. This has been included in the submission draft of the AAP. Arcade site and South Grove have been identified as being appropriate for a taller building(s).</td>
</tr>
<tr>
<td><strong>Section 13 – A Sustainable Centre</strong></td>
<td>Concerned that there is no specific mention of reducing surface water runoff through new development. Support for the need to provide exceptions to enable for the loss of social infrastructure.</td>
<td><strong>Change</strong> – Reference included to reducing surface water in paragraph 13.20 in the Submission draft document.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>No change</strong> – The policy relating to exceptions to loss of social infrastructure are included in the Development Management DPD.</td>
</tr>
<tr>
<td><strong>Section 14 - Planning Obligations</strong></td>
<td>Identify that planning obligations are an important source of investment for the historic environment. Reference that the provision of social infrastructure can be provided through borough wide Community Infrastructure levy (CIL) and the Mayor’s London wide CIL in relation the St James Street Health Centre.</td>
<td><strong>Change</strong> – Reference included to seeking planning obligations for the historic environment in paragraph 35.2 in the Submission draft document.</td>
</tr>
<tr>
<td><strong>Opportunity Sites</strong></td>
<td>Snooker Hall – Not suitable for a ‘landmark’ building as a tall building would be quite out of scale with the surrounding streets.</td>
<td><strong>No change</strong> – Given the prominent location and ‘gateway’ of the site and after a design appraisal, the site is considered appropriate for a ‘landmark’ building 2-4 storeys in height.</td>
</tr>
<tr>
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</tr>
<tr>
<td>Former Factory, Tower Hamlets Road</td>
<td>Support for the building to be Locally Listed. Need for consideration of alternative uses, particularly commercial give its existing use.</td>
<td>Change – The build has been successfully Locally Listed given its industrial heritage. A commercial element has been included as part of a mixed uses development.</td>
</tr>
<tr>
<td>Former Petrol Station, Hoe Street</td>
<td>Lack of support for housing development.</td>
<td>No change – Given its location and the need for housing provision, the site is considered appropriate for housing development.</td>
</tr>
<tr>
<td>Tax Office</td>
<td>Need to retain the Credit Union with any redevelopment plans. Other uses for consideration should be offices, workshops etc.</td>
<td>Change – Credit Union is proposed to be retained. Retail proposal has been removed in favour of encouraging commercial development.</td>
</tr>
<tr>
<td>EMD</td>
<td>Support of leisure led proposal and restoration of the building.</td>
<td>No change – Support noted.</td>
</tr>
<tr>
<td>HSBC</td>
<td>The Council should consider a CPO and it should be incorporated into the Arcade site or the EMD site.</td>
<td>Change – It is not considered appropriate to Compulsory Purchase Order the site. However, the site has clearly been included in the development of the ‘leisure and entertainment hub’ at this end of the High Street/Hoe Street.</td>
</tr>
<tr>
<td>Arcade</td>
<td>Concern over building heights, however support for a landmark building. Proposed uses should contribute to the night-time economy.</td>
<td>No change – Given the prominent location and ‘gateway’ of the site and after a design appraisal, the site is considered appropriate for a ‘landmark’ building 3-5 storeys (with a carefully considered taller element) in height.</td>
</tr>
<tr>
<td>Town Square and Gardens</td>
<td>Support for the removal of the ‘Big Screen’. Objection to the loss of park to accommodate Mall extension.</td>
<td>No change – The Council will retain the ‘Big Screen’ as part of any improvement and enhancement of the Town Square and Gardens.</td>
</tr>
<tr>
<td>Selborne Walk Shopping Centre</td>
<td>Objection to the loss of the part of the town square and gardens</td>
<td>No change - The part of the town square and gardens</td>
</tr>
</tbody>
</table>
Walthamstow Town Centre Area Action Plan - Statement of Consultation

<table>
<thead>
<tr>
<th>Theme</th>
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</thead>
<tbody>
<tr>
<td>of park to accommodate Mall extension.</td>
<td></td>
<td>which is identified for redevelopment is the least well used. Any redevelopment proposals will seek to improve and make better use of the remaining space such as the play space.</td>
</tr>
<tr>
<td>Station Car Park – Concerns over building heights.</td>
<td></td>
<td><strong>No change</strong> – Given the prominent location and ‘gateway’ of the site and after a design appraisal, the site is considered appropriate for a ‘landmark’ building 5-8 storeys in height.</td>
</tr>
<tr>
<td>Brunner Road – Concerns over building heights.</td>
<td></td>
<td><strong>No change</strong> – Given the prominent location and ‘gateway’ of the site and after a design appraisal, the site is considered appropriate for a ‘landmark’ building 3-5 storeys in height.</td>
</tr>
<tr>
<td>Courtney Mews - Relocating the bus stand would break the existing bus/rail interchange with St James's Street station and therefore be a disbenefit to passengers.</td>
<td></td>
<td><strong>Change</strong> – Courtney Mews will not be included as an ‘Opportunity Site’ in the AAP.</td>
</tr>
<tr>
<td>St James Street Car Park – Concerns over building heights.</td>
<td></td>
<td><strong>No change</strong> – Given the prominent location and ‘gateway’ of the site and after a design appraisal, the site is considered appropriate for a ‘landmark’ building 5-7 storeys in height.</td>
</tr>
<tr>
<td>St James Street Health Centre – Use CIL monies to contribute to the health element and concerns over building heights.</td>
<td></td>
<td><strong>No change</strong> – Local CIL could be used to support the provision of health on any redevelopment plans on St James Street Health Centre.</td>
</tr>
</tbody>
</table>
4 Consultation at Proposed Submission Stage

4.1 The Walthamstow Town Centre 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 18 opportunity sites:

**Policies**

| Policy WTC1  | – Presumption in Favour of Sustainable Development |
| Policy WTC2 | – Housing Growth |
| Policy WTC3 | – Retail |
| Policy WTC4 | – Leisure, Entertainment, Culture and Tourism |
| Policy WTC5 | – Employment |
| Policy WTC6 | – Transport Improvements |
| Policy WTC7 | – Sustainable Transport |
| Policy WTC8 | – Car and Cycle Parking |
| Policy WTC9 | – Design and Place Making |
| Policy WTC10 | – High Quality Environment |
| Policy WTC11 | – Shop Fronts |
| Policy WTC12 | – Decentralised Energy Network |
| Policy WTC13 | – Social Infrastructure |
| Policy WTC14 | – Access to Sites of Nature Conservation |

**Opportunity Sites**

| Site 1 | Snooker Hall at Junction of Hoe Street and Forest Road |
| Site 2 | Former Factory Tower Hamlets Road |
| Site 3 | Former Petrol Station Hoe Street |
| Site 4 | Tax Office on Corner of Church Hill and Hoe Street |
| Site 5 | EMD Cinema |
| Site 6 | HSBC Site |
| Site 7 | Arcade Site |
| Site 8 | Town Square and Gardens |
| Site 9 | Selborne Walk Shopping Centre |
| Site 10 | Station Car Park Phase Two |
| Site 11 | Sainsbury’s Supermarket |
| Site 12 | Osborne Mews |
| Site 13 | Buxton Road Bingo Hall and Car Park |
| Site 14 | 8no. Buxton Road |
| Site 15 | South Grove |
| Site 16 | Brunner Road Industrial Units |
| Site 17 | St James Street Car Park |
| Site 18 | St James Street Health Centre |

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.”

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

How those bodies and persons were consulted

4.5 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

4.6 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

4.7 Walthamstow Town Centre 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)

4.8 To gain public awareness, notice (see para. 4.9) 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 Walthamstow Town Centre Area Action Plan Proposed Submission Document.
Regulation 19 Notice

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

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

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

Inspection of documents

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

- at all Waltham Forest Libraries (during normal opening hours)
- at Sycamore House (Reception), Waltham Forest Town Hall Complex, London E17 4JF
- by downloading from the Council’s website: www.walthamforest.gov.uk/ldf
- 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 Walthamstow Town Centre 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.

Walthamstow Town Centre AAP

Proposed Submission Stage

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

Download the consultation documents below:

- Public Notice
- Walthamstow Town Centre Area Action Plan - Proposed Submission
- Sustainability Appraisal - Main Report
- Habitats Regulations Assessment - Main Report
- Equality Impact Assessment

Submitting comments:

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

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

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. 2.11 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, 54 representations were received from 21 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 4.14 below.

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<tr>
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<td>Area Wide Policies</td>
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<td>Policy WTC2 – Housing Growth</td>
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<td>10. High Quality Shopping, Business and Visitor Centre</td>
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<td>Policy WTC3 – Retail</td>
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<td>Policy WTC4 – Leisure, Entertainment, Culture and Tourism</td>
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<td>11. Movement and Accessibility</td>
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<td>Policy WTC6 – Transport Improvements</td>
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<td>Policy WTC7 – Sustainable Transport</td>
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<td>Policy WTC8 – Car and Cycle Parking</td>
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<td>12. Design and Place making</td>
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<td>Policy WTC9 – Design and Place Making</td>
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<td>Policy WTC10 – High Quality Environment</td>
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<td>Policy WTC11 – Shop Fronts</td>
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</table>
## 13. A Sustainable Centre

| Policy WTC12 – Decentralised Energy Network | 6 |
| Policy WTC13 – Social Infrastructure | |
| Policy WTC14 – Access to Sites of Nature Conservation | |

### Key Opportunity Sites

#### Introduction

- **Opportunity Site 1** - Snooker Hall at Junction of Hoe Street and Forest Road
- **Opportunity Site 2** - Former Factory Tower Hamlets Road
- **Opportunity Site 3** - Former Petrol Station Hoe Street
- **Opportunity Site 4** - Tax Office on Corner of Church Hill and Hoe Street
- **Opportunity Site 5** - EMD Cinema
- **Opportunity Site 6** - HSBC Site
- **Opportunity Site 7** - Arcade Site
- **Opportunity Site 8** - Town Square and Gardens
- **Opportunity Site 9** - Selborne Walk Shopping Centre
- **Opportunity Site 10** - Station Car Park Phase Two
- **Opportunity Site 11** - Sainsbury’s Supermarket
- **Opportunity Site 12** - Osborne Mews
- **Opportunity Site 13** - Buxton Road Bingo Hall and Car Park
- **Opportunity Site 14** - 8no. Buxton Road
- **Opportunity Site 15** - South Grove
- **Opportunity Site 16** - Brunner Road Industrial Units
- **Opportunity Site 17** - St James Street Car Park
- **Opportunity Site 18** - St James Street Health Centre

#### Implementation

- 3

#### Monitoring

- 0

### Appendix 1

- Evidence Base

### Appendix 2

- Related Policy Reference

### Appendix 3

- Proposal Map Changes

### Appendix 4

- Discounted Sites

### Glossary

- 0

### Total

- **54**
Other Consultation Reports

4.14 The following reports are also relevant to the consultation on the Walthamstow Town Centre 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 Walthamstow Town Centre Area Action Plan Proposed Submission under Regulation 22(1)(d)
Main findings from public consultations for the Walthamstow Town Centre Interim Planning Policy Framework

**Main Supports**

- A general consensus that supports the development of a plan to guide the physical development of Walthamstow Town Centre;
- Support for the development of a larger retail offer.
- Support for the development of an all day, all week café & evening economy.
- Support for better pedestrian access in and around the town centre.
- Support for the review of the market to improve access, safety, cleanliness but mixed views on the suggestion of back to back stalls.
- Support for the plan to support the South Grove area.
- Support for the proposed mix use development of the South Grove area.
- Support for the development of a cinema in Walthamstow.

**Main Concerns**

- Most people expressed a feeling of pride in Walthamstow and Waltham Forest, but an acceptance that Walthamstow Town Centre needs further development to ensure its longevity.
- The majority of people preferred a combination of elements from each of the options.
- The need for ownership, development and better maintenance of the public realm.
- Unanimous view that Walthamstow needs to develop a ‘social’ economy that extends from the beginning of the day into the evening and caters for all sections of the community from the very young to the elderly. This should include play areas for young people, cafes, restaurants, bars, evening entertainment, a music venue and youth areas for teenagers.
- The street market is viewed as an essential part of Walthamstow and the vast majority of people want to see it continue. A high proportion would like to see the market modified to enable more access, a larger range of high quality goods, more specialist stalls including organic foods, specialist stalls, ethnic shops.
- The need for the development of a stronger retail offer including development of the street market and a social/evening economy across the Walthamstow Town Centre area.
- Retail offer: views about the location, variety and quality of the retail offer varied across the groups but the majority of people indicated that the offer is not diverse enough and the quality of goods sold needs to be thought about, especially for the higher socio-economic groups, who currently do not spend their income in Walthamstow; and thought needs to be given to appropriate niche markets. The following views are of particular
note: a) The majority of people interviewed only shopped for fruit and vegetables from the market and shopped elsewhere for all other goods e.g. Ilford, Stratford, Green Street; b) The majority of people suggested the need for a larger supermarket rather than the ‘basket’ supermarkets that are currently available.

- The need to maintain, develop and respect the historical identity of Walthamstow. Most people interviewed accept that further physical development of Walthamstow will happen but equally the majority felt that they would not want to see large numbers of high rise blocks within the Town Centre. The history of Walthamstow and the housing stock of Edwardian and Victorian houses was frequently referred to as was the need to ensure an identity for the Town Centre.

- Transport and mobility within Walthamstow was restricted and needs planning.

- Mobility around Walthamstow is generally seen as poor for groups such as young mothers with prams, people with small children, elderly people and people with mobility problems. Pavements are considered too narrow, direct walking routes are complicated due to the road network, the market is viewed as too narrow in places and therefore difficult to negotiate.

- Transport links are generally viewed as good within Walthamstow although the condition of the rail stations is not viewed positively.

- Mixed views on the proposals for the Central/Bus Station and Town Centre area.

- The complicated road network and level of congestion in Walthamstow was highlighted by the majority of people interviewed as a problem. Accessing and leaving Walthamstow are problematic by car and/ or on the bus system due to the volume of traffic and the lack of effective parking schemes.

- The need for development of housing and commercial space should happen within an environment that respects and develops the community and community spirit within Walthamstow.

- The majority of people interviewed accepted that there is an ongoing need for more housing across London but expressed concern about the level, the density and the infrastructure needed to support residents particularly car parking and healthcare services.
## Appendix 2

### Summary of Engagement Activities in 2007- Preferred Options for the Walthamstow Town Centre Interim Planning Policy Framework

A range of consultation events were run within Walthamstow during the period 20 March – 30 March 2007 including three Town Centre Events, 5 workshop sessions and a number of semi-structured interviews. In addition we ran a range of information sessions with groups across the Walthamstow area.

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<tr>
<th>Groups Consulted</th>
<th>Information distributed</th>
<th>Resource</th>
<th>Numbers Engaged</th>
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<tr>
<td>LGBT</td>
<td>Through ELOP</td>
<td>1 Focus Group</td>
<td>6</td>
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<tr>
<td>Cross Section of Socio-economic groups</td>
<td>4 Focus Groups &amp; 2 Information Sessions</td>
<td>30</td>
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<td>14 – 17 year olds</td>
<td>Holy Family School</td>
<td>1 Focus Group</td>
<td>30</td>
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<td>14 – 17 year olds</td>
<td>Walthamstow Girls School</td>
<td>1 Focus Group</td>
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<td>14 – 17 year olds</td>
<td>Willowfield School</td>
<td>1 Focus Group</td>
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<td>18 – 24 year olds</td>
<td>Walthamstow College</td>
<td>1 Information distribution session to 400 pupils &amp; 3 Focus Groups</td>
<td>400 given information 36 more actively engaged</td>
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<td>Disabled Residents</td>
<td>Disability Resource Centre</td>
<td>2 Information sessions, 9 talking books, individual interviews</td>
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<td>1 meeting with Asian Women’s Network</td>
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<tr>
<td>Polish Community</td>
<td>Polish Catholic community</td>
<td>2 information sessions &amp; distribution of notices in Polish to 1500 people</td>
<td>1,500 receiving information 10 more actively engaged through use of an interpreter</td>
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<td>Black Afro-Caribbean Males</td>
<td>Semi structured interviews</td>
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<td>Market Traders event</td>
<td>Leafleting along the market and invitation from Market Trader reps</td>
<td>Drop in session</td>
<td>25</td>
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<td>Community Councils</td>
<td>Walthamstow West and Walthamstow and Lea Bridge Community Councils</td>
<td>Information available at meetings along with staff to answer questions</td>
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<td>Town Centre Events</td>
<td>6 Town Centre Events &amp; distribution of 4000 leaflets to individuals</td>
<td>4000 receiving information and 640 more actively engaged</td>
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<td>Waltham Forest Residents</td>
<td>Waltham Forest Magazine</td>
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<td>Specified Consultation Bodies</td>
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<td>London Legacy Development Corporation</td>
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<td>London Local Enterprise Partnership</td>
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Appendix 4

General Consultation Bodies

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

General Consultation Bodies

All Saints Pre School
All Star Cars
Allied Bakers
Allotments Hale End Road
Alpine Group (UK) Ltd.
Alzheimer's Society Waltham Forest
Am-Ba Enterprises
Amir Khusro Society (UK)
Amoot
Anatolian Centre
Anatolian Centre (WF Kurdish-Turkish Association)
Ancient Monuments Society
Andrew Martin Associates
Anglo Asian Sports Recreation & Health Association
Anthony Smith & Associates
Arabic-Speaking Women's Association
Architect & Landscape Architect
Architectural Roofing Ltd
Argall & Staffa Industrial Tenants Association
Argall BID Limited
Arthritis Care Waltham Forest South
Artistic Licence
Arts Council Waltham Forest
Arts Peoples Technology
Arup Economics and Planning
Ascham Homes
Asda
Ashiana Project
Ashley Homes
Ashlins Natural Health
Ashton Developments Ltd.
Asia Link Network
Asian Mela
Asian Muslim Mothers Association
Asian Welfare Society
ASRA Greater London Housing Association
Associate Barton Willmore
Atkins Design Environment & Engineering
AVCO
Avenue Road Estate Community Association
Aviary Properties Ltd
Aviva Investors
Aviva Life and Pensions UK Ltd
B H S Stores
Bailey Gardiner Cars
Baker Ross Ltd
### 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 abd the Built)
- Cairo and Eastfield Residents
- Cairo Road & Eastfield Road Residents Group
- Campaign for Real Ale
- Campaign to Protect Rural England
- Canal & River Trust
- Cancer Research UK (Chingford)
- Cann Hall & Harrow Green Baptist Church
- Cann Hall Impact
- Canopy Care & Support Services Ltd
- Capital Shopfitters
- Capstone Campaign
- CARA Irish HA
- Care Quality Commission
- Carefree Kids
- Castle Point Borough Council
- Catholic Handicapped Fellowship
- CBHA
- Central Accounting Services
- Central Parade Tenants and Residents Association
- Centre Evangelique Amour De Dieu
- CgMs Consulting
- Chakwal (Pakistan) Welfare Association
- Change for Children Team
- Chapel End Savoy Players
- Chelsea-Hackney Line
- Chelmsford City Council
- Chelsteen Homes
- Cheltenham & Gloucester
- Cherry Close Tenants and Residents Association
- Chief Cornerstone Community Organisation
- Childminding Network
- Children's Cultural and Educational Group
- Chingford and Woodford Green
- Conservative Associat
- 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

**London Borough of Waltham Forest**
## General Consultation Bodies

- Chingford Historical Society
- Chingford Line Users, St Peter’s 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
- DJB (Woodford) Ltd
- Decra Limited
- Delta Display
- Department for Culture Media and Sport
- Department of Education and Skills
- Department of Trade & Industry
- Design Image
- Development Plan Partnership
- DIAL (Waltham Forest)
- Dial-a-Ride
- Dialogue
- Diamonds Netball Club
- Disability Action Group
- Disability Action Waltham Forest
- Disability Resource Centre
- Discount Trade Ltd.
- Divine Ideas
- DK Moore
- Domino's Pizza UK & IRL plc
- Dorringtons Design Workshop
- Downsell Primary School
- DP9
- DPDS Consulting Group
- DPP LLP
- Drivers Jonas LLP
- Dron & Wright Property Consultant
- Durban Area Tenants and Residents Association
- Dyspraxia Foundation London (North)
### General Consultation Bodies

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<td>East Herts District Council</td>
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<td>East London Black Women's Organisation</td>
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<td>East London Karate Club</td>
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Greenwich Leisure Limited
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GVA
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Hackney Lea Valley Forum
Hadley Property Group
Hale End Horticultural Society
Halifax plc
Hamara Family Project
Hampton Medical Centre
Handsworth Junior And Infants School
Handsworth Medical Practice
Handsworth Playgroup
Harlow Council
Health and Divine Healing Project
Health and Safety Executive
HEET
Help Aid Limited
Henry Boot Development Group
Hepher Dixon
Her Majesty's Court Service
Hertfordshire County Council
Hertsmere Borough Council
Higgins Homes Ltd
High Beech Riding School
High Street Ward Safer Neighbourhoods Team
Higham Hill Allotment Association
Higham Hill Community Association
Higham Hill Neighbourhood Creche
Highams Park Baptist Church
Highams Park Forum
Highams Park Residents Association
Highams Park Secondary School
Highams Park Traders Association
Highway Productions
Highways Agency
Hillboro Court Resident Association
Hills Newsagents
Hills Prosect Ltd
Hispanic Welfare Association
HM Prison
Hoe Street Tenants and Residents Association
Holy Church of Truth & Salvation

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

## 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
## General Consultation Bodies

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

## General Consultation Bodies

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

- North London Strategic Alliance
- NORfields
- 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
- Pakistanti Forum
- Pakistani Girls Society
- Paperbone Theatre
- Parkdale Investment Ltd
- Pastures Youth Centre
- Paul Belchak & Company
- Paul Henry Architects & Project Managers Ltd
- Paul Shekelton Associates
- Payne Baker Rees
- Peabody Design Group, Peabody Trust
- Peacock and Smith Limited
- Peacock Stores
- Pekalp of London Ltd
- Penoyre & Prasad Architects
- Penrhyn Pre-school
- Penrhyn Surgery
- Penrhyn Voluntary Pre-School
- People Who Care
- Perfect Fried Chicken
- Persimmon Homes
- Persimmon Homes (Essex) Ltd
- Peterborough Road Residents Association
- Pinnacle Transportation Ltd
- Planning Aid For London
- Planning Ingleton Wood LLP
- Planning Perspectives LLP

### General Consultation Bodies

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

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

**General Consultation Bodies**

- Sport Waltham Forest
- Springboard Housing Association Ltd.
- Squirrel Storage Ltd
- Squirrel Storage Properties Ltd
- SS Design Ltd
- St Albans City & District Council
- St Andrews Christian Centre
- St Andrews Church
- St Andrews Creche
- St Andrew's Pre-School
- St Annes Church of England
- St Anne's Pre-School
- St Catherine's and St Paul's Church Leyton
- St Egberts and Hungerdown Tenants and Residents Association
- St James Health Centre
- St John Ambulance
- St Joseph's Catholic Infant School
- St Joseph's Catholic Junior School
- St Margaret's 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
- Stretnons
- 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
## General Consultation Bodies

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

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<td>Waltham Forest Carers Association</td>
<td>Waltham Forest Childminding Project</td>
</tr>
</tbody>
</table>

London Borough of Waltham Forest
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
- 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
- Whipp 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
## General Consultation Bodies
- Woodcraft Folk
- Woodhall Consultants
- Woodhouse Players
- Woodlands E4 Day Nursery
- Workplace Mediation Ltd
- Workspace Group Plc
- WTAA Ltd

## General Consultation Bodies
- Yellow Advertiser Publications Ltd
- Youth Unlimited
- Zema
- Zig Zag Children's Service
Consultation Letter for Area Action Plans - Issues and Options

Dear Sir or Madam,

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

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

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

These new documents that are currently being prepared are as follows:
1) Blackhorse Lane Area Action Plan
2) Walthamstow Town Centre Area Action Plan
3) Wood Street Area Action Plan

Relationship to the Core Strategy

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

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

Blackhorse Lane Area Action Plan

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

A significant amount of work has already been undertaken on the area, and an Interim Planning Policy Framework was produced in September 2006. The Area Action Plan will
refresh this to ensure future plans for the area are realistic and deliverable, and will make clearer distinctions about what is acceptable and unacceptable on specific sites.

Walthamstow Town Centre Area Action Plan

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

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

Wood Street Area Action Plan

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

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

How to get involved

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

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

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

Yours faithfully,

Gordon Glenday,

Head of Spatial Planning
Appendix A

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

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

(Please tick all that apply)

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

My contact details are as follows:

Name:________________________________________________________
Address:______________________________________________________
_______________________________________________________________
_______________________________________________________________
_______________________________________________________________
Email:________________________________________________________
Telephone:____________________________________________________

(NB please provide contact details even if you do not wish to be consulted on the LDF in the future – we will need this to correctly identify and remove you from our existing database)
Appendix 6

Questionnaire Leaflet for Consultation on the Walthamstow Town Centre Area Action Plan Issues and Options

What is an Area Action Plan and why does Walthamstow 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. Walthamstow Town Centre is such an area, so an AAP is now being prepared.

The AAP will help encourage investment and plan for growth in the town centre. It will help create new jobs, new housing, open spaces, shops, educational facilities and improved transport. The AAPs will also help protect what already exists in the area.

The AAP will provide a policy framework to further increase the town centre’s appeal and the provision of services. There are opportunities to redevelop key sites in the town centre which could bring about significant investment and provide local residents with much needed new homes, shops and community facilities.

For further information please visit the Council’s webpage: www.walthamforest.gov.uk/ldf

Your Opinion is Important

The AAP will build on Masterplan work undertaken by The Prince’s Foundation and, when adopted will replace the Intermediate Planning Policy Framework which was adopted in 2008. Although the AAP will build on previous work it is important that we have a clear idea of what the key issues are now. Your views are very important so please take the time to answer the following questions. Please note that this work is being carried out in conjunction with the work being undertaken on the Masterplan for the Arcade site.

I like the following things most about Walthamstow Town Centre:


These are some of the issues we seek to tackle with the AAP:

- What types of new housing should we try to provide and where in the centre?
- What type of uses should we propose on the key sites in the centre?
- What new facilities should be provided for in the centre?
- How can we encourage more people to shop in and visit the centre?
- Should we encourage night time uses?
- How can we reduce traffic congestion?
- What should our approach to parking be?
- How can we improve community safety?

I think the main problems in Walthamstow are as follows:


I think the following should be considered as “Top 3 Priorities” for the Walthamstow Town Centre Area Action Plan to address:

1)
2)
3)

I think the following sites should be investigated as part of the Walthamstow Town Centre 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 25th March 2011 to:

Planning Policy, Waltham Forest Council, Fir Tree House, Forest Road, E17 4LF
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 WN 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:

<table>
<thead>
<tr>
<th>Comment/Question/Response</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MD</strong></td>
<td>These are both fine documents but still are aspirational, we have witnessed similar documents before but with little product.</td>
</tr>
<tr>
<td><strong>EV</strong></td>
<td>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?</td>
</tr>
<tr>
<td><strong>GG</strong></td>
<td>This is not so much of an issue as this is for consultation only at this stage.</td>
</tr>
<tr>
<td><strong>MD</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>GG</strong></td>
<td>I do accept that and we will extend the consultation period until the end of September.</td>
</tr>
<tr>
<td><strong>AM</strong></td>
<td>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?</td>
</tr>
<tr>
<td><strong>IB</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>TW</strong></td>
<td>What is the purpose of the AAPs and how do they fit in with the LDF.</td>
</tr>
<tr>
<td><strong>GG</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>BS</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>ML</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>RS</strong></td>
<td>Can you clarify the situation regarding the Gun site play area.</td>
</tr>
<tr>
<td><strong>JJ</strong></td>
<td>This play site is shrinking and we believe that extension of the adjoining burial site is a suitable use for it.</td>
</tr>
<tr>
<td><strong>GL</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>GG</strong></td>
<td>We have been informed that the owners of the building are looking to redevelop the site – hence the reclassification.</td>
</tr>
<tr>
<td><strong>EV</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>MD</strong></td>
<td>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.</td>
</tr>
</tbody>
</table>
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
Walthamstow Town Centre Area Action Plan - Statement of Consultation

Appendix 9

Summary of the Arcade Site and Town Square & Gardens Master Plan Consultation in 2011

Stakeholder Consultation

Stakeholder consultation was undertaken by MacCreanor Lavington and Gort Scott on the masterplan proposals. The below text is an excerpt from their report identifying how the consultation was carried out and an overview of the results of that consultation.

Aims

- To generate enthusiasm for the potentials and opportunities raised by proposed development on the Town Square and Gardens and Arcade Sites.
- To ensure that local people and stakeholders know about the process for engagement, its timeline, and how their views are able to influence the proposals.
- To facilitate the opportunity for local people and stakeholders to engage in a meaningful way, through a variety of different forums and mediums.
- To connect with users and stakeholders, to increase knowledge and discover information that will assist with the generation of a meaningful masterplan.
- To feed back to interested parties, explaining how the Masterplan has developed in relation to the input from local people and stakeholders.

Format

The consultation was carried out in two stages:
1. Jan - Feb 2011: Views, value and options for change.

Stage 1

From the end of January until mid-February 2011, contacts were made, views gathered and information about the issues facing the Town Centre, and the qualities that people value. In addition, issues identified were presented and emerging options for dealing with these issues was consulted on.

Stage 1 included the following activities:
- Open public consultation in the Central Library, on the Town Square and in Selborne Walk Shopping Mall, over two days, including a Saturday;
- website and Online Questionnaire;
- invited stakeholder surgeries held in the Town Hall over two days.

Responses

online questionnaire: 118 responses
public consultation on Town Square: 153 conversations - between 5 and 10 minutes - over 2 days
stakeholder surgeries: 20 meetings

Outcome

Culture And Leisure

There was a widespread desire for more cultural and leisure activities within the Town Centre, coupled with an enthusiasm for the creativity of many people within the borough. Arts and community events could be incorporated to some extent within open spaces and existing buildings, but a cinema was also very much desired.

Shopping

People would like to see a mixture of well-recognised high-street brands, alongside a higher quality of independent, locally-owned businesses.

Public Space

The green space was continually cited as the most successful element of the Town Centre, by a wide cross section of the community and for varied reasons.
There were a number of suggestions for ways that it could be improved or better used. There was a desire for an improved pedestrian environment around Hoe Street and Selborne Road.

**High Street and Market**
Improving the High Street, along with the Market, was widely viewed as the key to regeneration in the Town Centre. It was observed that an evening economy would benefit the High Street. The Market is highly valued, despite the view that it urgently needs general improvements and rebranding.

**Development sites**
Development was welcomed on the Arcade Site, and many people wanted to see development happen as soon as possible. Consultation on the design of any proposed buildings, at an early stage, as they emerge was requested.

**Landowner, developer and business**
There was a strong feeling that the Town Centre needs an ‘injection’ of investment to boost its image and its offer. There is a desire from retailers, developers and lease-holders to see retail-led redevelopment in the Town Centre, with a perception that this will lead to wider regeneration. It was also acknowledged that there is a shortage of commercial leisure facilities, of kind which could also boost an evening economy.

Business groups stated that there is a shortage of smaller commercial units. Evidence was presented that there would be a strong market for good quality serviced work space in the Town Centre, with flexible leases, specifically for small businesses. Other topics that were raised included the improvements of the environment around the Market, including cleanliness, and the visibility of shop fronts along the High Street. The market traders also expressed a strong desire to engage with LBWF to improve the market environment.

**Stage 2**
During Stage 2 the following activities were carried out:
- Open public consultation on the Town Square on one afternoon;
- consultation material posted on website;
- open consultation evening presentation in Central Library.

**Responses**
public consultation on town square: 51 conversations  
public consultation evening: 29 attendees

**Outcome**
The masterplan was generally well-received, and there was an acceptance of the necessity to balance new development and economic investment with the need to preserve the best qualities of the existing town centre.

Many people said that the Town Square and Gardens were very important to the Town Centre’s character and identity. People would like to see the Gardens as more of a destination rather than a through-route. Therefore, the proposal for the Mall to extend into what is currently public, open, green space was the most contentious issue. Many people said that they opposed this.

The proposals for the Arcade Site, including the wider street section, retained trees and seating were welcomed.

Proposals to ‘democratisate’ streets, to improve the environment for pedestrians and cyclists along Hoe Street and Selborne Road were very much welcomed. This also tied into the issue that the Town Centre is dominated by bus movements, many of which may not be necessary for the success of the bus network, therefore, proposals to evolve the Bus Station in the future were met with approval.

Proposals that would improve the ‘arrival’ at Walthamstow Central were seen to be important, and these relate to improvements to the Bus Station, including reducing waiting areas, improving streetscape and crossings for pedestrians, and the interface between the Gardens and Selborne Road.
### Questionnaire Outcomes

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

<table>
<thead>
<tr>
<th>Question</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Neutral</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do you agree with the proposed boundary for the AAP?</td>
<td>No</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Do you agree with the vision?</td>
<td>Strongly Agree</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Objective 1 - Promoting Walthamstow’s unique retail offer.</td>
<td>Agree</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Objective 2 - Improving the Quality of Walthamstow’s retail offer.</td>
<td>Neutral</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Objective 3 - Creating a vibrant, attractive and competitive town centre.</td>
<td>Disagree</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Objective 4 - Creating and establishing a sustainable neighbourhood.</td>
<td>Strongly Disagree</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Objective 5 - Improving accessibility to the centre.</td>
<td>Strongly Agree</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Objective 6 - Creating a more sustainable centre.</td>
<td>Strongly Agree</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Objective 7 - Creating a high quality accessible and inclusive environment.</td>
<td>Strongly Agree</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Objective 8 - Creating an attractive and distinctive centre.</td>
<td>Strongly Agree</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Objective 9 - Diversifying and balancing the centres economy.</td>
<td>Strongly Agree</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Objective 10 - Supporting growth with the appropriate level of social infrastructure.</td>
<td>Strongly Agree</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

**WTC1 – Housing Growth**

| A) Delivering up to 2000 new homes in the centre; | Strongly Agree | 0 | 1 | 2 | 0 | 0 |
| B) Delivering these new homes on designated ‘key opportunity sites’ (see proposals in chapter 16 - 35); | Strongly Agree | 0 | 1 | 0 | 2 | 0 |
| C) As part of mixed use development; | Strongly Agree | 0 | 1 | 0 | 2 | 0 |
| D) Through infill development; and | Strongly Agree | 0 | 1 | 0 | 2 | 0 |
| E) Promoting housing above shops, in particular Houses in Multiple Occupation. | Strongly Agree | 0 | 1 | 2 | 0 | 0 |

**WTC2 – Housing Density**

| A) Housing densities of between 200 - 700 hr ha; | Strongly Agree | 0 | 1 | 1 | 2 | 0 |
| B) Concentrate higher density development around Walthamstow Central; | Strongly Agree | 0 | 1 | 2 | 0 | 0 |
| C) Lower density development located near lower density residential areas and near conservation areas. | Strongly Agree | 0 | 1 | 2 | 0 | 0 |

**WTC3 – Affordable Housing and Tenure Mix**

| A) Provide at least 50% affordable housing negotiated on a site by site basis subject to viability; | Strongly Agree | 0 | 1 | 2 | 0 | 0 |
| B) Where a viability case is used to justify an affordable housing offer below 50%, we will require the shortfall to be treated as a deferred contribution; | Strongly Agree | 0 | 1 | 2 | 0 | 0 |
| C) Provide a tenure split of 60% affordable rent and 40% Shared Ownership. | Strongly Agree | 0 | 1 | 2 | 0 | 0 |

**WTC4 – Unit Mix**

---

**Appendix 10**

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London Borough of Waltham Forest
<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Neutral</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Negotiate the unit mix on a site by site basis taking a flexible approach to the provision of family housing;</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) Where family housing is provided, locating it on the ground floor where it has access to private usable amenity space.</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WTC5 - Retail</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A) Develop 'opportunity sites' for additional retail floorspace (see proposals in chapter 16 – 35);</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) Where appropriate, allow the extension of sites to increase retail floorspace;</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Consolidate retail development within the core of the centre in the designated primary and secondary retail frontages;</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) Upgrade and further diversifying the overall range, mix and quality of uses within the centre; and</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E) Promote, support and enhance the development of Walthamstow Market.</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WTC6 – Hot Food Takeaways, Estate Agents, Betting Shops and Off Licences</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A) Resist the development of any new Hot Food Takeaway, Estate Agent, Betting Shop or Off Licence; and</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>B) Seek to reduce the number which already exist within the centre.</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WTC7 - Pubs</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>A) Resist the loss of any existing pubs within the centre; and</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) seek to promote healthy pubs.</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>WTC8 – Leisure, Entertainment, Culture and Tourism</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A) Developing opportunity sites for additional leisure, entertainment, culture and tourism floorspace (see proposals chapter 16 - 35);</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) Support the development of a 'Leisure Zone and Entertainment ' at the eastern end of the High Street;</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Support the creation of a 'Cultural Café Quarter' at the western end of the High Street; and</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>D) Facilitate and support the growth of the evening economy, with particular focus in the 'Leisure and Entertainment Zone' and 'Cultural Cafe Quarter'.</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WTC9 - Employment</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>A) Protect existing employment uses within the centre on Hatherley Mews and East London Office centre;</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) Further diversify the range of employment generating uses within the centre;</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Develop opportunity sites for additional employment floorspace (see proposals in chapter 16 - 35);</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) Encourage the development of creative and cultural industries; and</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E) Support the development of a Business Improvements District.</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WTC10 – Transport Improvements</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>A) Work with TFL and other transport providers to ensure there is sufficient transport capacity on the existing bus and rail transport system;</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Options</td>
<td>Strongly Agree</td>
<td>Agree</td>
<td>Neutral</td>
<td>Disagree</td>
<td>Strongly Disagree</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>B) Simplify the layout of the gyratory system on Hoe Street to reduce traffic congestion and improve traffic flows within the centre;</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Improve pedestrian crossings at a) High Street/Hoe Street, b) Hoe Street/Selborne Road c) Walthamstow Central exit/Selborne Road/Bus Station and d) Palmerston Road/High Street;</td>
<td>3</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) Establish a pedestrian and cycle link between key transport interchanges at Walthamstow Queens Road and Walthamstow Central;</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E) Create a new walkway(s) under the Liverpool Street to Chingford line to improve connectivity between the centre and communities to the north and south at South Grove and Queens Road Station;</td>
<td>2</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>F) Improve north/south links throughout the town centre;</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>G) Remove unnecessary obstacles, barriers and street clutter within the public realm;</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>H) Improve the lighting in and around the centre to improve safety and security; and</td>
<td>4</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>I) Requiring new development to provide financial contributions towards projects that enhance the transport network in the centre.</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WTC11 – Sustainable Transport</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>A) Support a range of improvements to promote and enhance the environment for pedestrians and cyclists; and</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>B) Improve the cycle network in the centre.</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>WTC12 – Car and Cycle Parking</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>A) Ensure that all new residential development within the centre is ‘car free’ incorporating the appropriate level of cycle parking; and</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) Ensure that all new retail, leisure, community and cultural uses provide appropriate levels of car and cycle parking in accordance with DM appendix 4.</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>WTC13 – High Quality Environment</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>A) Support the reorganisation of the market to improve the appearance and function of the market and pedestrian circulation;</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) Incorporate the principles of ‘High Street Life Strategy’ to new shop fronts on Hoe Street, High Street and St James Street;</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Designate Hoe Street as an ‘Area of Public Realm Improvement’;</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) Improve the pedestrian environment through a range of public realm improvements and by including Walthamstow as part of the 'Legible London' wayfinding scheme;</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E) Protect and enhance the heritage of the centre;</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>F) Remove unnecessary obstacles, barriers and street clutter within the public realm;</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>G) Enhance and improve the quality of green spaces throughout the centre;</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Provide play facilities in the centre, particularly in areas of deficiency;</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>H) Incorporate improvements to the public realm in order to make the centre more active and secure; and</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
**Walthamstow Town Centre Area Action Plan - Statement of Consultation**

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Neutral</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>I) Require new development to provide financial contributions towards projects that enhance the existing public realm.</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**WTC14 – Design and Place Making**

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Neutral</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Creating, improving and reinforcing convenient and safe pedestrian and cycle routes to the town centre, particularly north-south from Selborne Road and further south from the railway line;</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) Improving the key ‘arrival’ points into the centre for residents and visitors via public realm, landscaping, signage, public art and other environmental improvements;</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Significantly raising the quality of architectural and urban design in the area with development that positively responds to its context whilst encouraging the very best in contemporary design;</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) Setting a framework for building heights of new development to be sympathetic in scale to the predominant 2-3 storey context, whilst focussing taller buildings in key ‘gateway’ sites such as the Arcade site, the Town Square and South Grove;</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>E) Encouraging the restoration and ongoing improvement of existing buildings of character within the centre, including via shopfront and/or building grants where available;</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>F) Bringing forward a range of options for improving the town square and gardens, including the possibility of extending the Selborne Walk development and potential redevelopment of the bus station;</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>G) Developing and implementing a new public space strategy which provides comfortable, convenient and safe places for people to sit, relax and enjoy a variety of experiences within the town centre;</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>H) Incorporating ‘active building frontages’ in all new development to provide increased vitality, interest and safety at ground floor level for shoppers and visitors; and</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>I) Improving and developing a clear and robust management regime for the area encompassing cleaning, maintenance, partnership working, promotion and activities etc to reinforce the town centre offer for shoppers and visitors.</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**WTC15 – Social Infrastructure**

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Neutral</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Resisting the loss of existing social infrastructure in the centre;</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) Developing site for new social infrastructure (see proposals in chapters 16 - 35);</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Incorporating social infrastructure as part of mixed-use development;</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) Contributions will be sought through planning obligations to support the provision of new social infrastructure or the expansion or improvement of existing facilities to meet the needs of the community and;</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) Wherever possible, new facilities should be a multi-use and be accessible by all members of the community.</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
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</tr>
</tbody>
</table>

**WTC16 – Decentralised Energy**

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Neutral</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Requiring developments in the area to contribute towards establishing the system;</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
## Walthamstow Town Centre Area Action Plan - Statement of Consultation

### Options

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Neutral</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>B) Connecting public sector buildings and redeveloped Council properties to the network in order to provide sufficient anchor loads;</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C) Requiring all new development to link to the system, subject to viability;</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D) Requiring all development which comes forward before the system is established to be 'connection ready'; and</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E) Safeguarding routes for pipelines.</td>
<td>0</td>
<td>3</td>
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</tr>
</tbody>
</table>

### WT17 - Access to Sites of Nature

<table>
<thead>
<tr>
<th>Options</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Neutral</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Creating, improving and enhancing links to sites of nature conservation importance; and</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B) Seeking developer contributions to create, improve and enhance links to sites of nature conservation importance.</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Key Opportunity Sites

For Community Infrastructure Levy, do you agree with the list of 'Key Projects' needed for Walthamstow Town Centre?

| Site WTCP1 - Snooker Hall - Housing led social infrastructure.          | 0              | 1     | 1       | 0        | 0                 |
| Site WTCP2 - Factory, corner of Tower Hamlets Road - Housing.           | 1              | 0     | 1       | 0        | 0                 |
| Site WTCP3 - Vacant Petrol Station, Hoe Street - Housing.               | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP4 - Tax Office - Housing led with retail and office.           | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP5 - EMD Cinema - Leisure.                                     | 2              | 0     | 0       | 0        | 0                 |
| Site WTCP6 - HSBC Site - Leisure and cultural.                          | 2              | 0     | 0       | 0        | 0                 |
| Site WTCP7 - Arcade Site - Housing led with leisure (cinema), ancillary restaurant and retail and extension to the public realm. | 2              | 0     | 0       | 0        | 0                 |
| Site WTCP8 - Town Square and Gardens - Accommodation of retail extension of Selborne Walk Shopping Centre and improvement and enhancement of existing open space. | 2              | 0     | 0       | 0        | 0                 |
| Site WTCP9 - Selborne Walk Shopping Centre - Extension of retail floorspace with housing on upper floors. | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP10 - Station Car Park Phase II - Housing.                      | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP11 - Sainsbury’s Site - Retail and Housing.                   | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP12 - Osborne Mews - Housing.                                   | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP13 - Buxton Road Bingo Hall - Housing, commercial and social infrastructure. | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP14 - 8 Buxton Road - Social Infrastructure (education).        | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP15 - South Grove - Retail (superstore) and housing.            | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP16 - Commercial (offices) led with housing.                   | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP17 - Courtney Place - Housing                                 | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP18 - St James Street Car Park - Housing led with retail and social infrastructure. | 1              | 1     | 0       | 0        | 0                 |
| Site WTCP19 - St James Street Health Centre - Social infrastructure and housing. | 1              | 1     | 0       | 0        | 0                 |
LONDON BOROUGH OF WALTHAM FOREST  
CABINET MEETING – Tuesday, 15 January 2013  
RECORD OF DECISIONS TAKEN 

Waltham Forest Local Plan - Walthamstow Town Centre 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 Analysis (Appendix D), the Preferred Options Consultation Report (Appendix F), and Habitats Regulations Assessment (Appendix C).  
That prior to public consultation and submission, delegate any non material amendments to the Area Action Plan to the Director of Development, in consultation with the Portfolio Lead for Environment.  
That subject to there being no matters of significance raised from the consultation, delegate authority to the Director of 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. 

Minutes:  
The Local Plan is a key corporate strategy that would play a crucial role in facilitating the regeneration of Waltham Forest. It comprised several elements, including the Council’s adopted Core Strategy, and Area Action Plans for our key growth areas.  
As established in the Core Strategy, Walthamstow Town Centre is one of the key growth areas, and therefore a major focus for regeneration activity. To co-ordinate these efforts, an Area Action Plan had been prepared; which set out a clear vision, policies, and design guidance for the area.  
This report sought approval to publish the Walthamstow Town Centre Area Action Plan Proposed Submission document for statutory public consultation.  
The Proposed Submission of the Area Action Plans set out the Council’s formal strategic planning and regeneration policies, taking into account previous consultation exercises and all the evidence base studies that had been undertaken to inform these policies. Following this consultation, it was proposed to submit the document, along with the consultation responses generated to the Secretary of State for examination at a public inquiry.
Consultation Letter for Area Action Plans – Proposed Submission

Dear Resident, Business or Stakeholder,

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

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

Central government regulations require all Local Plan Documents to be subject to formal public consultation over a period of six weeks before adoption. Consequently, between 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
Walthamstow Town Centre Area Action Plan - Statement of Consultation

- by viewing and sending online comments at: http://walthamforest-consult.limehouse.co.uk/portal
- other alternative formats of the document are available on request at planning.policy@walthamforest.gov.uk 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. Comments must be received by 5pm on Monday 29th April 2013.

- PREFERRED METHOD - Online response: 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 Walthamstow Town Centre Interim Planning Policy Framework
- Waltham Forest Walthamstow Town Centre Area Action Plan Preferred Options
- Waltham Forest Walthamstow Town Centre Area Action Plan Preferred Options Consultation Report
- Waltham Forest Walthamstow Town Centre Area Action Plan Proposed Submission
- Waltham Forest Walthamstow Town Centre Area Action Plan Proposed Submission Consultation Report
- Waltham Forest Walthamstow Town Centre Area Action Plan Statement of Duty to co-operate