



Planning & Regeneration Services

Wanstead Park Conservation Area Preservation & Enhancement Scheme

Consultation Statement for
Supplementary Planning Document

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Section 1

Pre-Production Consultation Statement

Prior to preparation of the draft Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document and its associated Sustainability Appraisal, consultation was undertaken. Initial consultation was in accordance with the statutory provisions for consultation pending Statement of Community Involvement. Following the publication of the Council's Statement of Community Involvement in May 2005 this consultation followed the stages set out in that document. Consultation included the following:

- Between 12th May and 10th June 2005 (4 weeks) a formal period of consultation was undertaken for comments to be submitted on the scope and content of the Supplementary Planning Documents.
- Specific and general consultation bodies were advised in writing that work on preparing the Supplementary Planning Document had begun and invited to comment on any relevant issues (see Appendix 1 for a sample letter and Appendix 2 for the full list of consultees)
- Letters inviting comment were sent to Members of Area 1 Committee
- Involvement of External Stakeholder Group (see Appendix 3 for a full list of relevant meetings)
- Involvement of Internal Stakeholders Group to identify service related issues
- One to one meetings with key Internal Stakeholders
- Between 24.01. 2006 and 10.03.2006 (a period of 6 weeks) consultation upon the Sustainability Appraisal Scoping Report for the SPD was undertaken with Specific Consultees with an environmental remit (indicated in Appendix 2)
- Between 21st June and 7th July 2006 a further invitation to comment was extended to key stakeholders indicated in Appendix 2 on the draft appraisal of Wanstead Park Conservation Area.

We received a total of 27 responses to consultation in May-June 2005 on the Supplementary Planning Document. A summary of the comments made and the Council's responses to these comments can be found in Appendix 4. We received a total of 3 responses to the consultation upon the Sustainability Appraisal Scoping Report. A summary of the comments made and the Council's responses to these comments can be found in Appendix 5. We received a total of 1 response to the June-July 2006 consultation on the Conservation Area appraisal. A summary of the comments made and the Council's responses to these comments can be found in Appendix 6.

Section 2

Public Consultation on Draft (Regulation 17 Statement)

In light of the responses to the pre-production consultation referred to in Section 1, we prepared the Draft Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document and its associated Sustainability Appraisal. Consultation on this draft was undertaken in accordance with the Statement of Community Involvement. In particular,

- Between 25th November 2006 and 5th January 2007 (6 weeks) a formal period of consultation was undertaken for comments to be submitted on the content of the Supplementary Planning Document.
- Specific and general consultation bodies were notified of the Draft Supplementary Planning Document and invited to comment on any relevant issues (see Appendix 7 for a sample letter and Appendix 8 for the full list of consultees).
- Press notice and publicity in local press (see Appendix 9 for copy of the advert placed in the Yellow Advertiser on 24th November 2006).
- An information report was submitted to Area 1 Committee.
- Involvement of External Stakeholder Group (see Appendix 10 for a full list of relevant meetings).
- Meetings with key Internal Stakeholders.
- All material made available for public inspection at the Council's One Stop Shop (Lynton House, High Road, Ilford), in Wanstead and in the Central libraries and on the Council's web-pages.
- Translation services offered.

We received a total of 7 responses to this consultation. A summary of the comments made and the Council's responses to these comments can be found in Appendix 11.

Appendix 1: Sample Consultee Letter for Initial Proposals



**London Borough of
Redbridge**

PLANNING

Paul W. Clark, M.A, M.R.T.P.I.
Chief Planning Officer
PO Box 2, Town Hall, Ilford, Essex IG1 1DD

- All Stakeholders – Wanstead Park Conservation Area

Telephone: 020 8708 2146
Facsimile: 020 8708 2062
Email: james.hetherington@redbridge.gov.uk

Please ask for: Mr James Hetherington

Your Ref:
My Ref:

- Date: 12th May 2005

Dear

WANSTEAD PARK CONSERVATION AREA PRESERVATION AND ENHANCEMENT SCHEME

I am writing to all stakeholders who I believe have an interest in Wanstead Park Conservation Area to seek contributions to the preparation of the above. You may be aware of the existence of Wanstead Park Conservation Area, designated for its special architectural or historic interest in 1970. The preservation or enhancement of its character or appearance is a special consideration for the London Borough of Redbridge as Local Planning Authority and the Council has a duty to bring forward proposals for its preservation or enhancement. The Council's intention is to adopt a scheme for Wanstead Park, following consultation, as a Supplementary Planning Document. Once adopted the document will be a material consideration for any development proposals affecting the area and, it is hoped, will influence wider decision-making about its management and maintenance. The Council is seeking to ensure everyone with an interest in the area has an opportunity to contribute to the development of the document from the outset.

The scheme is in its early stages and I am currently assembling background information to establish its eventual scope. As part of this exercise I have attached a brief discussion paper in three parts. The first part provides background information on the history of the park and the importance of its landscape. The second part sets out the main issues and options for the future of this special area. These options are intentionally wide-ranging at this stage in

the hope of producing the fullest possible discussion. The aim is to elicit what those living locally or otherwise possessed of an interest know or value about the Park and what they would like to see happen in future. It is necessary to establish the potential for enhancement of the Conservation Area before drafting a more definite series of proposals. The discussion paper raises a number of issues arising from the initial analysis of the Conservation Area which are reflected in the third part of the discussion paper which is a questionnaire. You are welcome to address the issues raised in section two through the questionnaire or to make any other points which you feel are relevant.

The Council has no specific budget and only certain prescribed powers to implement its enhancement schemes, especially, as here, where it is not the major landowner and where many of the landscape changes that are most important do not constitute development requiring planning permission. Nevertheless the Council will seek to use its unique position as Local Planning Authority to promote agreement between the stakeholders on a way forward. I would be grateful if you could take the time to read this document and to reply with your thoughts by 10th June 2005.

After this initial consultation the next stage will be a draft enhancement scheme informed by the responses to the ideas set out below. That draft document would then be subject of formal consultation. If you do not wish to take part in the consultation or to be sent more information about the enhancement scheme please inform me. If you wish to discuss any matters arising from this initial consultation please do not hesitate to get in touch with the Conservation Officer using the contact details at the head of the letter.

Yours sincerely

Paul Clark
Chief Planning Officer

Appendix 2: Consultee List – Initial Consultation

Specific Consultees

Reference	Company Name	Contact Name
SPE028	British Gas Properties	
SPE019	British Telecom (Ilford)	
¹ SPE004	Countryside Agency - South East Regional Office	Mr Mark Chessell
²¹ SPE005	English Heritage - London Region	Rachel Howarth
¹ SPE003	English Nature	Mr Greg Smith
¹ SPE006	Environment Agency - Thames Region	Ms Katie Wilson
SPE030	Essex & Suffolk Water	
SPE001	Greater London Authority	Ms Emma Demaine
SPE010	Highways Agency	
SPE020	Hutchinson 3G UK Ltd.	Mr Mike Davies
SPE015	London Borough of Newham	Mr Ian Fines
SPE021	O2	Mr Peter Foster
SPE022	Orange	Mr Niall Tipping
SPE027	Strategic Health Authority	Ms Janet McMillan
SPE009	Strategic Rail Authority	
² SPE031	Thames Water Property Services Limited	
SPE004	The Countryside Agency, Head Office	
SPE006	The Environment Agency	LEAPS Team
SPE027	The National Grid (South East Area)	
SPE023	T-Mobile	Ms Kaye Anstey
SPE029	TRANSCO (North London)	Assets
SPE002	Transport for London	
SPE024	Vodafone	Ms Tessa Morton

¹ Also consultee on Sustainability Appraisal Scoping Report

² Also consulttee on Conservation Area Appraisal

Internal Consultees

<i>Reference</i>	<i>Company Name</i>	<i>Contact Name</i>
INT002	LBR Chief Executives & Directors	Mr Geoff Pearce
² INT017	LBR Engineering & Building Services	Mr Dave Renvoize
INT027	LBR Housing Service	Ms Lisa Marston
INT029	LBR Legal	Ms Heidi Chottin
² INT032	LBR Leisure	Ms Sue Thiedeman
INT042	LBR Property Management	Mr Roy Gregory
INT043	LBR Public Protection	Mr Ray Trendell

Landowner Consultees

<i>Reference</i>	<i>Company Name</i>	<i>Contact Name</i>
LAN001	Corporation of London	James Clare
² LAN002	Conservators of Epping Forest	Sally Hayns
² LAN003	St. Mary's PCC	Mr P Brown
² LAN004	Wanstead Golf Course	Mr Keith Jones
LAN005	Blake Hall Sports & Leisure	
LAN006	Wanstead Cricket Club	
² LAN007	Linkside Tennis Club	
LAN008	Lakeside Pre-School	
² LAN009	Warren & Southbridge LTC	

Community and Resident Association Consultees

<i>Reference</i>	<i>Company Name</i>	<i>Contact Name</i>
² COM001	Wanstead Society	Mrs Ray Muna
COM002	Park Neighbourhood Watch	Mr M J Russell

² Also consultee on Conservation Area Appraisal

Resident Consultees

RES001	2-10 (Evens) Raynes Avenue
RES002	97-115 (Odds) Warren Road
RES003	2-98 (Evens) Overton Drive
RES004	29-34 (Odds and Evens) Draycott Road
RES005	65-72 (Odds and Evens) Blake Hall Road & Overton Court

Other Consultees

<i>Reference</i>	<i>Company Name</i>	<i>Contact Name</i>
OTH001	London Cycling Campaign - Redbridge Branch	
OTH002	Redbridge Forum for Local History	Mr P Lawrence
OTH003	Wanstead Business Partnership	Jeffery Edelman
OTH004	The WREN Group	Peter Williams
OTH005	Wanstead Historical Society	Doreen Golding
² OTH006	Garden History Society	Linden Groves
² OTH007	Wanstead Park Community Project	Ralph Potter

Organisations or Individuals Requesting to be Consultees

<i>Reference</i>	<i>Company or Individual Name</i>	<i>Contact Name</i>
ORG001	Ralph Potter	Ralph Potter
ORG002	Alan Cornish	Alan Cornish
ORG003	Debois Landscape Survey Group	John Phibbs

² Also consultee on Conservation Area Appraisal

Appendix 3: Stakeholder Meetings/Publicity: Initial Consultation

Date	Meeting/Correspondence	Purpose
09/11/04	External Stakeholders Meeting (Conservators of Epping Forest, English Heritage, Ralph Potter)	To discuss scope for Enhancement of Wanstead Park
30/11/04	External Stakeholders Meeting (Conservators, EH, RP)	To discuss scope for Enhancement of Wanstead Park
25/01/05	External Stakeholders Meeting (Conservators, EH)	To discuss scope for SPD and Integrated Site Plan forthcoming from Conservators of Epping Forest
12/05/05	Commencement of 4-week public consultation period	To seek initial opinions on the issues and options for the SPD
16/01/06	Meeting with Members Officers Working Team	To discuss SPD and SA Scoping Report
24/01/06	Commencement of 6-week consultation upon Sustainability Appraisal Scoping Report	To seek initial opinions on the SA Scoping Report for the SPD
31/10/05	External Stakeholders Meeting (Conservators, EH)	To discuss emerging proposals for Integrated Site Plan and implications for Wanstead Park SPD
20/03/06	External Stakeholders Meeting (Golf Club)	To discuss emerging proposals for Wanstead Park SPD
12/06/06	External Stakeholders (Conservators, EH)	To discuss emerging proposals for Integrated Site Plan and implications for Wanstead Park SPD

Appendix 4: A summary of comments received and responses

Wanstead Park Conservation Area Preservation and Enhancement Scheme Issues and Options Paper

A total of 27 responses to consultation in May-June 2005 on the Supplementary Planning Document on issues and options paper and questionnaire for the Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document and its associated Sustainability Appraisal.

Details of those providing responses, the nature of any representations and comments on the Council's reaction to the representations are set out below.

Summarised content of representation	Response
1: Ralph Potter (Private Individual)	
Extensive and informed observations on the decline of the park and suggestions for its improvement concentrating on the need to resolve long-standing problems of water supply and circulation in the Lake system.	Observations welcome and helpful. The problems are addressed within the draft SPD
Support archaeological investigations in connection with any restoration proposals and specifically to establish existence of Roman villa.	Archaeological evaluation/investigation would be required as part of any application for significant new work in the Conservation Area
Restoration and replanting proposals for trees should be phased to minimise impact	The SPD notes the desirability of phasing.
2: John Phibbs (Debois Landscape Survey Group)	
Would like to see Conservation Area extended to whole of historic park and other areas such as George Green. Suggest a review of the previous DLSG report and policies. Support linkage to the east side of the Roding. Park a good candidate for lottery funding.	Extension of CA not supported for reasons stated in SPD. George Green already part of another designated Conservation Area (Wanstead Village) proposals for which take account of historic connection with Wanstead Park. Other proposals pursued in SPD.
3: Warren Lawn Tennis Club	
Access a key issue especially through the golf course. Sensible to extend the Conservation Area to Bush Wood.	Issue of how to improve access is addressed by draft SPD
4: Peter Brown (St. Mary's Church PCC)	
Considerable money spent on the church – not in poor condition.	Recent works noted SPD.
Congregation for church stable. Congregation for parish increasing.	Noted within SPD
PCC would welcome greater assistance	Scope for increasing use of the church is

Summarised content of representation	Response
from the Borough in maintaining and publicising the Church.	Noted in the SPD.
Churchyard maintenance and access could be improved (responsibility of LBRedbridge).	Repair needs of churchyard enclosure and monuments are discussed in SPD.
5: Rachel Howarth (English Heritage)	
Should include appraisal. Appraisal and management strands should be separated.	Appraisal and Enhancement scheme carried out in accordance with EH guidance.
SWOT analysis.	As above.
Consultation to conform to Statement of Community Involvement.	Done.
Partnership or steering group to coordinate disparate interests.	Suggested in SPD
Long and complex history with succession of buildings and garden features. Potential for features to survive below the surface including Roman and prehistoric materials. Any proposed works should take account of archaeology.	Noted in SPD.
Include additional material in references: PPG 16, The Gardens of Wanstead Study Day Proceedings (1999) and Country Life article on Repton's Red Book for Wanstead by Sally Jeffrey (2005).	Done.
6: Councillor Cummins	
Conservation Area should be extended to boundaries of Historic Park. Park is in need of maintenance. Would oppose return to pre-existing formal designs. Concern that greater access or archaeological investigations might bring unsustainable pressure on the park.	Extension of CA not supported for reasons stated in SPD. Return to formal landscaping not advocated in SPD. Proactive archaeological investigations not advocated in SPD.
7: Nigel Burch (Engineering and Building Services)	
Park is probably the most important designed landscape in the Borough. Decision as to whether Wanstead Park is to be seen as a special historical landscape or a created landscape reclaimed by nature must be taken soon.	Agreed. SPD seeks to address this point.
8: John Goldsmith (Private Individual)	
Through traffic should be banned from roads which define the Conservation Areas.	Impact of traffic noted in SPD but analysis of traffic management issues necessary are outside the scope of this

Summarised content of representation	Response
	SPD. The SPD does consider the potential for improving access through the park for cyclists and the disabled and this may have some effect on reducing traffic locally.
9. Linden Groves (Garden History Society)	
Support restoration of features of the historic landscape	Support welcome.
Would like to see greater public access to the whole park and greater emphasis on the man-made design in its maintenance	Access issue explored in SPD. Appraisal considers importance of man-made landscape.
10. Mrs B Figg (Wanstead Society)	
Appreciate metamorphosis of Park into tract of wild landscape. Support mending damage to the Lakes and minimal tidying but opposed to ambitious schemes for enlargement or popularisation	Views noted. SPD attempts to give fair weight to different, valued aspects of the park and to ensure future development takes account of all. Nevertheless, SPD identifies some major costs associated simply with maintenance and must address how maintenance of the park is to be funded including through appropriate forms of activity/development. Increased use of the Conservation Area is likely to follow from increased development in its catchment area and may offer potential funding for identified maintenance needs.
11. Peter Arben (Chairman of Wanstead Society)	
The wild and natural character of the Park is its value and charm. Apart from essential repairs to lake system, paths and trees the park should be left as it is.	As above 10.
12. DRM Martin (Wanstead Society)	
Appreciate the park as it is. Maintain it but don't 'improve' it.	As above 10.
13. Gill James (London Cycling Campaign – Redbridge)	
Would like to see limited cycling permitted by the by-laws so residents especially school-children can legally cycle through the park between Wanstead and Aldersbrook	Access, including improved permeability for cyclists, is considered in the SPD.
Would support a children's play area near the Tea Hut	Proposal not supported or opposed by SPD but framework for consideration of such proposals in highly sensitive area suggested.
Would support a dog exclusion area near	Proposal not supported or opposed by

Summarised content of representation	Response
the Tea Hut	SPD but framework for consideration of such proposals in highly sensitive area suggested.
14. Linkside Tennis Club	
Club has experienced vandalism and would welcome more policing in the area	Security is an issue best addressed by all owners in concert – an approach advocated by the SPD
15. Corporation of London (Conservators of Epping Forest)	
Opposed to over-management.	SPD attempts to give fair weight to different, valued aspects of the park and to ensure future development takes account of all.
Corporation will contribute to a conservation plan for the Conservation Area through preparation of an Integrated Site Plan for the public park	View noted and welcomed but SPD supports collective action on shared problems amongst owners/operators in the Conservation Area.
16. Patricia Leighton (Warren Lawn Tennis Club)	
Support clearer signage, greater access, more events of appropriate type and better security	Noted. Issues addressed in SPD.
Support more cooperative approach to use of the area	Support welcome. Approach advocated in SPD.
17. Keith Jones (Wanstead Golf Course)	
Support management of invasive trees and plants such as sycamore and ivy.	SPD addresses management of invasive/diseased trees.
Opposed to new development or roads	Noted. Framework for new development in the SPD included.
Opposed to improved access to the golf course	Noted but SPD favours limited improvements to access throughout Conservation Area.
Restoration should take place in public park only	Noted but Council's responsibility to seek preservation or enhancement extends to whole of designated area.
18. Resident 62 Overton Drive	
Support improved entrances in Blake Hall Road and Warrant Drive, cleaning of ponds and development of a restaurant.	Noted and discussed in SPD.
Oppose high fencing along Overton Drive or too many commercial outlets	Noted.
19. L M McCall (Resident)	
Support minimalist approach. Also support improved security during school holidays and improved access and information	Noted see 10 above. Security issue best addressed by all owners/operators in concert – see 14 above.
20. Mr & Mrs Wilkinson (Residents)	
Support use of Temple as a local museum	Improved access is supported by the

Summarised content of representation	Response
and controlled/guided access to non-public areas of the park. Oppose inappropriate plastic signage.	SPD. Plastic signage not specifically addressed but would framework for considering development applications is set out.
21. Keith Crane (Resident)	
Support minimal management intervention to maintain park as it is. Oppose commercial development.	Noted. See 10 above.
Support establishment of a volunteer group of local people to assist with development of proposals for future management	SPD supports establishment of a forum of stakeholders for the Conservation Area.
22. Mr French (Resident)	
Currently unspoilt. Leave it as it is.	Noted. See 10 above.
23. Resident (Anon)	
Support repair of the Grotto. Oppose excessive formality.	Repair of grotto is supported in SPD.
24. Resident (Anon)	
Support maintenance of the status quo with minor changes including improved fencing to Overton Drive	Noted. See 10 above.
Support restricting traffic by closing slip road to Overton Drive from Redbridge Lane West	Noted. See 8 above.
25. Resident (Anon)	
Favour light-touch restoration. Support control of invasive sycamore. Oppose food outlets and children's playground. Support increased access if controlled.	Noted. See 10 and 17 above.
26. Resident (Anon)	
Area is natural and unspoilt. Maintain without modernising	Noted. See 10 above
27. Resident (Anon)	
Additional funding might be gained through events such as organised picnics in the park	Noted. Potential of such activities is explored in SPD.

Appendix 5: A summary of comments received and responses

Wanstead Park Conservation Area Preservation and Enhancement Scheme Sustainability Appraisal Scoping Report

A total of 12 responses were received to the consultation carried out between 18th November and 30th December 2005 on issues and options paper and questionnaire for the Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document and its associated Sustainability Appraisal.

Details of those providing responses, the nature of any representations and comments on the Council's reaction to the representations are set out below.

Summarised content of representation	Response
1: D Hammond (Countryside Agency)	
The Agency considers that the document (SA Scoping Report) adequately assesses the likely environmental effects on our interests in London.	Support for approach welcome.
Council may also wish to consider the amount and level of accessible paths that are in good repair/maintenance and set a target for reducing any deficit in path accessibility.	Suggestion noted. The data suggested in not currently collected by the Council but could be considered as part of future monitoring if available from the Managers of the public park.
2: Candice Beard (Environment Agency)	
No representation on content of documents.	N/A
3: Rachel Howarth (English Heritage)	
No representation on content of documents.	N/A

Appendix 6: A summary of comments received and responses

Wanstead Park Conservation Area Preservation and Enhancement Scheme Appraisal

Between 21.06.06 and 07.07.06 Key Stakeholders listed below were invited to make further representations in response to the publication of the draft Conservation Area appraisal and ahead of the preparation of the draft Preservation and Enhancement Scheme.

Details of those providing responses, the nature of any representations and comments on the Council's reaction to the representations are set out below.

Summarised content of representation	Response
1: Mr P Arben (Wanstead Society)	
No representation on content of documents.	N/A
2: Linkside Tennis Club	
No representation on content of documents.	N/A
3: Mr P Brown (St. Mary's PCC)	
No representation on content of documents.	N/A
4: Patricia Leighton (Warren Lawn Tennis Club)	
No representation on content of documents.	N/A
5: Linden Groves (Garden History Society)	
No representation on content of documents.	N/A
6: David Wilson (Thames Water)	
No representation on content of documents.	
7: Emily Reynolds (Culture and Community Learning Services)	
Wanstead Park is an important site for biodiversity in the borough, and there will be scope for enhancement. However, as biodiversity forms only a small part of the Conservation Area remit there is probably not much to add. The appraisal notes that further detail on biodiversity and ecology can be found in the Wanstead Park Management Plans.	The value of the site for nature is noted in the SPD.
It would be useful to include reference to the local (Redbridge), regional (London) and national (UK) action plans for	The strategic value of the Conservation Area green space is noted in the SPD and informs proposals for improved

Summarised content of representation	Response
<p>biodiversity to put Wanstead Park's biodiversity into some kind of strategic context, and perhaps highlight its importance. Wanstead Park contains many habitats and species that are the focus of these Biodiversity Action Plans. Ecological enhancement schemes should consider the objectives of these plans and aim to contribute towards their targets.</p>	<p>access.</p>
<p>It is very important that Wanstead Park be considered as a key site within the Green Grid framework. Wanstead Park is an important link east-west between the Roding Valley and Epping Forest. It's proximity to the Roding Valley and the Roding Valley Way allow for access north all the way up to Ray Park and beyond into Essex, as well as south towards the Thames. As well as these existing links, potential new links should also be considered, which is one of the main aims of the Green Grid. For example, creating a green link east from Wanstead Park via the Roding Valley and the Ilford Golf Course to Valentines Park is a potential enhancement proposal. Although it may not be possible to create new green space between these sites, it is still possible to create green links by planting or enhancing street trees/planters for example.</p>	<p>As above.</p>
8: Stefania Horne (Culture and Community Learning Services)	
<p>Wanstead Park is an important element in the interlinked green spaces of London especially through proximity to Roding Valley way.</p>	<p>As above 7.</p>
<p>Floods are possible threat to site.</p>	<p>Noted.</p>
<p>Wanstead Park has tourism value in view of the influx of people likely to arise in connection with the Olympics</p>	<p>Noted.</p>
9: R Keown (Engineering and Building Services)	
<p>No representation on content of documents.</p>	<p>N/A</p>

Summarised content of representation	Response
10: Sally Hayns (Conservators of Epping Forest)	
No representation on content of documents.	N/A
11. Kate Graham (English Heritage)	
No representation on content of documents.	N/A
12. Keith Jones (Wanstead Golf Course)	
No representation on content of documents.	N/A
13. Ralph Potter (Wanstead Park Community Project)	
No representation on content of documents.	N/A



Appendix 7: Sample Consultee Letter for Draft SPD

Planning and Regeneration

P.O. Box 2, Town Hall, High Road
Ilford, Essex IG1 1DD

Please ask for James Hetherington
Direct line 020 8708 2146
Fax 020 8708 2062
james.hetherington@redbridge.gov.uk

Our ref GF406.7.1/JH
Your ref
Date 22.11.2006

Dear,

**Consultation on Draft Supplementary Planning Document: Wanstead Park
Conservation Area Preservation and Enhancement Scheme**

I am writing to invite you to comment upon the above draft Supplementary Planning Document which has been prepared following earlier public consultation in May-June 2005. The draft Supplementary Planning Document (SPD) and three further related documents, an Initial Sustainability Appraisal, a Consultation Statement describing the consultation process and feedback to date and a Response Form, can be seen in Wanstead Library, in Central Library, Ilford and at the One Stop Shop, Lynton House, Ilford.

Comments or objections to the draft SPD must be submitted using the Response Form by 5th January 2007 to:

Supplementary Planning Documents
London Borough of Redbridge
Freepost RSLR-JACE-HSUG
Ilford
IG1 1DD

Alternatively you can email us at dpd@redbridge.gov.uk.

If you have any queries about this draft SPD please contact me on 020 8708 2146.

Yours sincerely,

James Hetherington
Team Leader (Implementation)

Appendix 8: Consultee List for Draft SPD

	Organisation Name
	Highways Agency
	Park Neighbourhood Watch
	Wanstead Society
	LBR Chief Executives & Directors
	LBR Engineering & Building Services
	Corporation of London
	LBR Housing Service
	LBR Legal
	LBR Leisure
	LBR Leisure
	LBR Property Management
	LBR Public Protection
	LBR Public Transport Liaison Group
	Essex & Suffolk Water
	Greater London Authority
	Hutchinson 3G UK Ltd.
	London Borough of Newham
	O2
	Orange PCS
	Strategic Health Authority
	Strategic Rail Authority
	Thames Water Property Services Limited
	The Countryside Agency, Head Office
	The Environment Agency
	The National Grid (South East Area)
	T-Mobile
	TRANSCO (North London)
	Transport for London
	Vodafone
	The WREN Group
	Wanstead Historical Society
	Conservators of Epping Forest
	St. Mary's Church Wanstead PCC
	Garden History Society
	Wanstead Park Community Project
	Wanstead Golf Club
	Blake Hall Sports & Leisure
	Wanstead Cricket Club
	Lakeside Pre-school
	Warren & Southbridge LTC
	Debois Landscape Survey Group

	London Cycling Campaign (Redbridge)
	Redbridge Forum for Local History
	Wanstead Business Partnership
	British Telecom (Ilford)
	English Heritage - London Region
	English Nature

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Public Notices

HIGHWAYS AGENCY
 THE M11 MOTORWAY - JUNCTION 4
 TEMPORARY WEEKEND LINK ROAD CLOSURE

NOTICE IS HEREBY GIVEN that the Secretary of State for Transport has made an Order on the M11 Motorway, in the London Borough of Redbridge, under Section 14(1)(a) of the Road Traffic Regulation Act 1984 because works are proposed to be executed on the road.

The effect of the Order is to authorise the weekend closure of the link road leading from the southbound carriageway of the M11 to the westbound carriageway of the A406 at Junction 4. This is in the interests of road safety to enable contractors to undertake bridge deck maintenance work.

LONDON BOROUGH OF REDBRIDGE
 PLANNING (listed Buildings and Conservation areas)

ACT 1990 SECTION 71
 Draft Supplementary Planning Document

NOTICE IS GIVEN THAT London Borough of Redbridge has published the Westend Park Conservation Area Preservation and Enhancement Scheme Draft Supplementary Planning Document. If adopted, this document will fulfil section 71 of the 1990 Act. The Scheme provides clear guidance on the Council's broader strategic policies for the preservation and enhancement of the Conservation Area and will assist in the pursuit of external funding for the implementation of these policy objectives.

A related Initial Sustainability Appraisal and Consultation Statement have also been published. As part of the consultation process, the Council would like to hear the views of stakeholders. The draft Scheme, associated Consultation Statement and Initial Sustainability Appraisal are available on the Council's website, at the One-Stop Shop in Lynton House, 110rd and in the Central and Westend Libraries. Stakeholders are invited to make written submissions between November 24th 2006 and January 5th 2007. E-mail addresses should be directed to jane.schubert@redbridge.gov.uk. For more information please address to: Planning Policy and Information, Town Hall, High Road, 110rd, G11 0B.

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Appendix 10: Summary of Meetings/Exhibitions/Publicity: Draft SPD

Date	Meeting/Correspondence	Purpose
31/07/06	Meeting with Members Officers Working Team	To discuss draft SPD prior to public consultation
31/10/06	Thames Water	To discuss emerging SPD and Thames Water proposals within the Conservation Area
24/11/06	Commencement of 6-week public consultation upon Draft SPD	To seek opinions on the Draft SPD
04/12/06	Area 1 Committee	To seek opinions on the Draft SPD
12/12/06	Conservation Advisory Panel	To seek opinions on the Draft SPD
19/02/07	Meeting with Members Officers Working Team	To discuss draft SPD amended following public consultation
14/03/07	Planning and Regeneration Scrutiny Committee	To obtain views on draft SPD amended following public consultation

Appendix 11: Summary of Comments Received and Responses to Draft SPD

Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document

A total of 7 responses were received to the consultation carried out between 24 November 2006 and 5 January 2007 on the draft Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document. There was 1 response about its associated Sustainability Appraisal.

Details of those providing responses, the nature of any representations and comments on the Council's reaction to the representations are set out below. (Proposed changes to the original text and new wording are shown as tracked changes in the right hand column).

Summarised content of representation	What the Council thinks
1: Kate Emmerson (English Heritage)	
<ol style="list-style-type: none"> 1. A copy of the EH Parks and Gardens Register description for Wanstead Park and explanation of what it means should be included in the Appraisal as such a large part of the CA is given over to the park. 2. There seems to be a typo in first sentence of (4). Currently doesn't quite make sense. 3. On (5) – Trees, Greenery etc something should be included to the effect that the Council will work with the relevant landowners to ensure that any future planting is controlled and reflects historic planting patterns. 4. A summary with bullet pointed policies would be helpful. 	<ol style="list-style-type: none"> 1. Noted but not agreed. All relevant documents are referred to in the text and in the Useful Information section of the Appraisal. The significance of the parks inclusion on the register in policy terms is adequately highlighted. 2. Agreed. Text amended as follows: The lake system is one of the most important features of the Conservation Area and the problems associated with it are discussed in detail in the Appraisal. 3. Agreed. Additional text provided. The Council has no statutory powers to control new planting but because of the sensitivity of the historic landscape and the potential for harm to historic planting patterns or archaeological remains it will welcome early consultation from landowners on new planting proposals. In general, the Council will favour maintenance of the existing pattern of tree cover. The Council will advise against proposals for new planting which obscure surviving, historically important, planting schemes. Proposals to restore former planting schemes should be based on sound evidence and should not conflict with established areas of ecological value. 4. Not agreed. The document excluding the Appendix is a succinct document which does not require further reduction.

Summarised content of representation	What the Council thinks
2. Candice Beard (Environment Agency)	
<p>Draft Supplementary Planning Document:</p> <p>Section 2 The Application of Policy (page 4) – Areas A, C and D are recognised for their ecological value. The River Roding should be recognised in its own right here. Development should have no detrimental impact on the river or its corridor. (detailed policies are suggested for its preservation and enhancement of the watercourse).</p> <p>Section 4 Restoration of the Lake System – EA favour the sustainable option to repair the lining of the Heronry Pond, rather than pumping additional water in.</p> <p>The ponds, although man-made, are important wildlife habitats and before works are undertaken an ecological impact assessment should be carried out.</p> <p>Water management of the CA should be looked at as a whole along with hydrologically linked Alexandra Lake, Bandstand Pond and Cat and Dog Pond to the south.</p> <p>Over-abstraction from ‘Bush Weed Pond’ should also be looked at. Shoulder of Mutton is believed to be clay-lined and should not be shrinking due to leakage.</p> <p>Section 5 Management and Protection of Trees, Green Spaces etc The importance of the water environment should also be recognised.</p>	<p>Noted but not agreed. The basis of the character areas as defined in the Appraisal is a composite measure of their historic, architectural and natural landscape aspects. The river, within the Conservation Area, fits within the public park along with the lake system which was diverted from it.</p> <p>Noted</p> <p>Agreed. Text of section 4 amended. Final sentence to be added to reflect the requirement for impact assessment:</p> <p>Any significant works of repair or restoration of the ponds should be preceded by an ecological impact assessment.</p> <p>Agreed. New sentence inserted in Section 4 to reflect need to look at lake system holistically:</p> <p>For optimal sustainability such a system would have to make best use of available natural inflows into the lake system, minimising losses through damaged pond linings and regulating abstraction. Further investigation and negotiation is required and the participation of all of the major stakeholders, the Golf Club and Corporation as landowners, Thames Water as operator of the storm water system and the Environment Agency as regulator in relation for water abstraction and in relation to the Reservoir Acts and with an overview of the nature conservation issues here and in the linked parts of the River Roding.</p> <p>Bush Weed Pond can not be identified in or near the Conservation Area – possibly an erroneous reference to The Basin. Responsibility for monitoring over-abstraction rests with the Environment Agency not the Council.</p> <p>No change necessary to section 5. The importance of the ecological value of the river will be recognised by a change to section 4 as indicated above and by additional text in sections 2 and 8.7 of the Appraisal. Section 2 Planning Policy Framework</p>

Summarised content of representation	What the Council thinks
<p>EA support proposed replacement of non-native species with native species.</p> <p>Appendix 1 Section 2 Planning Policy Framework should include PPS 9</p> <p>Appendix 1 Section 9 Problems, Pressures and Capacity for Change. The introduction of activities such as boating or concerts should be sensitive to wildlife and incorporate 'refuge areas'.</p> <p>Sustainability Appraisal Report</p> <p>The sustainability objective to make opportunities for culture, leisure and recreation readily accessible should not compromise wildlife.</p> <p>The sustainability indicator no net loss of Sites of Importance for Nature Conservation simply maintains the status quo. Effort should be made to enhance the existing habitat in line with the sustainability objective to maintain and enhance diversity.</p> <p>Appendix E Table 1 PPS 9 has superceded PPG 9.</p> <p>Under Water Resources Act 1991 and Land Drainage Byelaws 1981 1981 consent of the EA is needed for certain works adjoining the River Roding. EA would like to meet with LPA to discuss proposals to enhance natural value of the Roding.</p> <p>Reference should be made to the North London River Restoration Strategy</p>	<p>Nature Conservation Policies 0A 15-16 Wanstead Park and the River Roding are Sites of Metropolitan Importance for Nature Conservation</p> <p>Section 8.7</p> <p>Equally important in supporting this natural community are the natural and artificial water courses and water bodies that characterise the Conservation Area. This natural interest is an inherent part of the attraction to the local community and is reflected in the designation of the area as a Site of Metropolitan importance for nature conservation.</p> <p>Noted.</p> <p>Noted. Change made. Agreed. Additional text inserted.</p> <p>Appraisal Section 9 Capacity for Beneficial Change</p> <p>The presumption against permanent development in the open areas of the Conservation Area is strong but there is limited potential for reintroduction of some paying activities such as boating or the expansion of other events such as theatre or music in summer time providing these are sensitive to the needs of wildlife and incorporate refuge areas as appropriate.</p> <p>These indicators are brought forward from the SA Scoping Report of January 2006 upon which the EA made no comment. No change necessary.</p> <p>Noted but as the SA Scoping Report is simply re-published as appendix to the SA no change has been made.</p> <p>Noted. No change necessary</p> <p>Noted. No change necessary.</p> <p>The North London River Restoration Strategy has been added instead to the Useful Information</p>

Summarised content of representation	What the Council thinks
<p>Any development in the Roding floodplain should be accompanied by a Flood Risk Assessment in line with PPS 25.</p>	<p>Section in the main body of the Preservation and Enhancement Scheme SPD</p> <p>Noted. No change necessary.</p>
<p>3. Patrick Blake (Highways Agency)</p>	
<p>No comment</p>	<p>No response required.</p>
<p>4. Emily Reynolds (Culture, Sport & Community Learning)</p>	
<p>Section 5, page 5 under 'Management and protection of important trees....' etc - please include the full reference to the nature conservation designation, which is 'Site of Metropolitan Importance for Nature Conservation'</p>	<p>Agreed. Change to text made.</p>
<p>5. Alan Cornish (Member of Wanstead Parklands Community Project and Resident near Conservation Area)</p>	
<p>Dialogue with Conservators of Epping Forest should be given higher priority to facilitate improved access and maintenance and support funding bids.</p> <p>Restoration of the lake system are more crucial than that of surrounding historic buildings, important trees or open spaces.</p> <p>Separation of the Basin from the remainder of the Lake system would be a mistake. The integrity of the whole system should be maintained and enhanced.</p> <p>Water levels in Basin being maintained at artificially high levels to detriment of lower lakes.</p> <p>Redbridge should upgrade its responsibility to route surface storm water from residential areas north of the Basin into the lake to assist water levels.</p>	<p>Noted. No change necessary</p> <p>Noted but not agreed. Such a value judgement is difficult to sustain. The multiple facets of the parks interest are emphasised by the draft SPD.</p> <p>Agreed. Text of section 4 Restoration of the Lake System to be amended by insertion of following to reflect need for thorough investigation prior to any works including suggested measures.</p> <p>The ideal solution would be one which restores the historic system as far as possible with water from The Basin feeding the lower lakes. For optimal sustainability such a system would have to make best use of available natural inflows into the lake system, minimising losses through damaged pond linings and regulating abstraction. Further investigation and negotiation is required</p> <p>Noted but no evidence provided so no change required.</p> <p>This is the responsibility of Thames Water not the Council. Council will promote dialogue between all interested parties as indicated in revision to text of section 4 above.</p>

Summarised content of representation	What the Council thinks
<p>Low-cost sustainable alternatives to a new bore-hole to redress levels in the southern lakes should be preferred: natural inflows to the lake system should be improved and the storm sewer system on Northumberland Avenue should be re-checked.</p>	<p>Agreed. Change to section 4 as above.</p>
5. Area 1 Committee	
<p>On 4th December 2006 resolved as follows:</p> <p>That i) we note the Wanstead Park Conservation Area draft Preservation and Enhancement Scheme SPD ii) note the Committee's views on the contents of the draft document as follows;</p> <ul style="list-style-type: none"> • open spaces within the borough should be preserved • in terms of archaeological interest everything should be done to retain the park in its present state <p>iii) agree that officers look into the viability of a joint meeting with Corporation of London to look at the relationship between the Conservation Area and the public park.</p>	<p>Noted.</p> <p>Noted. No change necessary. The draft scheme expresses Council support for a forum drawing together all interested parties for the purpose of progressing the improved management of the Conservation Area (section 10).</p>
6.Conservation Advisory Panel	
<p>At its meeting on 12th December 2006 resolved:</p> <p>That we i) note the Wanstead Park Conservation Area draft Preservation and Enhancement Scheme SPD ii) express the following views regarding the content of the draft SPD as part of the public consultation process:</p> <ul style="list-style-type: none"> • that local community groups, individuals from the Wanstead and Aldersbrook Conservation Area and the Ilford side of Wanstead Park Road and members of our Panel be encouraged to contribute to the SPD; • that we express our concern about how the SPD stands with the Corporation of London's draft Integrated Site Plan for the Wanstead Park Conservation Area, which has also recently gone out to public consultation and we ask how much liaison and correlation there will be with the Corporation of London regarding the two documents. 	<p>Noted.</p> <p>Noted. Close liaison took place between Council officers and the Corporation of London in the months preceding the issue of the respective documents as recorded in this Consultation Statement (Appendix 3).</p>

Summarised content of representation	What the Council thinks
<ul style="list-style-type: none"> That we express our concern about the restoration of the lake system and we ask how much will it involve Thames Water and what other proposals are there. 	<p>Noted. All stakeholders will be invited to engage in finding the most sustainable solution to the problems of the lake system. See amended text of section 4 Restoration of the Lake System.</p> <p>Further investigation and negotiation is required and the participation of all of the major stakeholders, the Golf Club and Corporation as landowners, Thames Water as operator of the storm water system and the Environment Agency as regulator in relation for water abstraction and in relation to the Reservoir Acts and with an overview of the nature conservation issues here and in the linked parts of the River Roding. The Council will seek to broker and support such a dialogue between the parties.</p>
7. Patricia Moxey (Wanstead Parklands Community Project)	
<p>Welcome the document and hope it will raise area's profile and increase appreciation and sense of ownership locally.</p> <p>Supportive of joint discussions between key stakeholders</p> <p>Support bids for additional funding to enable works to be carried out to highest standard</p> <p>Water supply to lake system is key and high priority for future spending.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
8. Denis Keeling (Wanstead Historical Society)	
<p>Draft SPD fails to register interaction between Wanstead Park and Wanstead Village Conservation Areas at western end of the church, the significance of the carriage turn in this place and the importance of reinstating it.</p> <p>Society is opposed to the proposal to amend the Conservation Area boundary to remove the residential properties on the northern edge. The houses are of good townscape quality and were built so because of their location.</p> <p>The further restoration of some aspects of the historic landscape on a medium and long term basis should not be ruled out.</p>	<p>Agreed. Text amended at 8.1 D.</p> <p>The churchyard is enclosed at the front by a very fine set of iron railings and gates, also listed, that complement the church. The gates lead to a carriage drive that used to receive and return visitors to the church and which today reflects the pivotal position of the church between the Conservation Areas of Wanstead Park and Wanstead Village. The churchyard</p> <p>Proposal expressed in Appraisal but not confirmed following consultation upon the draft enhancement scheme.</p> <p>Noted.</p>

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