

# return to Freepost JTP



The 2C Fulbourne Road Community Planning process is being organised by JTP on behalf of Inland Homes. For more information please visit [FulbourneRoadRegen.co.uk](http://FulbourneRoadRegen.co.uk) or contact the JTP community planning team at [community@jtp.co.uk](mailto:community@jtp.co.uk) or on Freephone 0800 012 6730.



## 2C FULBOURNE ROAD NEWSLETTER JUNE 2020

### FULBOURNE ROAD PROPOSALS

Inland Homes is bringing forward a proposal for the residential-led development of 2c Fulbourne Road, Walthamstow (Homebase site), including new commercial uses and public space.

### COMMUNITY ENGAGEMENT

During June and July we will be holding engagement activities to gather ideas on possible uses for this site and to present the scheme's design development. During the Covid-19 crisis we may not be able to hold face to face meetings and exhibitions, but we will do our utmost to ensure easily accessible communication with the community via our new website [FulbourneRoadRegen.co.uk](http://FulbourneRoadRegen.co.uk), through physical newsletters and a Freephone number. You can also sign up for the Council's email newsletter for this site at [walthamforest.gov.uk/2cFulbourneRoad](http://walthamforest.gov.uk/2cFulbourneRoad).

### HAVE YOUR SAY!

As a first step we would like to hear your ideas about the regeneration of the Fulbourne Road site and its relationship with the surrounding area. You can do this either by visiting the website to view more background on the proposals and

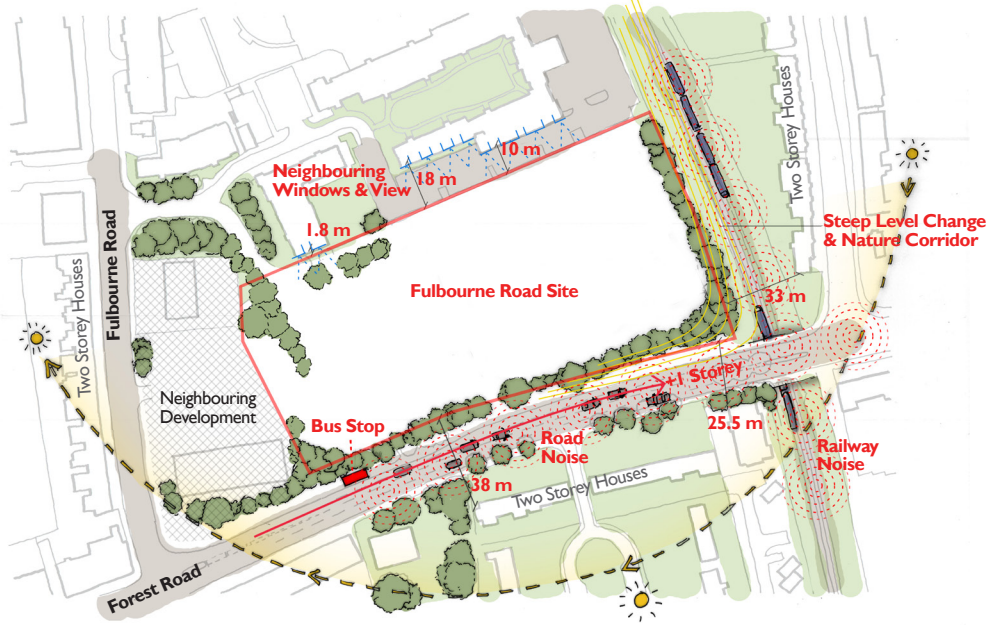
**FOR REGULAR UPDATES PLEASE VISIT  
[FULBOURNEROADREGEN.CO.UK](http://FULBOURNEROADREGEN.CO.UK)**

completing the online form or by filling in the postcard form on this newsletter, detaching it and mailing it back to us by Freepost - no envelope or stamp required.

### NEXT STEPS

Our design team will use your comments to help with creating the vision for the site, which will be shared with the community in mid July (see engagement timeline overleaf). We will ask for your comments on the vision before preparing the planning application design which should go to Waltham Forest Council later in the summer.

Homebase currently has a lease on the site. The scheme that is being prepared is a proposal that will come forward when Homebase vacates the site, which is due to take place in early 2021.



### SITE BACKGROUND

The Waltham Forest Draft Local Plan identifies the Forest Road corridor and Wood Street area as a regeneration area where redevelopment is to be encouraged.

Fulbourne Road sits at the junction of Forest Road and Wood Street - a key cross-roads for the area.

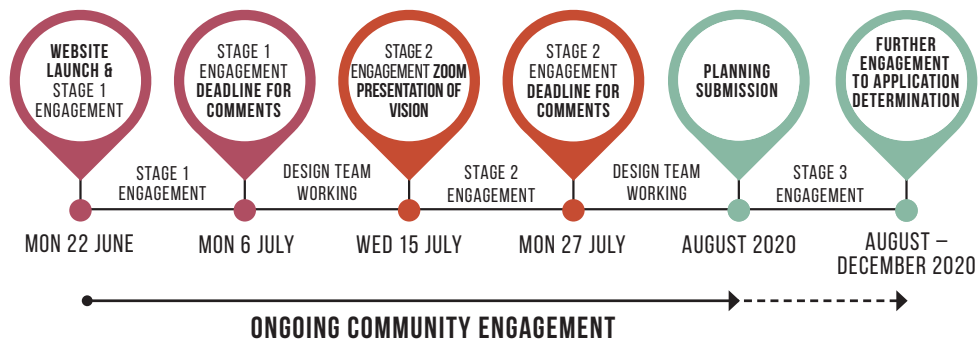
The southern boundary of the site is Forest Road, a busy east-west route.

Existing trees and vegetation are located along Forest Road and present a landscape buffer.

A railway corridor forms the eastern boundary as well as providing habitat for nature beside the tracks.

Delamere Court and Hawker Place are the neighbours to the north of the site. Willow House and Sterling House sites border the Western boundary.

### COMMUNITY ENGAGEMENT TIMELINE



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**CONCERNS:** What are the issues of concern about the Fulbourne Road site and the surrounding area, either now or in the future when it is regenerated? What challenges must it overcome if the residential-led regeneration is to succeed?

**DREAMS:** Imagine you returned to the area after many years away and were to view the completed residential-led development of the Fulbourne Road site. In a few words please describe what would be your 'dream description' of what you found there?

**SOLUTIONS:** What needs to happen, now or in the future, to overcome the concerns you've identified and / or to deliver your dreams and aspirations for the new residential-led development of the Fulbourne Road site.

NAME \_\_\_\_\_ EMAIL \_\_\_\_\_



Thank you for taking time to complete this questionnaire. We will collate the answers received to use in our design process to help with creating the vision for the Fulbourne Road site. We will share this with you in mid July and ask for your feedback before finalising the planning submission for the site.

### PERSONAL DATA PROTECTION

Full details of how we process, manage and retain your personal information can be found online in our Privacy Notice at [jtp.co.uk/projects/community-planning](http://jtp.co.uk/projects/community-planning)

JTP will retain your details in order to communicate with you about the Fulbourne Road project up to and including the submission of the planning submission. We may share your personal details with the project team or with Waltham Forest Council but not with any other third parties.

To opt out of receiving future updates about the Fulbourne Road project, please email us at [optout@jtp.co.uk](mailto:optout@jtp.co.uk).