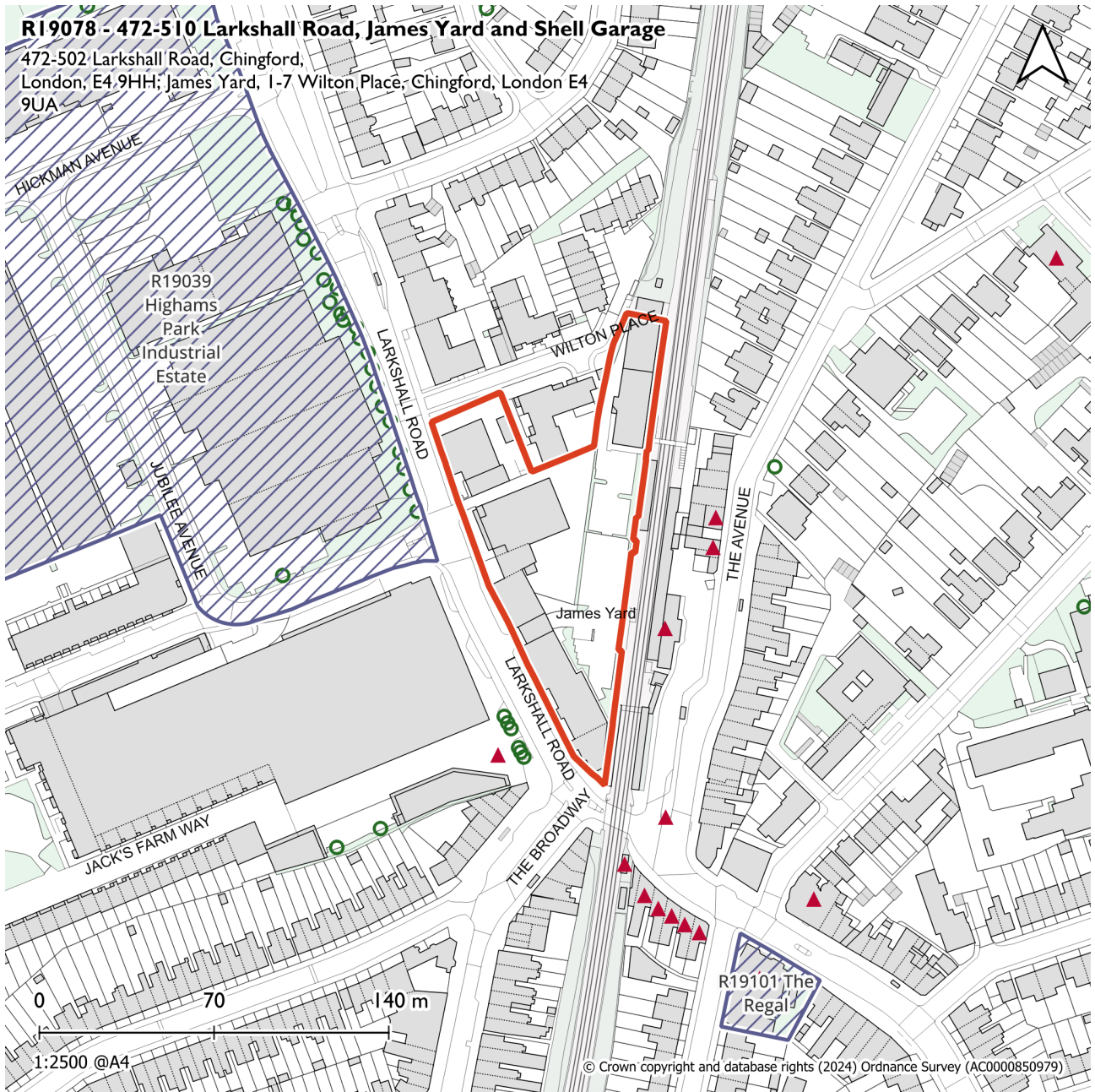


472-510 Larkshall Road, James Yard and Shell Garage (R19078)



Please read in conjunction with the 'Site Boundary and Constraints Plan Key', which can be found at the end of the document.

Address:	472-510 Larkshall Road, James Yard and Shell Garage		
Previous site reference:	SA59 & SA60	Ward:	Hale End and Highams Park
Site Size (Ha):	0.78	Ownership:	Private
Consent Status:	Part consented	Planning Reference(s):	203040
Planning Designations:	Highams Park Strategic Location; Highams Park District Centre; PSA; Locally Listed Building (adjacent); TPO (adjacent); SINC; AQMA; CDA; HPNPA.		

**472-510 Larkshall Road, James Yard and Shell Garage (R19078) - Site Allocation**

**Site Allocation**

- A. Reprovide workspace and provide new homes, retail and other town centre uses, a new safe, accessible and step-free entrance to Highams Park Overground Station, new and enhanced public realm and accessible, biodiverse green open space.

**Indicative Capacities**

- B. 115 homes
- C. 1,630 sqm of town centre uses

**Potential Delivery Timescale**

- D. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035
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**Character-led Intensification Approach**

- E. Transition

**472-510 Larkshall Road, James Yard and Shell Garage (R19078) - Site Requirements**

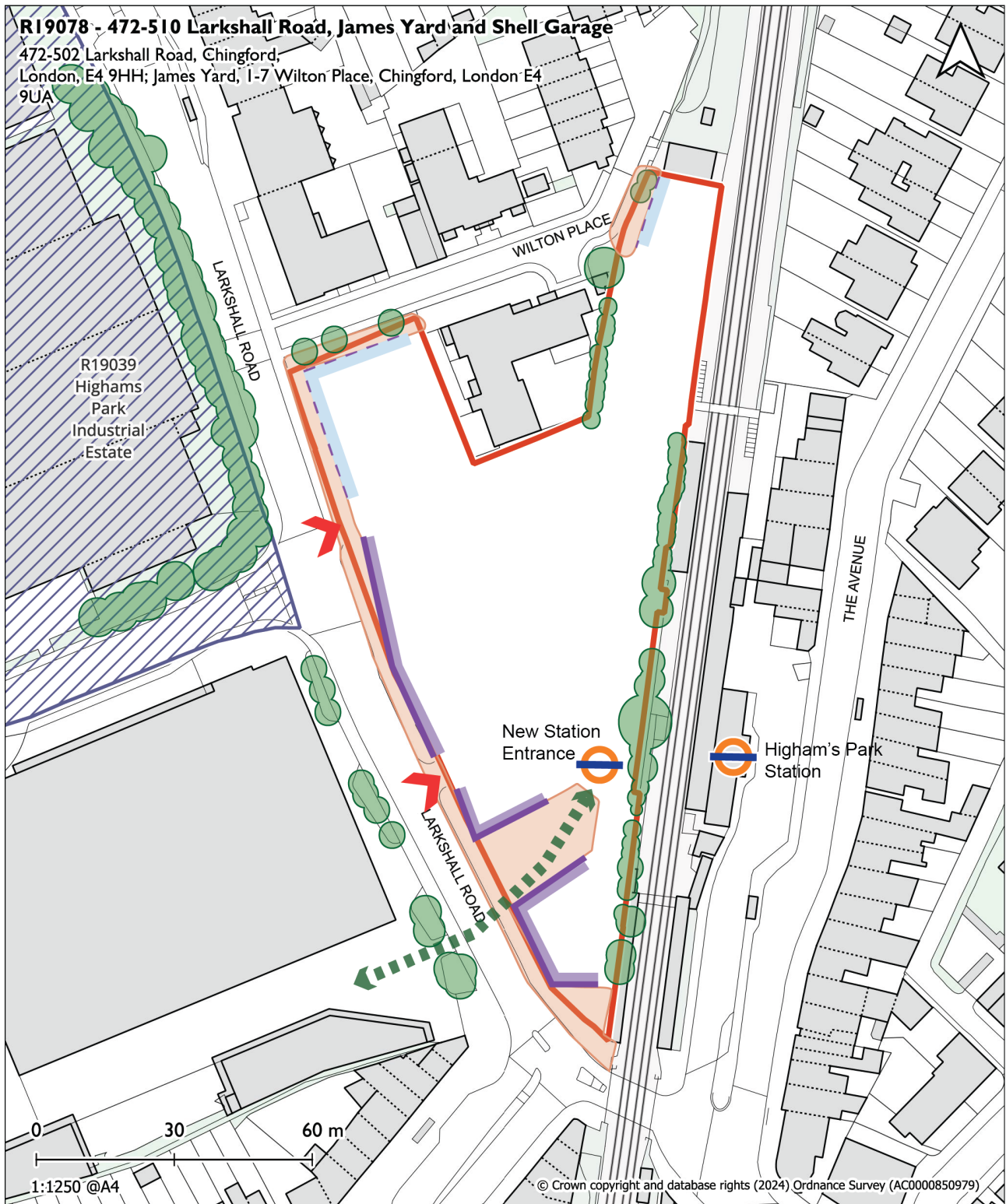
In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 115 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide workspace alongside other main town centre uses that enhance the Highams Park District Centre’s existing offer. Uses that are considered to be particularly suitable for this site include community facilities and food and beverage uses. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage, including through reference to vacancy rates within the designated centre.
- C. Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for this site or parts of this site. All Build to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.
- D. Provide a new entrance incorporating step-free access to Highams Park Overground Station.

- E. Create new high quality public realm at the new entrance to the station, which is green, safe and accessible to all. This should incorporate areas to sit, tree planting and landscaping, and should provide a sense of arrival to Highams Park District Centre.
- F. Secondary areas of new public realm should be created to the south of the site at the Larkshall Road crossing, as well as to the north of the site serving the commercial units.
- G. Enhance the existing public realm along Larkshall Road to deliver a pedestrian-focused environment which is green, safe and accessible to all. This should include new tree planting
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- I. Provide well designed active commercial ground-floor frontage on Larkshall Road, and active residential ground-floor frontage on Wilton Place, ensuring that these relate positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- J. Provide safe, well defined and well managed servicing and delivery access to from James Yard.
- K. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, vibrations or light associated with the continued effective operation of the railway. Proposals should consider how effective landscaping can contribute to this, whilst retaining a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- L. Enhance existing pedestrian and cycling connectivity through the site to Highams Park Overground Station and along Larkshall Road, including consideration of improved crossing facilities.
- M. Retain and enhance significant and/or mature trees by incorporating them into the layout and landscape design, and suitably protecting them during construction and operation. This includes root protection as well as crown growth in proximity to buildings over the tree's natural lifespan.
- N. Design and site buildings and new green space to protect and enhance the integrity of the Chingford to Walthamstow Railsides Site of Importance for Nature Conservation (SINC) to the north and south of the site running along the railway line.
- O. Mitigate the impact of any localised poor air quality from Larkshall Road on the site through the appropriate design and siting of the buildings, the correct use of appropriate building materials, and responsive landscaping design and ecological buffers. The redevelopment of this site in accordance with Local Plan Part 1 policies relating to car free development and better management of servicing and deliveries will reduce the number of car-based trips based on the previous car-generating use, contributing to improved air quality locally and across the borough as a whole.

- P. Ensure that the overall integrity and efficacy of the adjacent Highams Park Industrial Estate Locally Significant Industrial Site (LSIS1), and the existing or potential industrial activities located within it are not compromised by development on the site, including the ability of industrial activities to operate on a 24-hour basis. This should be achieved through the layout and orientation of any proposals, including the location of public realm, as well as consideration of access, servicing, soundproofing and other design mitigation measures. The Agent of Change principle will be applied to protect the industrial function of the LSIS.
- Q. Support the principles of and ensure policy compliance with the Highams Park Neighbourhood Plan.

472-510 Larkshall Road, James Yard and Shell Garage (R19078) - Placemaking Plan



Please read in conjunction with the 'Placemaking Plan Key', which can be found at the end of the document.