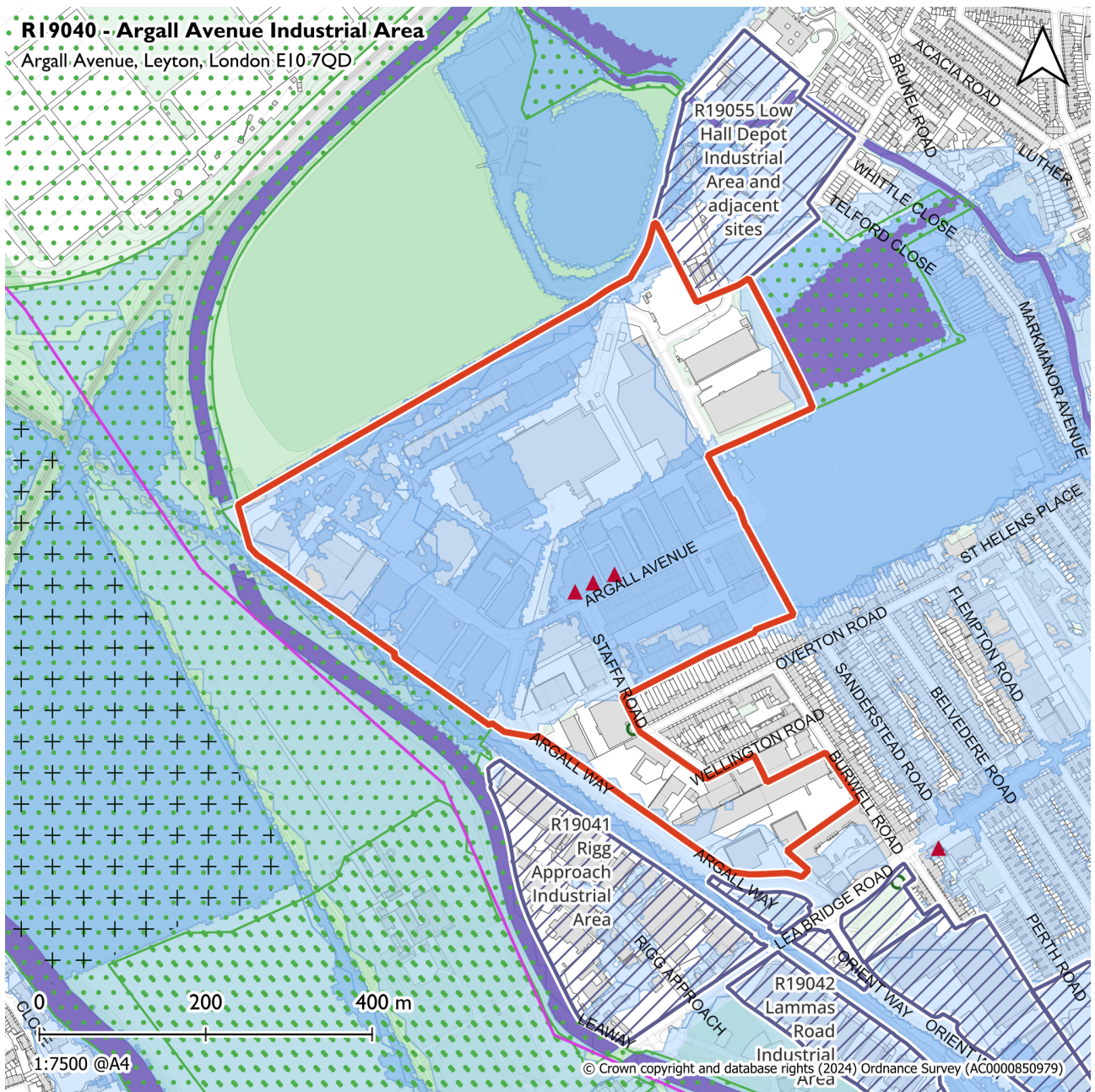


Argall Avenue Industrial Area (R19040)



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

Address:	Argall Avenue, Leyton, London E10 7QD		
Previous site reference:	SA70	Ward:	Lea Bridge
Site Size (Ha):	26.26	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Lea Bridge Strategic Location; SIL; Locally Listed Building; APA; TPO; SINC; AQFA; AQMA; Flood Zone 2; Flood Zone 3a; Flood Zone 3b; MOL (adjacent); LVRP; Playing Fields (adjacent); Allotments (adjacent); Green Corridor; Greenway; Main River (8m).		

Argall Avenue (R19040) - Site Allocation

Site Allocation

- A. Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. Minimum reprovision of 128,800 sqm of industrial floorspace, with potential to provide 156,700 sqm.

Potential Delivery Timescale

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

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

- D. Transition

Argall Avenue (R19040) - Site Requirements

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

- A. Provide as a minimum the full replacement of existing industrial capacity with industrial uses that are acceptable in a Strategic Industrial Location (SIL), and seek to provide an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies. Units should be supported by appropriate yard space, with consideration given to where this could be shared between multiple units and/or businesses. The reference capacity for reprovision is 128,800 sqm.
- B. Provide well designed active industrial ground-floor frontages for sites on public roads within the industrial estate to create a strong street presence and provide an industrial ‘shopfront’, using design to establish a better definition between public and private realm, should avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety for all.
- C. Mitigate any potential harm to the sensitive edges associated with the residential uses that bound the site to the east and the Low Hall Sports Ground to the north through the design and use of materials in buildings and the use of greening as an ecological buffer.

- D. Enhance existing pedestrian and cycling connectivity through and around the site, including between Argall Way with South Access Road. Improvements should incorporate new greening along the two-way cycle lane and should explore improvements to wayfinding and signage. The existing segregated cycle lane must be maintained and kept safe and accessible to all throughout any construction.
- E. Provide or contribute to improvements to the Argall Way footbridge over the railway and the relief channel to Walthamstow Marshes, improving the route from the site to the Walthamstow Marshes and the Lea Valley Regional Park.
- F. Consider the opportunity to resurrect ancient routes, such as the Black Path, and create better links to nearby landmarks, such as the Coppermill Pump House and the Pumphouse Museum, and other industrial/archaeological features of the Lea Valley.
- G. Explore opportunities to reveal non-designated heritage assets that can contribute to the industrial heritage and culture and townscape value of the area.
- H. Respond to the existing context and hierarchy of servicing and delivery routes in the wider area and enhance access for servicing, including through surface improvements to access roads and well considered Servicing and Delivery Plans.
- I. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs. New planting should respond sensitively to and enhance the landscape qualities of the surrounding Lea Valley.
- J. Provide ecological and biodiversity enhancements to the setting of the River Lea Drainage Channel at the north west of the site. Any development should be appropriately set back from the River Lea Drainage Channel to enable access for maintenance and to allow new greening to thrive.
- K. Design and site buildings and new green space to protect and enhance the integrity of the Low Hall Farm and Lea Valley Sites of Importance for Nature Conservation (SINCs), and the associated Green Corridors, and the openness of the Walthamstow / Hackney Marshes Metropolitan Open Land (MOL).
- L. Retain and enhance the tree with a Tree Protection Order (TPO) on Staffa Road and significant and/or mature trees, including those adjacent to the two-way cycle path, 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.
- M. Mitigate the Flood Zone 2 and Flood Zone 3 fluvial flood risk to the across the site through the use of effective design, siting buildings to the lowest flood risk areas, prioritising vulnerable uses and/or infrastructure to be sited away from the areas of highest flood risk, and including opportunities for surface water to drain into the River Lea Flood Relief Channel. Applicants must engage with the Environment Agency at the earliest possible opportunity.

- N. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, smell, vibration or light associated with the continued effective operation of the adjacent Thames Water site. Should mitigation measures be required to ensure this, proposals should set out how and when any mitigation measures will be delivered in line with the Agent of Change principle.
- O. Provide a high-level district heat network feasibility study, to be agreed with the LPA (and the GLA, if required). This site has been identified as lying within a 'Zone of Interest' for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Applicants should engage with the Council at the earliest opportunity. Support the principles set out within the Lea Bridge Area Framework (2022), or subsequent updates to this work.

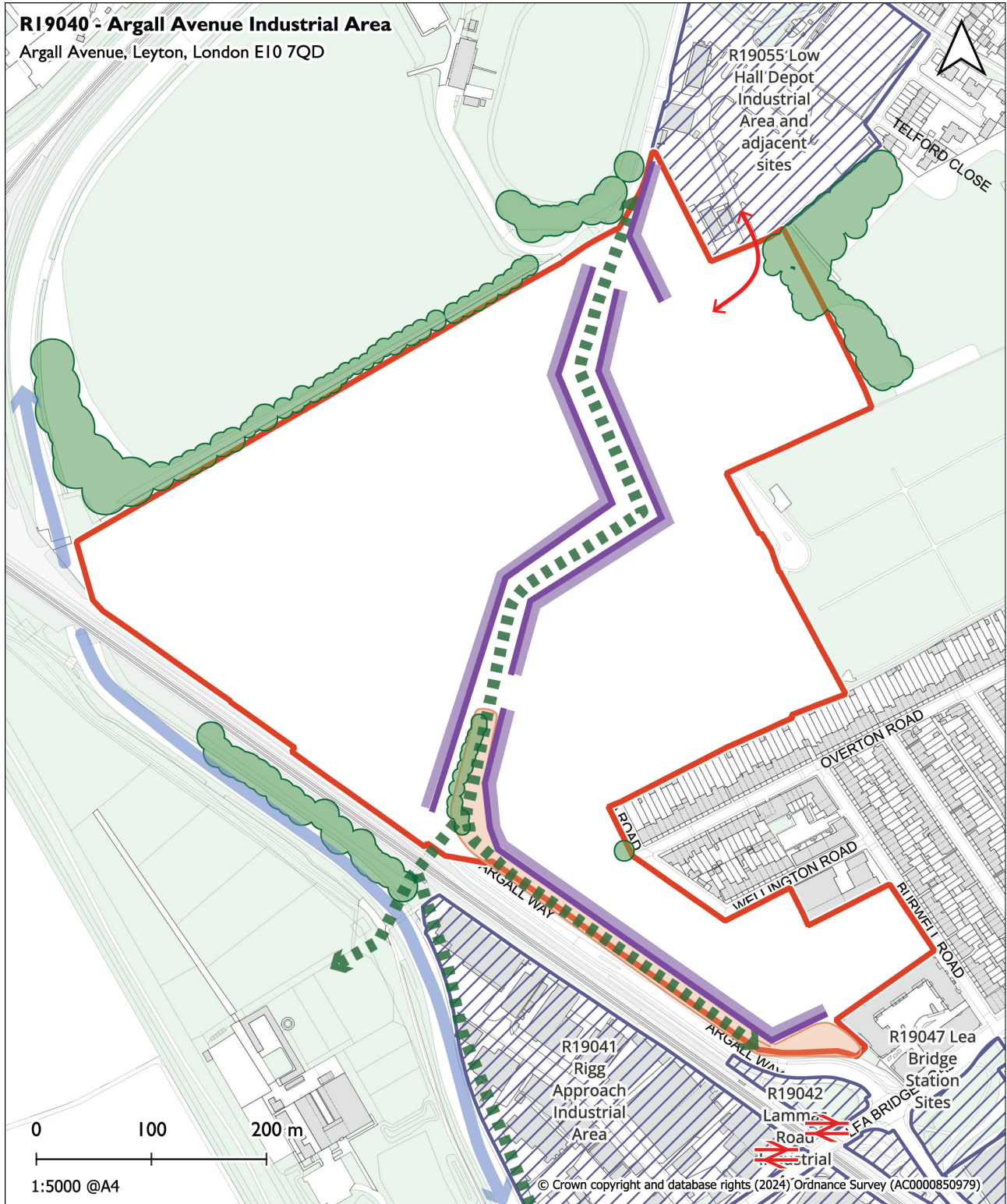
SUPPORTING TEXT

8.3 This site allocation is based on evidence identified within the draft Lea Bridge Gateway SIL Masterplan (Stage 1), which covers the Argall Avenue Industrial Area (R19040), Rigg Approach Industrial Area (R19041), Lammas Road Industrial Area (R19042) and Orient Way Industrial Area (R19043) site allocations. It has been produced by the Council in collaboration with landowners from those sites through a Development Performance Agreement (DPA). In accordance with the draft Industrial Land and Uses London Plan Guidance (LPG) (2023), the 'stage 1' masterplan has identified proposed sub-areas within Lea Bridge Gateway SIL for the intensification of industrial uses, and sub-areas where co-location could support the delivery of residential and other non-industrial uses.

8.4 The Stage 1 masterplan forms part of the evidence base for Local Plan Part 2 and will be submitted to the Greater London Authority (GLA) for consultation and agreement on compliance with London Plan Policy E7 (Industrial intensification, co-location and substitution).

8.5 Once Stage 1 is agreed, landowners and/or developers can progress (in collaboration with the Council) a 'stage 2' masterplan for each of the four SILs identified within the Waltham Forest Local Plan: Argall Avenue (SIL5), Rigg Approach (SIL6), Lammas Road (SIL7) and Orient Way (SIL8). The 'stage 2' masterplans will identify the detailed parameters for development, including relating to development capacity, access and servicing, sustainable transportation, Agent of Change principles, placemaking, viability and deliverability, environmental standards, and phasing to ensure no net loss of industrial capacity.

Argall Avenue (R19040) - Placemaking Plan



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