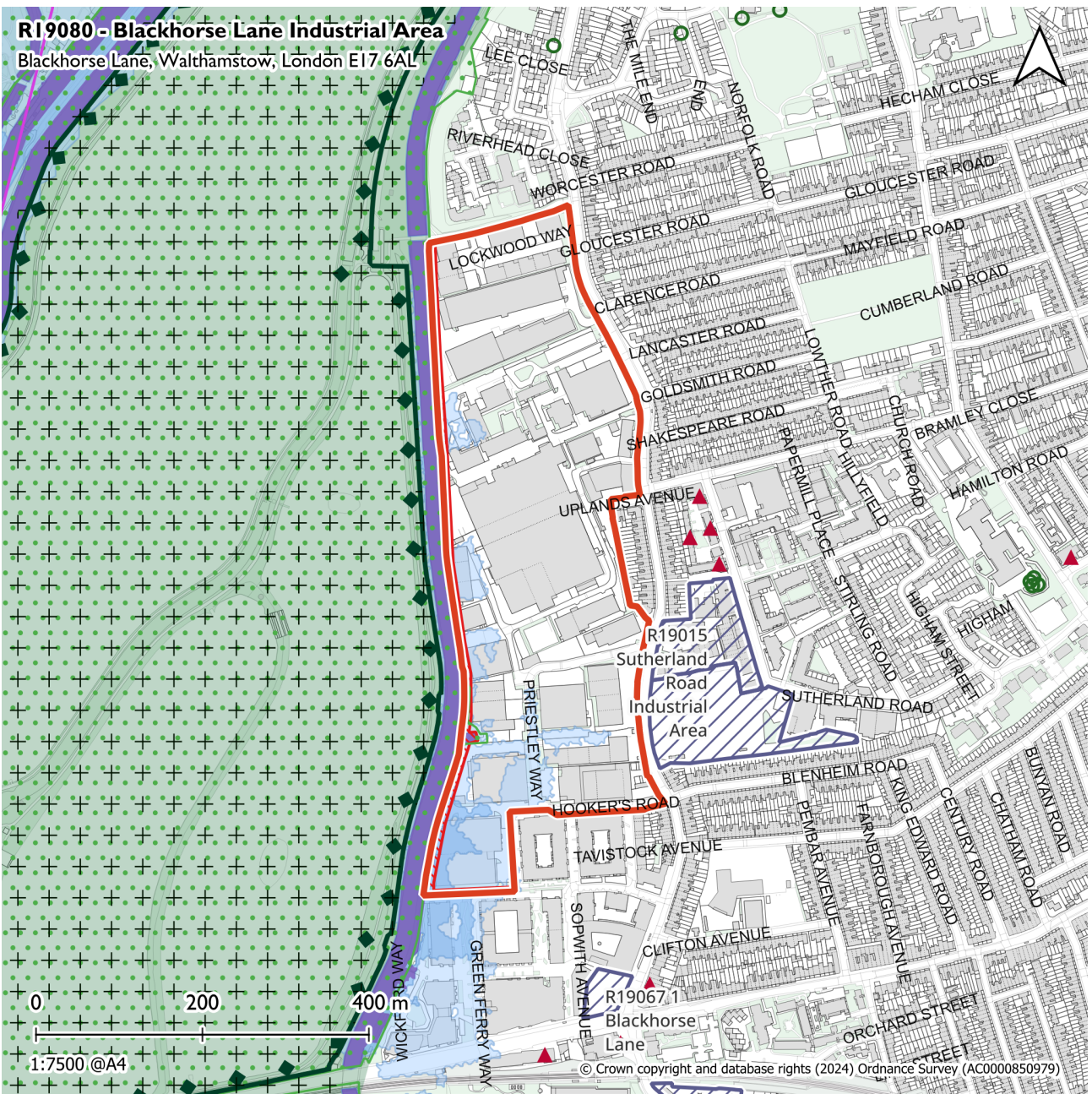


Blackhorse Lane Industrial Area (R19080)



Blackhorse Lane

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

Address:	Blackhorse Lane, Walthamstow, London E17 6AL		
Previous site reference:	SA69	Ward:	Higham Hill and St James
Site Size (Ha):	16.13	Ownership:	Mixed
Consent Status:	Part resolution to grant	Planning Reference(s):	222739
Planning Designations:	Blackhorse Lane Strategic Location; Area potentially suitable for tall building(s)*; SIL; LSIS; CEZ; APA; Ramsar/SPA (adjacent); SSSI (adjacent); SINC; AQMA; Flood Zone 2; Flood Zone 3a; Flood Zone 3b; MGB (adjacent); LVRP (adjacent); Green Corridor; Greenway (adjacent); Main River (8m).		

Footnote to Planning Designations - *Part of this site has a consented development proposal, through which a building of 18 storeys has been tested and approved, and the principle for tall buildings of up to 145m elsewhere on the site have been tested and approved (hybrid application: 222739). The Blackhorse Lane Industrial Masterplan establishes the principle of the location as one where buildings of 18 storeys or more may be acceptable, subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policies set out within Local Plan Part 1, including Policy 54 Tall Buildings.

Blackhorse Lane Industrial Area (R19080) - Site Allocation

Site Allocation

- A. Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes, community uses and commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 2,300 – 3,500 homes
- C. 94,000 sqm industrial uses
- D. Town centre uses to be determined through detailed application(s)

Potential Delivery Timescale

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

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

- F. Transformation

Blackhorse Lane Industrial Area (R19080) - Site Requirements

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

- A. Optimise the capacity of the site to deliver between approximately 2,300 to 3,500 high-quality, accessible, sustainable homes, including affordable housing. Housing is only appropriate within areas identified in the Blackhorse Lane Masterplan.
- B. 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.
- C. Provide modern, flexible industrial floorspace in line with Strategic Industrial Location (SIL) designation, in the north of the site, and the Locally Significant Industrial Site (LSIS) designation, in the south, that is greater than the existing industrial floorspace capacity. The Blackhorse Lane Masterplan indicates capacity for approximately 94,000 sqm of industrial floorspace, which is comprised of 48,000 sqm in the SIL and 46,000

sqm in the LSIS. Industrial uses should be supported by appropriate yard space, which should be designed to be used flexibly at different times of the day and week. Industrial uses must be completed ahead of other uses in accordance with 'industry first' principles.

- D. Support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ) through the provision of high quality industrial workspace on site, including affordable workspace, to accommodate workers in the creative and cultural industries, and by exploring the opportunity to incorporate cultural uses or facilities as part of the wider development.
- E. Provide a Retention and Relocation strategy which sets out an approach to engagement with existing businesses and the provisions to be undertaken to either secure their retention on site within the redeveloped premises or for them to be accommodated within alternative suitable local premises.
- F. Protect and retain the Eden Girls' School educational use as part of any redevelopment within the wider area.
- G. Provide commercial uses of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in the nearby Blackhorse Land Neighbourhood Centre. Uses that are considered particularly suitable for this site include food and beverage, night time economy uses, community facilities, office workspace, and retail. Such uses are only acceptable within the LSIS. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage.
- H. Introduce a series of connected yards and public spaces along the Thames Water Spine Tunnel's exclusion zone. These should retain the industrial functionality and character of the site, whilst providing new high quality pedestrian-focused public realm which is green, safe and accessible to all, and which supports a range of different uses and activities.
- 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. Proposals should establish a new accessible, biodiverse waterside open space with the potential for raised terraces to enable views over the reservoirs.
- J. Deculvert the Dagenham Brook to create a new green link and corridor, which functions as a Sustainable Drainage System, and which connects High Maynard Reservoir with Blackhorse Lane, and will align with the potential deculverting of the brook in the Blackhorse Yard site (R19068).
- K. Create a coherent network of development plots and streets throughout the site, as established by the Masterplan. These should incorporate a range of clearly defined industrial, commercial, and residential streets and spaces, which should incorporate well-design and appropriate active ground floor frontages. Development should also repair the frontage onto Blackhorse Lane through the provision of industrial and customer-facing 'shopfronts'.

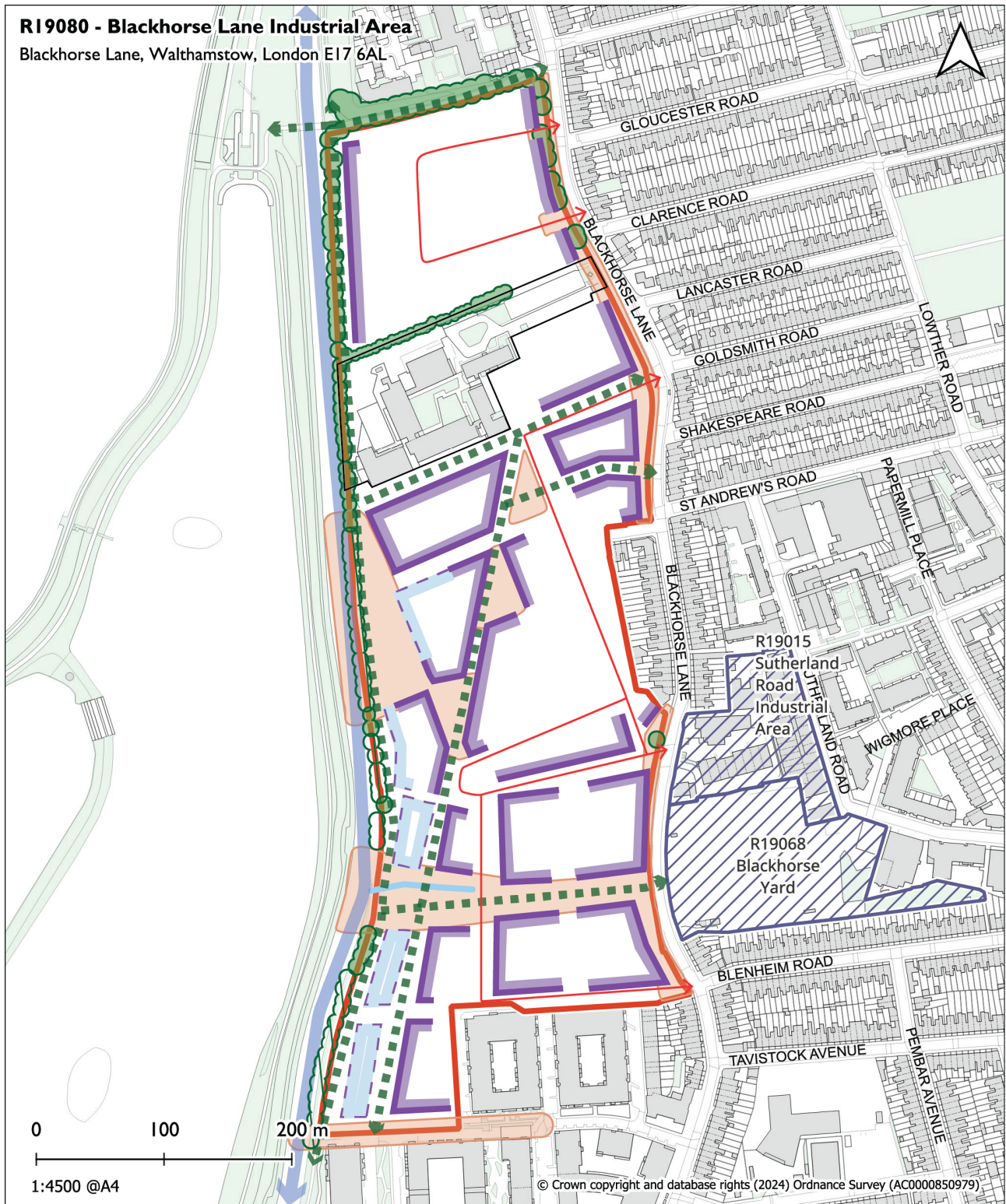
- L. Deliver new pedestrian and cycling connectivity throughout the site based on the network of streets, and establish key east-west routes through the site, including from Worcester Road, connecting Higham Hill Park with the Wetlands' Lockwood Way entrance, and from Goldsmith Road, connecting Trencherfield Allotments with Uplands House and beyond, and into the Blackhorse Yard site (R19080). These will enable the existing residential community to develop a better connection with the wetlands, and help knit together the established neighbourhood with the emerging developments on this site.
- M. Establish a continuous greening route along the waterside, taking advantage of positioning next to the Wetlands and connecting with the existing provision to the north. This should be designed as a continuous walking and cycle route with high quality and biodiverse amenity space along the way.
- N. Enhance existing pedestrian and cycling connectivity along Blackhorse Lane, enhancing safety and ensuring the stepped and segregated cycle lane is maintained and kept safe and accessible to all throughout construction.
- O. Provide safe, well defined and well managed servicing and delivery access to site, ensuring that this is limited to dedicated servicing streets and is appropriately separated from the access to the residential uses.
- P. Design and site buildings and new green space to protect and enhance the integrity of the Walthamstow Reservoirs / Walthamstow Marshes Site of Special Scientific Interest (SSSI), RAMSAR and Special Protection Area (SPA), and the Lea Valley Site of Importance for Nature Conservation (SINC), and the associated Green Corridor. The use of lighting or light pollution should be appropriately mitigated through a lighting strategy to ensure it does not negatively impact the existing ecology.
- Q. Mitigate the Flood Zone 2 and Flood Zone 3 fluvial flood risk to the south west of the site through the use of effective design, siting buildings to the lowest flood risk areas and prioritising vulnerable uses and/or infrastructure to be sited away from the areas of highest flood risk. Permanent structure must be set back from watercourses by at least 8m to enable access for maintenance and to allow new greening to thrive. Built development must not encroach into the area of land shown as 'non-developable' on the Site Boundary and Constraints Plan. Applicants must engage with the Environment Agency at the earliest possible opportunity.
- R. Ensure that any development protects the Thames Water Spine Tunnel high-pressure water main, which crosses the site heading from north to south. Construction is permitted over the tunnel, provided that it can be demonstrated that it will have no negative impact on the tunnel. Buried services can be constructed within the exclusion zone if required, subject to a Ground Movement Assessment and subsequent approval with Thames Water.
- S. 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.

- T. Ensure that the overall integrity and efficacy of the Blackhorse Lane Strategic Industrial Location (SIL) and Locally Significant Industrial Site (LSIS) 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 area.
- U. Be in accordance with the Blackhorse Lane Masterplan, including the Blackhorse Lane Charter, as well any further subsequent sub-area masterplans developed in partnership with the Council and the Greater London Authority (GLA).

SUPPORTING TEXT

19.3 Development on this site is anticipated to continue beyond the Local Plan period, which runs until 2035. As development of this site is likely to be phased, some new homes are anticipated to be completed outside of the Local Plan period. These are not included within the evidence of housing supply to meet identified needs prepared in support of this Plan.

Blackhorse Lane Industrial Area (R19080) - Placemaking Plan



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