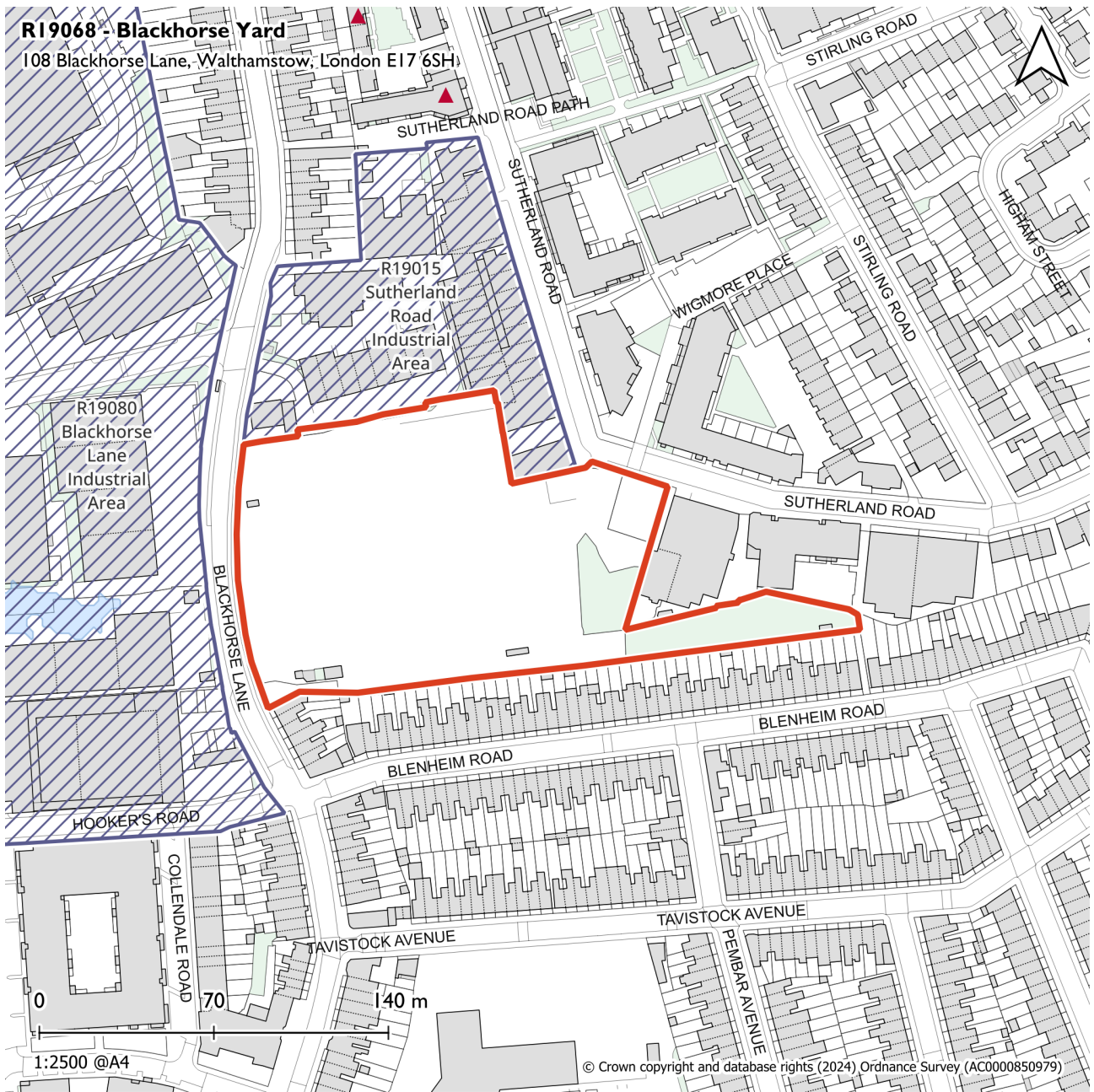


Blackhorse Yard (R19068)



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

Address:	108 Blackhorse Lane, Walthamstow, London E17 6SH		
Previous site reference:	SA34	Ward:	Higham Hill
Site Size (Ha):	1.71	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Blackhorse Lane Strategic Location; Area potentially suitable for tall building(s)*; LSIS; CEZ; AQMA.		

Footnote to Planning Designations - *This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, within an indicative range of 18 - 23 storeys. This is 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 Yard (R19068) - Site Allocation

Site Allocation

- A. Provide new homes, modern, flexible industrial uses, commercial uses, new public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 500 homes
- C. 2,565 sqm non-residential uses (including light industrial, convenience retail and restaurants, cafes)

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. Transformation

Blackhorse Yard (R19068) - Site Requirements

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

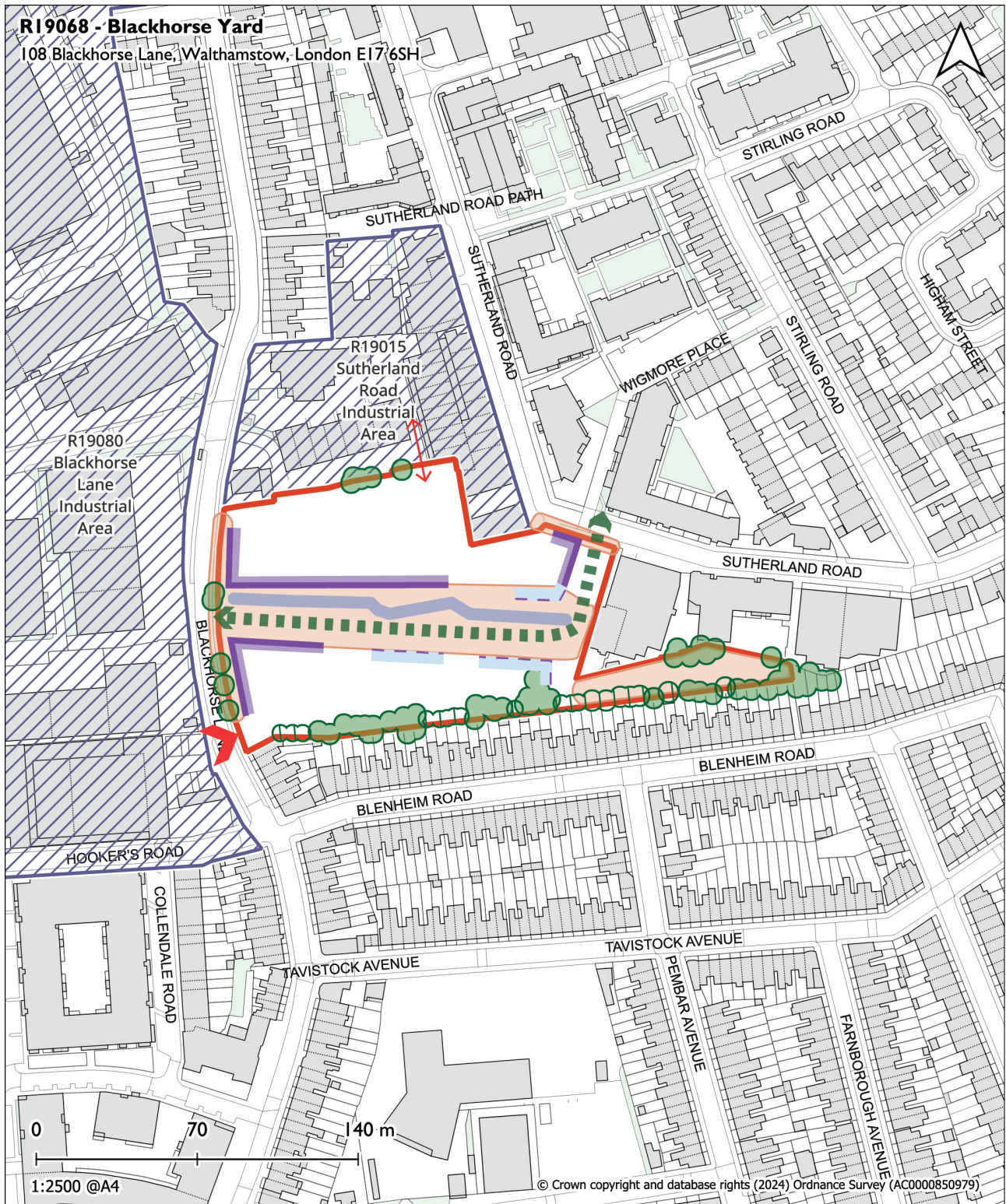
- A. Optimise the capacity of the site to deliver approximately 500 high quality, accessible, sustainable homes, including affordable housing.
- B. Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living 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. Support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ) through the provision of high quality workspace on site, including light industrial uses and 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.

- D. Provide commercial uses of a size and scale that would support the new and local residential population and which is appropriate for the edge of centre location. The proposal must include workspace, including for light industrial, and should provide other uses that complement Blackhorse Lane Neighbourhood Centre's existing offer, such as early years provision, retail, food and beverage, and leisure 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, and their provision must not undermine the viability and vitality of the centre.
- E. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- F. Deculvert the Dagenham Brook to create a new ecological park as a central green spine running through the site. This should incorporate adventure and nature-focused play and learning spaces, as well as functioning as a Sustainable Drainage System. This should align with the potential deculverting of the brook in the Blackhorse Lane Industrial Area site (R19080), as per the agreed masterplan, creating a new green link and corridor to the edge of the High Maynard Reservoir.
- G. Provide well designed active commercial ground-floor frontage onto Blackhorse Lane and Sutherland Road, and a mix of active commercial and residential frontages within the site. The frontage onto Blackhorse Lane should overlook an enhanced public realm with widened footways and should relate well to development within the Blackhorse Lane Industrial Area (R19066), creating a clear visual and functional link that extends the industrial focus on making and creating in Blackhorse Lane into this site and Sutherland Road Industrial Area (R19015).
- H. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- I. Deliver new cycle and pedestrian connectivity through the site, linking Blackhorse Lane and Sutherland Road.
- J. Provide safe, well defined and well managed servicing and delivery access from Blackhorse Lane. Consideration should be given to whether the existing servicing route to the south of the Sutherland Road Industrial Area (R19105) could be utilised to service this site.
- K. 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.
- L. Mitigate the impact of any localised poor air quality from Blackhorse Lane 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.

- M. 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.
- N. Ensure that the overall integrity and efficacy of the adjacent Sutherland Road and Blackhorse 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 LSIS.
- O. Explore the potential for meanwhile uses on the site.

Blackhorse Yard (R19068) - Placemaking Plan



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