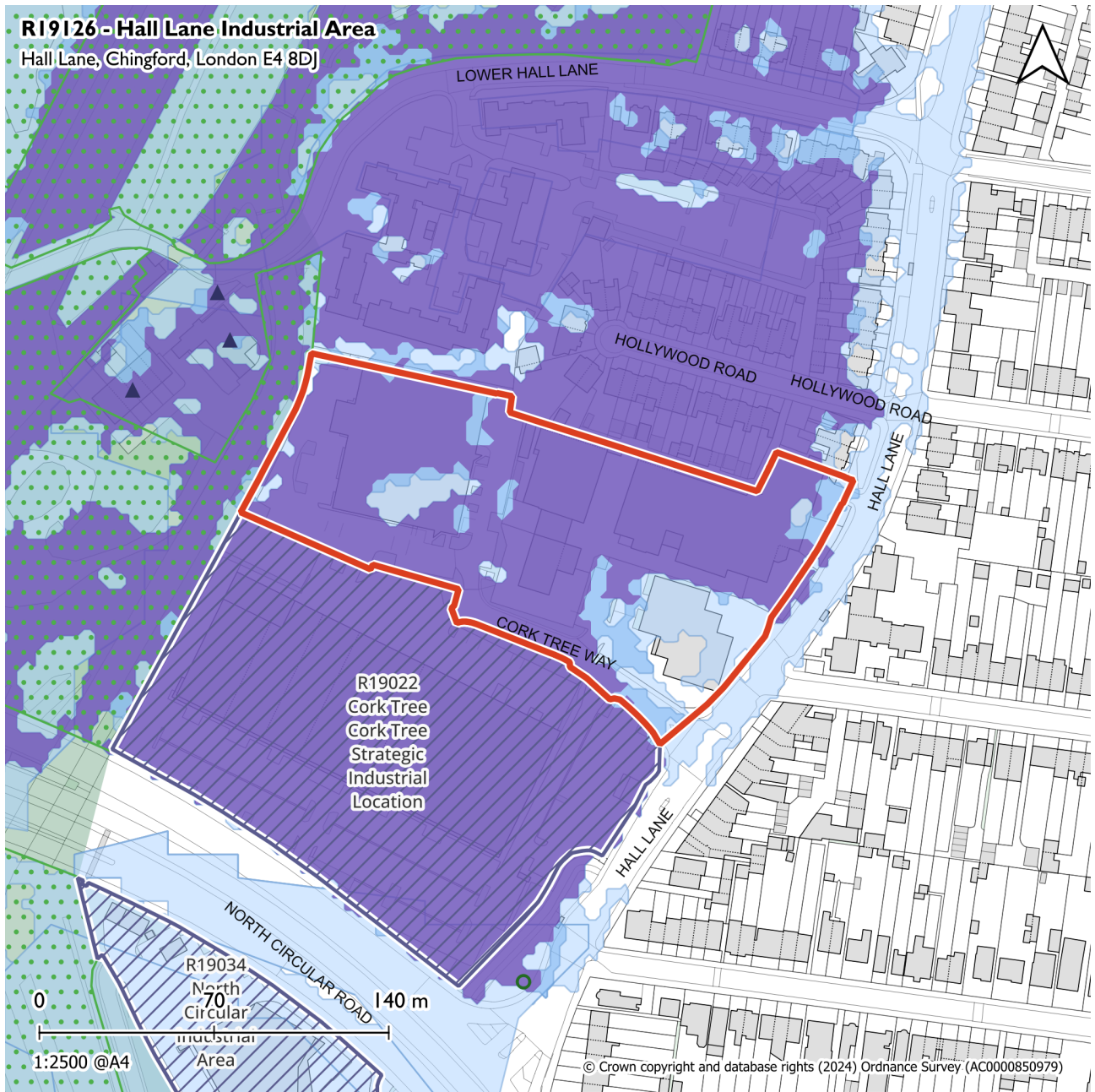


Hall Lane Industrial Area (R19126)



Address:	Hall Lane, Chingford, London E4 8DJ		
Previous site reference:	N/A	Ward:	Hale End and Highams Park
Site Size (Ha):	0.49	Ownership:	
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:			

Hall Lane Industrial Area (R19126) - Site Allocation

Site Allocation

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

Indicative Capacities

- C. Minimum reprovision of 8,485 sqm of industrial floorspace, with potential to provide 21,170 sqm.

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

Hall Lane Industrial Area (R19126) - 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 floorspace uses that are acceptable in a Strategic Industrial Location (SIL), and seek to provide an uplift in industrial capacity. Due to its good access to the North Circular (A406), the site is considered to be particularly suitable for storage and distribution uses, including multi-storey facilities. The reference capacity for reprovision is 8,485 sqm.
- B. Provide well designed active industrial ground-floor frontages onto Hall Lane to create a strong street presence and provide an industrial ‘shopfront’. Proposals should use design to establish a better definition between public and private realm and should avoid using hostile boundary treatments.
- C. Provide safe and defined servicing and delivery access to the site from Hall Lane / Cork Tree Way.
- D. Enhance the existing public realm at the eastern part of the site onto Hall Lane to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all.

- E. Create new high quality pedestrian-focused public realm at the western part of the site, adjacent to the River Lea, which includes green amenity, enhances biodiversity, and is accessible to all.
- F. Enhance existing pedestrian and cycling connectivity through the site, exploring the potential of extending the greenway to connect to Banbury Reservoir and the William Girling Reservoir, as well as the possibility to connect this with existing cycling path to the south of the site leading to the Hall Lane underpass and the underpass along the towpath under the North Circular (A406).
- G. Contribute to improvements to the underpasses under the North Circular (A406) and/or North Circular footbridge, and access to them.
- H. Provide ecological and biodiversity enhancements to the setting of the River Lea and its habitat, including rewilding measures. Any development should be appropriately set back from the River Lea to enable access for maintenance and to allow new greening to thrive.
- I. Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting and new biodiverse green space, including Sustainable Drainage Systems (SuDS).
- J. Retain and enhance significant and/or mature existing trees, including those to the south of the site boundary, 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.
- K. Design and site buildings and new green space to protect and enhance the integrity of the Lea Valley Site of Importance for Nature Conservation (SINC), and the associated Green Corridor, and the openness of the Metropolitan Green Belt (MGB) to the west of the site. The use of lighting or light pollution resulting from industrial uses should be appropriately mitigated through a lighting strategy to ensure it does not negatively impact the existing ecology.
- L. Mitigate the Flood Zone 3 fluvial flood risk across 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. Development must follow the developable area as highlighted in the Constraints Plan. Where possible there should be a return of the land to the functional floodplain. Applicants must engage with the Environment Agency at the earliest possible opportunity.
- M. Mitigate the existing groundwater flood risk across the site through appropriate design and siting of the buildings. Any basement development or excavation will be required to provide a Basement Impact Assessment and will be required to demonstrate that development will not unduly displace groundwater to neighbouring properties or increase the flood risk of these properties.

- N. Consider in the design and development of the scheme the plans and emerging development at Meridian Water in the London Borough of Enfield
- O. Support the principles set out within the Banbury Area Vision (2023), or subsequent updates to this work.

Hall Lane Industrial Area (R19126) - Placemaking Plan

