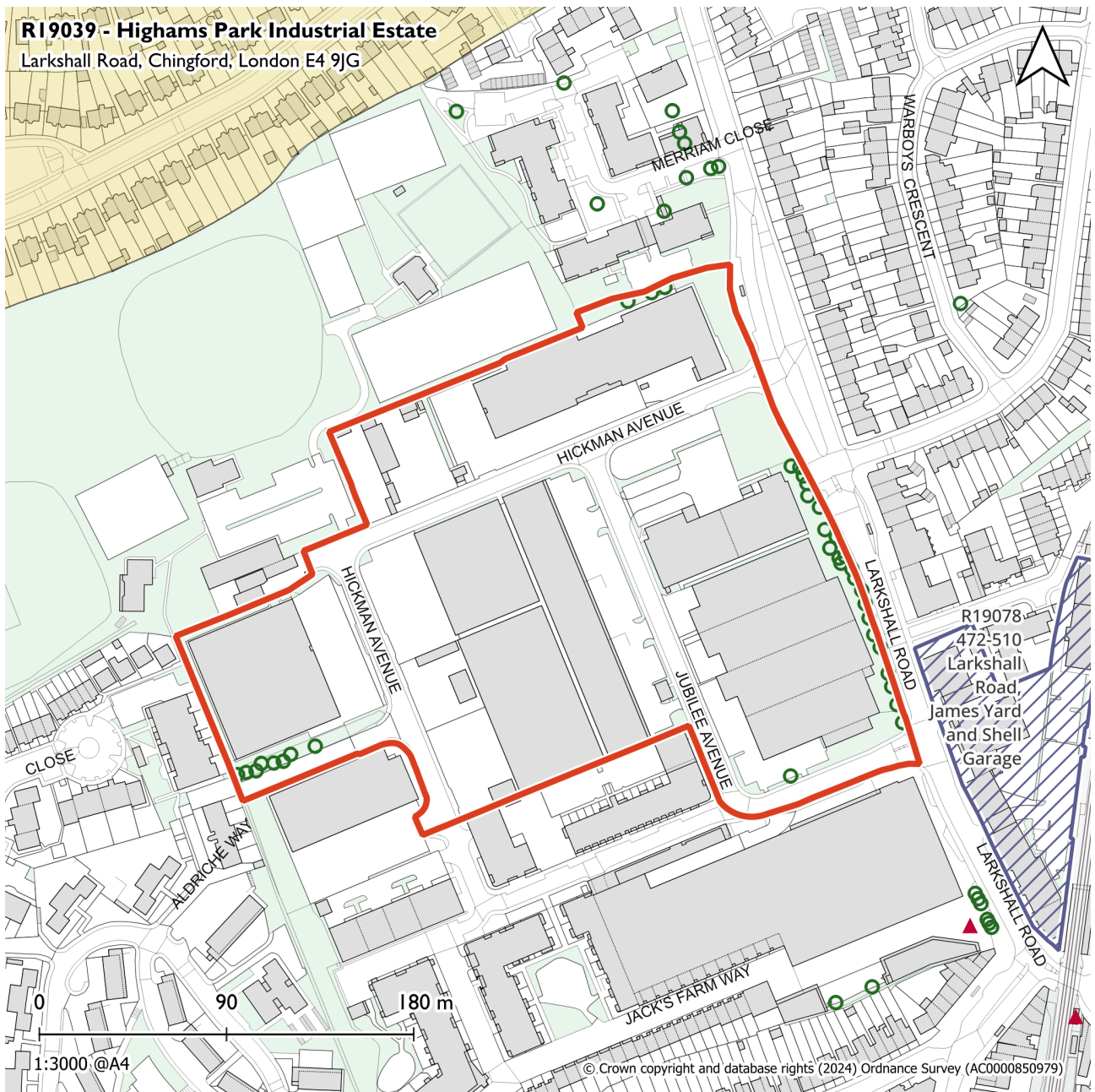


Highams Park Industrial Estate (R19039)



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

Address:	Larkshall Road, Chingford, London E4 9JG		
Previous site reference:	SA68	Ward:	Hale End and Highams Park
Site Size (Ha):	5.67	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Highams Park Strategic Location; LSIS; TPO; AQMA; CDA; LNR (adjacent); Playing Fields (adjacent); HPNPA.		

Highams Park Industrial Estate (R19039) - Site Allocation

Site Allocation

- A. Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new and enhanced public realm and accessible, biodiverse green open spaces, with the potential for the introduction of other uses subject to a two-stage industrial masterplan process.

Indicative Capacities

- B. Provide 400 new homes, subject to a two-stage industrial masterplan
- C. Minimum reprovision of 36,600 sqm of industrial floorspace, with potential to provide 52,400 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

Highams Park Industrial Estate (R19039) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 400 high quality, accessible, sustainable homes, including affordable housing, subject to a two-stage industrial masterplan.
- B. Provide as a minimum the full replacement of existing industrial capacity with industrial floorspace uses that are acceptable in a Locally Significant Industrial Site (LSIS) 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 36,600 sqm, and industrial uses must be completed ahead of other uses in accordance with ‘industry first’ principles.
- C. 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.

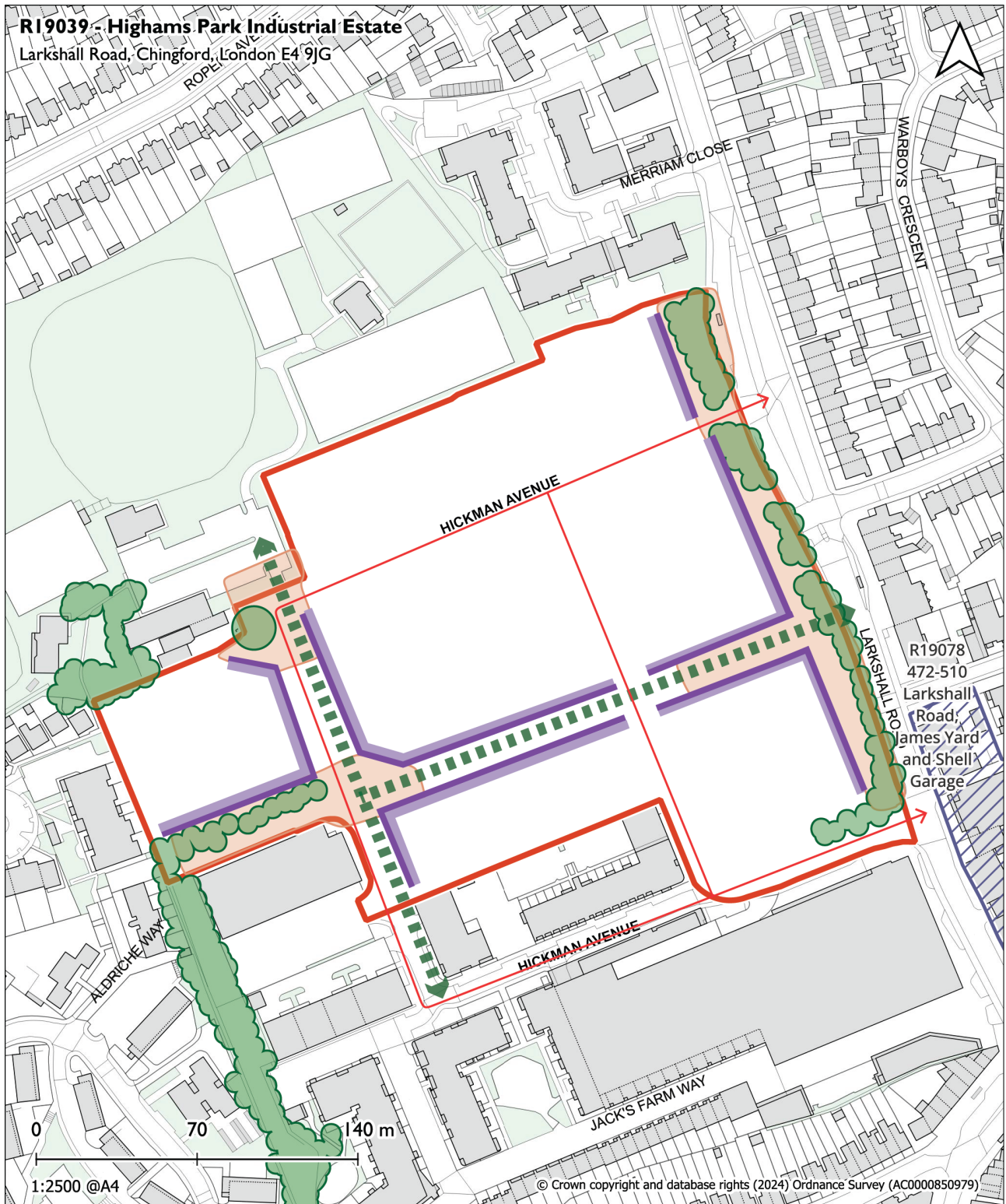
- D. Ensure that the overall integrity and efficacy of the Highams Park Industrial Estate Locally Significant Industrial Site (LSIS), and the existing or potential industrial activities located within it are not compromised by development on the site, including the ability of industrial activities to 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.
- E. Provide well designed active industrial ground-floor frontages on public roads within the industrial estate and onto Larkshall Road to create a strong street presence and provide an industrial 'shopfront'. Frontages should relate positively to the surrounding context, including being set back to accommodate the presence of existing mature trees on Larkshall Road, should be designed to establish a better definition between public and private realm, avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety for all.
- F. Deliver new pedestrian and cycling connectivity through the site, linking Highams Park District Centre to the Aldriche Way Estate and Rolls Sports Ground. These should be clearly separated from industrial-focused routes, where possible, to improve safety and the pedestrian and cycling experience.
- G. Enhance existing pedestrian and cycling connectivity along Larkshall Road, ensuring that the segregated cycle path is maintained throughout construction.
- 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, introducing green amenity into the industrial landscape.
- I. Retain trees with Tree Protection Orders (TPOs) and significant and/or mature trees by incorporating them into the masterplan and landscape design. Trees should be suitably protected during construction and operation, including in terms of root protection as well as crown growth in proximity to buildings over the tree's natural lifespan.
- J. Support the principles of and ensure policy compliance with the Highams Park Neighbourhood Plan.

SUPPORTING TEXT

25.3 Where proposals seek to introduce uses other than industrial (and related) uses, this must be supported by and compliant with an approved industrial masterplan. The masterplan must be developed in partnership with the Council and the Greater London Authority (GLA), and with the principles set out in Local Plan Part 1 Policy 29 (Industrial Masterplan Approach) and London Plan Policy E7 (Industrial intensification, co-location and substitution), as well as relevant guidance in the Industrial Intensification Supplementary Planning Document (SPD) and the Industrial Land and Uses London Plan Guidance (LPG). The masterplan must consider the entire Locally Significant Industrial Site (LSIS).

25.4 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.

Highams Park Industrial Estate (R19039) - Placemaking Plan



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