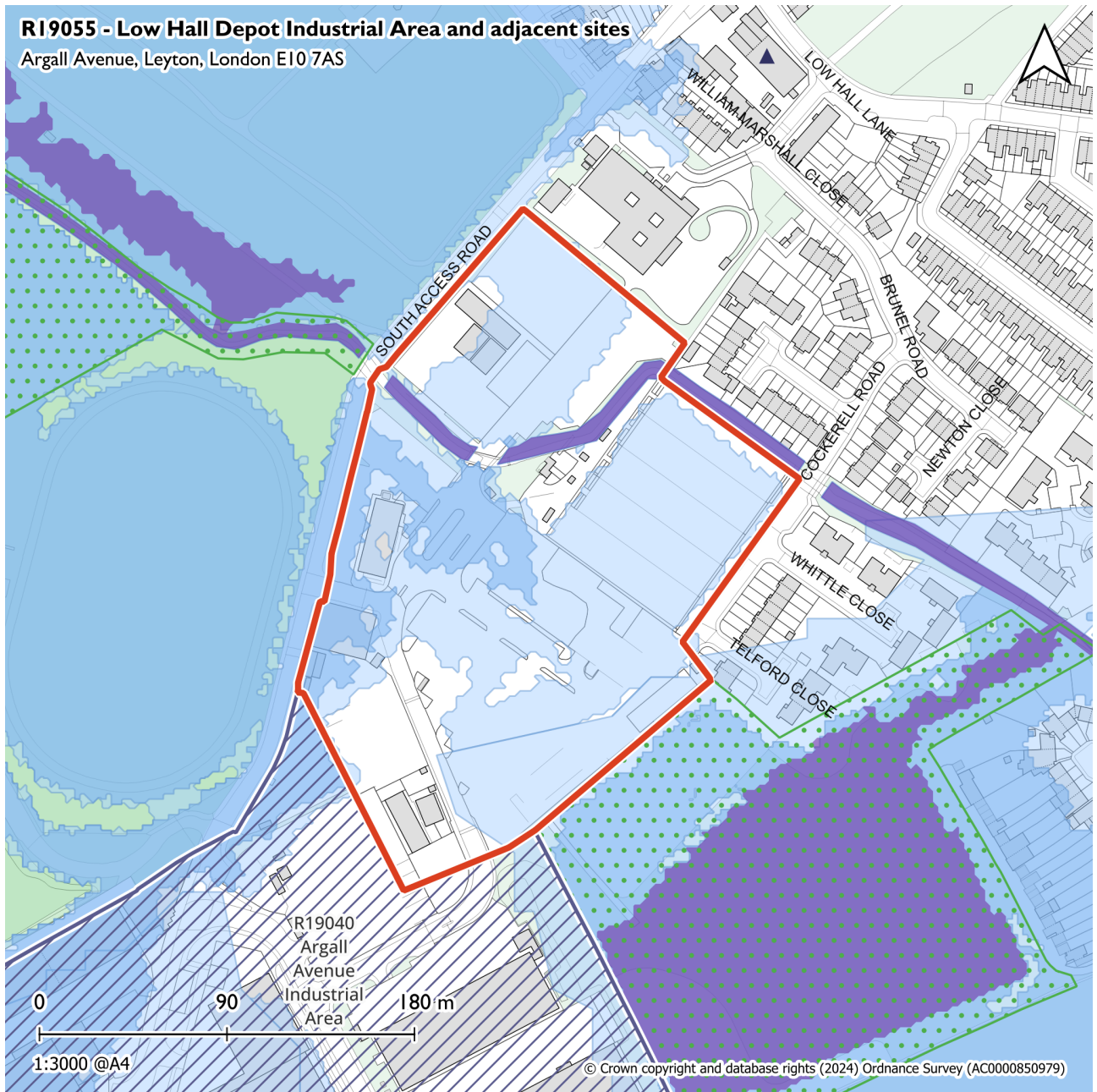


Low Hall Depot Industrial Area and adjacent sites (R19055)



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 7AS		
Previous site reference:	SA09	Ward:	Markhouse
Site Size (Ha):	4.51	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Low Hall Strategic Location; SIL*; APA; SINC; AQMA; Flood Zone 2; Flood Zone 3a; Flood Zone 3b; MOL (adjacent); LVRP; Parks (adjacent); Playing Fields (adjacent); Allotments (adjacent); Green Corridor (adjacent); Main River (8m).		

Footnote to Planning Designation - *The site is proposed through this document to be designated as a Strategic Industrial Location (SIL), including the redesignation of the existing Locally Significant Industrial Site (LSIS) and non-designated industrial land. The site is to be removed as a 'Location Suitable for Tall Buildings'. This is set out in more detail under 'Policy Map Changes'.

Low Hall Depot Industrial Area and adjacent sites (R19055) - Site Allocation

Site Allocation

- A. Reprovide, improve and modernise the depot facility and provide modern, flexible industrial uses and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. New, modern depot facility
- C. Minimum 3,900 sqm industrial uses, with potential to provide a minimum of 4,500 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

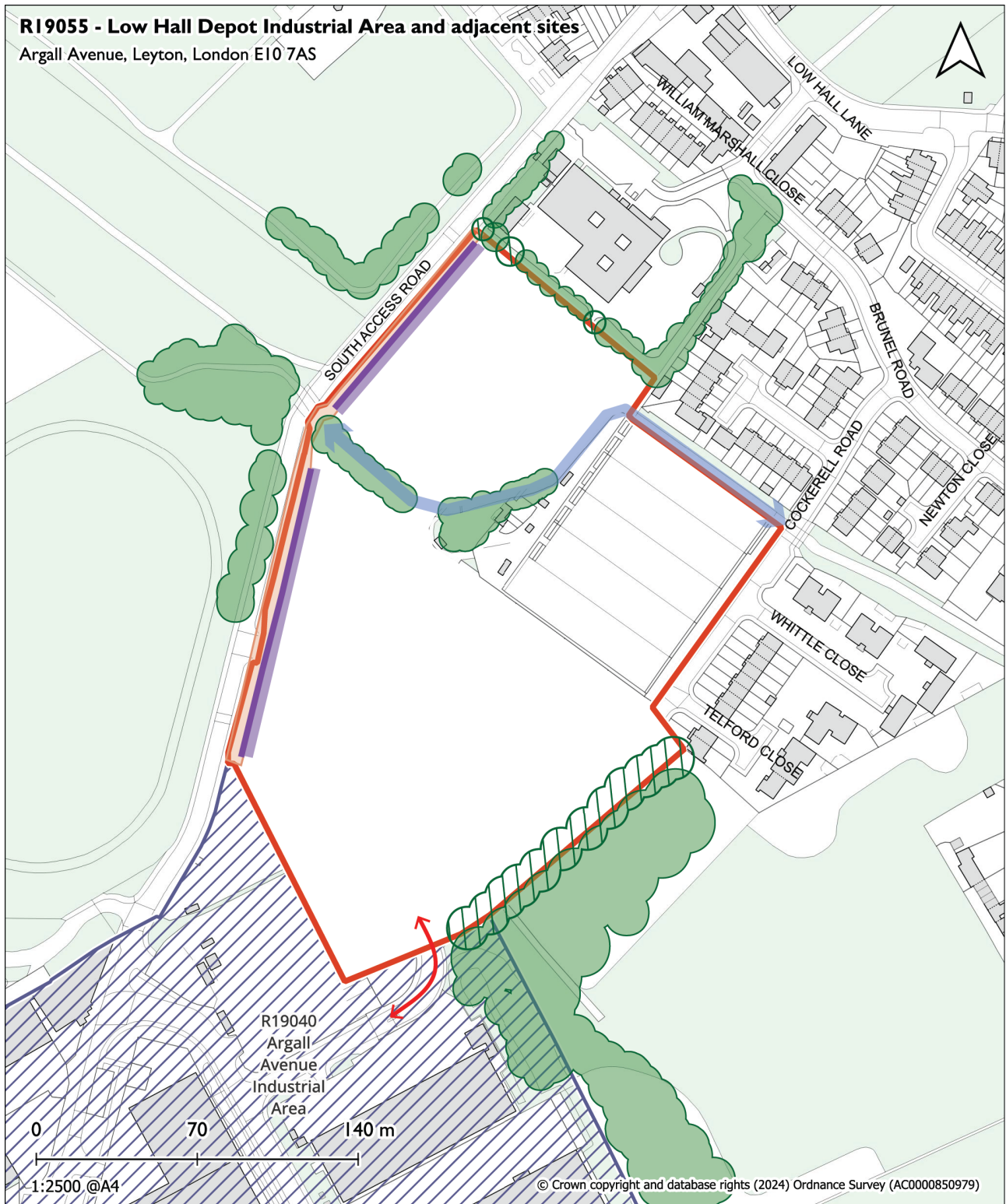
Low Hall Depot Industrial Area and adjacent sites (R19055) - Site Requirements

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

- A. Provide a new, improved operational depot to meet the identified needs of the Council.
- B. Optimise the site to deliver an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies, whilst protecting or reproviding existing industrial provision, such as the waste facilities. Uses should be limited to those acceptable in a Strategic Industrial Location (SIL), reflecting the redesignation of this site from a Locally Significant Industrial Site (LSIS).
- C. Provide well designed active industrial ground-floor frontages onto South Access Road to create a strong street presence and provide an industrial 'shopfront'. Design proposals should 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.

- D. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- E. Provide ecological and biodiversity enhancements to the setting of the Dagenham Brook and to the Low Hall Flood Meadows, including implementation of a river restoration scheme and the retention and enhancement of the mature trees bordering the brook. Any development should be appropriately set back from the Dagenham Brook to enable access for maintenance, and to ensure that the root protection zone and crown growth of trees is not impacted by construction or operation.
- F. 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. Proposals should retain and enhance the existing trees adjacent to Barn Croft school to form an ecological buffer, as well as those to the south east bordering onto the open space.
- G. Design and site buildings and new green space to protect and enhance the integrity of the Low Hall Farm and Low Hall Wood, and the associated Green Corridor, and the openness of the Walthamstow / Hackney Marshes Metropolitan Open Land (MOL). 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.
- H. 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 and prioritising vulnerable uses and/or infrastructure to be sited away from the areas of highest flood risk. Applicants must engage with the Environment Agency at the earliest possible opportunity.
- I. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, smell, vibrations or light in regard to the continued effective operation of the adjacent Thames Water storm tanks. Should mitigation measures be required to ensure this, proposals must set out how and when any mitigation measures will be delivered in line with the Agent of Change principle.
- J. 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.
- K. Support the principles set out within the Dagenham Brook River Restoration Corridor Strategy (2022), or subsequent updates to this work.

Low Hall Depot Industrial Area and adjacent sites (R19055) - Placemaking Plan



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