

6. Phasing

This section sets out some of the key issues surrounding the delivery of the vision for the Station Hub and Waterfront site in terms of phasing.

6.1 Phasing issues

Delivering the vision for the Station Hub and Waterfront area

Section 12.1 in the IPPF states that the Council is seeking proposals which would secure the comprehensive redevelopment of the whole site or of a large portion of the site, which is likely to require some degree of site assembly. Only such a comprehensive development is likely to be able to deliver the wider objectives of the planning framework and the design and development principles.

In particular, release of land currently in industrial use for housing and mixed use development is only justified (and is therefore only likely to be agreed by the Council and the Greater London Authority) if it results in the creation of a high quality comprehensive development incorporating both a neighbourhood centre and section of waterfront park.

Whilst the Council will require a comprehensive approach both in terms of planning and delivery, it acknowledges that the proposals will come forward in phases. Each of the phases will be required to contribute towards the delivery of the comprehensive scheme.

There are a number of phasing issues for the Station Hub and Waterfront site which will influence the effective and successful delivery of the vision for the area. The key issues are as follows:

- all phases of development should contribute to the creation of the waterfront park e.g. by securing some land for the park or through planning obligations including financial contributions;
- no residential or retail development on the site will be permitted unless part of a proposal that includes new industrial/commercial premises in the northern part of the site (as specified in Policy BHLP8 in the IPPF);
- the proposed new north-south road (see Figure 5.8, number 2) providing access to the developments from Forest Road should form part of the first phase of development;
- initial phases should demonstrate how pedestrian and cycle routes through the development can work in both the first phase and further phases;
- initial phases must minimise any adverse impacts on businesses in premises that will be redeveloped within future phases;
- careful consideration should be given to the interface between new residential properties and business premises that will be redeveloped within future phases; and
- any proposal including redevelopment of the Standard Music Venue site should seek to reprovide a music venue within the same phase of development.

All of these phasing issues must be considered from the earliest design phase of any planning application for development in the Station Hub and Waterfront site.

Appendix: additional sources of information

Useful internet links

London Borough of Waltham Forest:

- **Relevant planning documents**
www.walthamforest.gov.uk/blackhorselane

Good practice case studies:

- **Commission for Architecture and the Built Environment (CABE)**
www.cabe.org.uk/casestudies.aspx
- **Fenelon Place, Kensington, London In Housing for a Compact City (GLA, February 2003)**
Available to download from the GLA website:
www.london.gov.uk/gla/publications/planning/jsp
- **Housing Design Awards**
www.designforhomes.org/hda

Designing out crime:

- **Secured by Design**
www.securedbydesign.com

Waterfront park:

- **British Waterways**
www.britishwaterways.co.uk
- **Environment Agency**
Bringing Your Rivers Back to Life – a Strategy for Restoring Rivers in North London (February 2006)
Available to download from the GLA website:
www.london.gov.uk/mayor/environment/biodiversity/docs/restoring-rivers-nlondon-env-agency.pdf

Sustainable design guidance:

- **Beddington Zero Energy Development (BedZed)**
www.zedfactory.com/bedzed/bedzed.htm
- **Department for Communities and Local Government**
Planning Policy Statement 3: Housing
Available to download from the DCLG website:
www.communities.gov.uk/index.asp?id=1504591
- **Green roofs**
www.livingroofs.org
- **London Climate Change Partnership**
Adapting to Climate Change: A Checklist for Development (November 2005)
Adapting to Climate Change: Lessons for London (July 2006)
Adapting to Climate Change Impacts: A Good Practice Guide for Sustainable Communities (October 2006)
Available to download from the GLA website:
www.london.gov.uk/climatechangepartnership/index.jsp

Sustainable drainage guidance:

- **Construction Industry Research and Information Association (CIRIA)**
Designing for Exceedance in Urban Drainage: Good Practice: C635 (By C. Digman, D. Balamforth, R. Kellagher, B. Butler, May 2006).
Also available to download from the CIRIA website: www.ciria.org/downloads.htm

Development and Flood Risk: Guidance for the Construction Industry: C624 (J. W. Lancaster, M. Preene, C. T. Marshall, October 2004)

Sustainable Drainage Systems: Hydraulic, Structural and Water Quality Advice: C609 (S Wilson, R. Bray, P Cooper, March 2004)
- **Environment Agency**
Sustainable Drainage Systems: A Guide for Developers (Environment Agency, March 2003)
Available to download from:
www.environment-agency.gov.uk/commondata/acrobat/a5_suds_v3.pdf
- **General information**
www.sustainabledrainage.co.uk

Appendix: additional sources of information (continued)

Useful internet links

Inclusive design guidance:

- **Centre for Accessible Environments**

www.cae.org.uk

- **Department for Transport**

Inclusive Mobility

Available to download from the DfT website:

www.dft.gov.uk/stellent/groups/dft_mobility/documents/page/dft_mobility_503282.hcsp

- **Disabled Persons Transport Advisory Committee (DPTAC)**

Commitment to Inclusive Design

Available to download from the DPTAC website:

www.dptac.gov.uk/inclusive/commitment/index.htm

- **Greater London Authority (GLA)**

Supplementary Planning Guidance to the Mayor's London Plan 'Accessible London: achieving an inclusive environment' and case study examples 'An illustrated journey through an accessible environment'

Available to download from the GLA website:

www.london.gov.uk/mayor/strategies/sds/accessible_london.jsp

Disability Equality Scheme

Available to download from the GLA website:

www.london.gov.uk/mayor/equalities/disability_equality_scheme.jsp