

6. Phasing

This section sets out some of the key issues surrounding the delivery of the vision for Sutherland Road in terms of phasing.

6.1 Phasing issues

Delivering the vision for Sutherland Road

The Sutherland Road site presents an excellent opportunity to bring forward a comprehensive scheme with mutual benefits from the different parts of the site. IPPF Policy BHL17 states clearly that ‘a comprehensive and co-ordinated approach is required to developments in the Sutherland Road growth area. The correct phasing of developments and infrastructure improvements will be vital to achieve the vision for the area while minimising disruption to existing businesses and residents.’ It also notes that ‘residential development will not be permitted on site BHL4 until the necessary enabling infrastructure has been put in place to secure a high quality residential environment.’

As such, the Council is likely to reject proposals for piecemeal development in Sutherland Road unless a proposed development is part of a comprehensive development strategy for the whole area and it can be demonstrated that the section of the site in question must be developed first in order to enable subsequent development on the rest of the site.

Consent for residential development on site BHL5 was possible because the Aldgate site had been redesignated for mixed use in the Unitary Development Plan. BHL5 is accessed from St Andrews Road and does not have a direct frontage on to Sutherland Road itself. Hence the issues pertaining to access and poor street environment did not arise.

The key phasing issues for the Sutherland Road area are as follows:

- the Webbs Industrial Estate (site BHL6) will need to come forward as part of the first phase of any development to ensure that the necessary new industrial and highway infrastructure are in place;
- initial phases of development should contribute to the implementation of highway and access improvements through planning obligations;
- initial phases should enhance the Sutherland Path to improve the area’s permeability;
- the first phase of development should contribute to the creation of the proposed greenspace on Sutherland Road through planning obligations;

- initial phases must minimise any adverse impacts on the functioning of businesses in premises that will either be redeveloped or, in the southeastern part of Sutherland Road, retained within future phases. In particular, as stated in the IPPF Section 11.3.5 “new developments and infrastructure improvements should not prevent access to commercial units”
- the Council will seek contributions towards business relocations from any phase of development which displaces existing occupiers; and
- careful consideration should be given to the interface between new residential properties and business premises that will be redeveloped within future phases, perhaps through the effective use of substantial screening in the form of planting or shrubs.

All of these phasing issues must be considered from the earliest design phase of any planning application for development in the Sutherland Road 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

Sustainable design guidance:

- **Beddington Zero Energy Development (BedZed)**
www.zedfactory.com/bedzed/bedzed.htm

- **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

- **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

Sustainable drainage guidance:

- **General information**
www.sustainabledrainage.co.uk

- **Environment Agency**
Sustainable Drainage Systems: A Guide for Developers (Environment Agency, March 2003)
Available to download from the Environment Agency website:
www.environment-agency.gov.uk/commondata/acrobat/a5_suds_v3.pdf

- **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)

Inclusive design guidance:

- **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 free of charge from the GLA website:
www.london.gov.uk/mayor/strategies/sds/accessible_london.jsp

Disability Equality Scheme
Available to download free of charge from the GLA website:
www.london.gov.uk/mayor/equalities/disability_equality_scheme.jsp

- **Department for Transport**

Inclusive Mobility
Available to download free of charge 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 free of charge from the DPTAC website:
www.dptac.gov.uk/inclusive/commitment/index.htm

- **Centre for Accessible Environments**
www.cae.org.uk