

Waltham Forest Local Plan



Blackhorse Lane Area Action Plan

Inspector's Main Modifications

August 2014

INTERPRETING AND TRANSLATION ASSISTANCE

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<p>يمكن توفير هذه الوثيقة أو ملخصها بلغات أخرى أو بالطبعة الكبيرة أو بلغة بريل أو على الشريط. ويمكن توفير خدمة ترجمة عند الطلب. وإذا احتجت منالاً من هذه الخدمات الرجاء الاتصال معنا على العنوان المذكور أدناه.</p>	<p>यह पर्चा या इसका संक्षेप अन्य भाषाओं में, बड़े अक्षरों में या सुनने वाली टेप पर माँग कर लिया जा सकता है, और अन्य भाषाओं में अनुवाद की सुविधा भी मिल सकती है। यदि आपको इन सुविधाओं की जरूरत है तो कृपया निम्नलिखित पते पर हमारे साथ संपर्क करें।</p>
<p>অনুরোধক্রমে এই ডকুমেন্টে অথবা এর সারসর্ম অন্যান্য ভাষায়, বড় ছাপার অক্ষরে, ব্রেইল বা অক্ষলিপিতে, অডিও টেইপ বা বাজিয়ে শোনার কেসেটে অথবা অনুবাদ করে দেয়ার ব্যবস্থা করা যাবে। আপনার যদি এসব সেবাসমূহের প্রয়োজন হয়, তাহলে অনুগ্রহ করে আমাদের সাথে নীচের ঠিকানায় যোগাযোগ করুন।</p>	<p>ਇਹ ਪਰਚਾ ਜਾਂ ਇਹਦਾ ਖੁਲਾਸਾ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ, ਜਾਂ ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ, ਅਤੇ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ ਤਰਜਮਾ ਕਰਨ ਦੀ ਸਹੂਲਤ ਵੀ ਮਿਲ ਸਕਦੀ ਹੈ। ਜੇ ਇਹਨਾਂ ਸਹੂਲਤਾਂ ਦੀ ਤੁਹਾਨੂੰ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।</p>
<p>我們可以按照您的要求向您提供此文件或其摘要的母語譯本、大字印刷版本、盲文版本、錄音帶或者提供其他翻譯服務。如果您需要以上服務，請通過以下的地址與我們取得聯繫。</p>	<p>İstekte bulunursanız, bu broşürü ya da broşürün özetinin Türkçesini size gönderebiliriz. Ayrıca broşürün iri harfli baskısı, görme engelliler için parmak ucuyula okunabilen Braille alfabesiyle yazılmış kabartma şekli ve ses kaseti de olup istek üzerine broşürün özetini sözlü olarak da size Türkçe okuyabiliriz. Bu hizmetlerden yararlanmak için aşağıda yazılı adresten bize ulaşabilirsiniz.</p>
<p>Ce document ainsi que son résumé sont disponibles dans d'autres langues, en gros caractères, en braille et sur support audio. Une version traduite peut également être obtenue sur demande. Pour obtenir l'un de ces services, veuillez nous contacter à l'adresse ci-dessous.</p>	<p>یہ دستاویز یا اس کا خلاصہ دیگر زبانوں، بڑے حروف، یا آڈیو ٹیپ کی شکل میں دستیاب ہو سکتا ہے، یا درخواست کرنے پر ترجمے کی سروس دستیاب ہو سکتی ہے۔ اگر آپ ان سروسز تک رسائی حاصل کرنا چاہتے ہیں تو برائے مہربانی ہم سے نیچے دیئے گئے پتے پر رابطہ کیجئے۔</p>
<p>Name _____ Address _____ _____ _____ Telephone No _____</p>	<p>CONTACT: Planning Policy Team Environment and Regeneration London Borough of Waltham Forest Sycamore House, Waltham Forest Town Hall Forest Road, Walthamstow, London, E17 4JF Telephone 020 8496 3000 Email: planning.policy@walthamforest.gov.uk Web site: www.walthamforest.gov.uk</p>

Purpose of this schedule:

This schedule contains the 'Main Modifications' proposed to be made to the submitted Blackhorse Lane Area Action Plan. 'Main Modifications' are considered to be 'material' changes to the Plan.

On 28th February 2014, the Council submitted the Blackhorse Lane Area Action Plan to the Planning Inspectorate for independent examination. The document provides planning policies and guidance on the regeneration of key sites, and will be used alongside other Local Plan documents to determine planning applications within the Blackhorse Lane Area.

As a result of the examination, the Planning Inspector assessing the Plan has proposed a Schedule of Main Modifications to the Blackhorse Lane Area Action Plan, which are set out in this document.

The Council has also prepared a schedule of Additional Minor Modifications to the Plan.

It is the Council's view that these 'Main Modifications' (together with the 'Additional Minor Modifications') strengthen and improve the AAP and thus the Council's ambitions for the area.

The modifications below are expressed either in the conventional form of strikethrough for deletions and bold for additions of text.

The page numbers and paragraph numbering below refer to the Blackhorse Lane Area Action Plan - Proposed Submission – March 2013.

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1 Introduction

1.1 What will the Area Action Plan do?

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No modifications	-	-	-

1.2 Context

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

1.3 Key issues

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

2 Vision and Objectives

2.1 Vision

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

2.2 Objectives

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM1	14	Figure 4	Revise Figure 4 as shown below

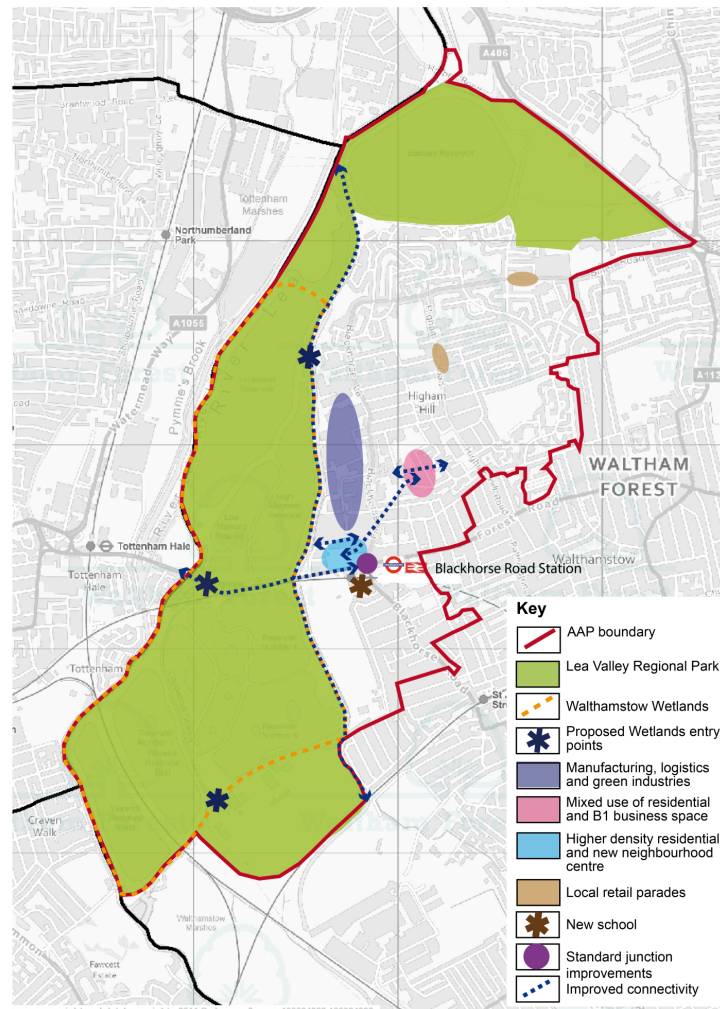


Figure 4 Key Diagram

3 Key Policy Areas

3.1 Introduction

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

3.2 Housing

Modification number	Page numbers	Policy/ Paragraph numbers	Proposed change
MM2	18	Policy BHL2	<i>In the first line:</i> As a key growth area, we will seek to deliver at least 2500 approximately 2300 new homes by 2026 in the Blackhorse Lane Area.
	19	3.2.4	<i>In the last line:</i> Meeting our headline target of at least 2500 2300 new dwellings in the area...
MM4	19	BHL3	<i>Revise the first and second sentences as follows:</i> The Council will seek to optimise housing densities on sites throughout the plan area. As a general principle, higher Higher density residential development should be

Modification number	Page numbers	Policy/ Paragraph numbers	Proposed change
			concentrated on sites surrounding Blackhorse Road Station. Key considerations when determining appropriate densities will be...

3.3 Employment

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM5	25	BHL6	<i>Rephrase criterion C) as follows:</i> requiring redevelopment of any other existing employment land that is neither designated as SIL nor identified as an opportunity site in Section 4 of this AAP , for non-employment or training purposes to demonstrate that the existing space is no longer fit for purpose, and has no reasonable prospect of coming forward for future employment use...

3.4 Neighbourhood Centre and Local Retail Parades

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM7	33	BHL7	<p><i>Add additional criteria to the policy as follows:</i></p> <p>C) Outside of the designated local retail parade, the loss of units 256, 260 and 318-322 Higham Hill Road to residential use will be resisted, unless they can be re-provided within the designated parade.</p> <p>D) Any proposals for town centre uses outside of the neighbourhood centre and local retail parades will need to meet the requirements of Development Management Policy DM26: New Retail, Office and Leisure Developments.</p>

3.5 Design and Local Character

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM8	40	BHL8	<p><i>Revise criterion D of the policy as follows:</i></p> <p>D) ensure appropriate building heights of between 3-6 storeys that respect respond to the existing built context and adjacent landscape features. Across the AAP, building heights should</p>

Modification number	Page number	Policy/ Paragraph number	Proposed change
			<p>normally be 3-6 storeys. Development proposals including building heights towards the upper limit of this range (i.e. 5-6 storeys) should be directed toAt the key gateway site of BHL1: The Station Hub and Waterfront, some taller elements that exceed this range (up to but not exceeding 9 storeys) may be acceptable, and subject to an exemplary standard of design. Tall buildings (i.e. 10 storey and above) will not be acceptable anywhere in the plan area.</p>
	42	3.5.13	<p><i>Replace paragraph in the following terms:</i></p> <p>Policy CS15 (Well Design Buildings, Places and Spaces) from our adopted Core Strategy sets out that 'tall' (10 storey +) and 'taller' (5-9 storey) buildings may be appropriate on specific sites in the borough's key growth areas, including Blackhorse Lane. However, the Urban Design Framework considers that tall buildings are problematic close to SSSI and SSA designations, and recommends building heights of 3-6 storeys in order to strike a balance between optimising densities and being sensitive to the existing built fabric.Recent planning permissions at Site BHL1 (The Station Hub and Waterfront) include developments that partially exceed this range. In this context, whilst new developments in the area should normally be 3-6 storeys, there may be some scope for an element of taller buildings at Site BHL1 (Station Hub and Waterfront), where these can act as landmarks and contribute to good placemaking, by adding to the legibility of the area.</p>

Modification number	Page number	Policy/ Paragraph number	Proposed change
			<p>-detailed analysis of the character of the area, through the Blackhorse Lane Urban Design Framework, recommends building heights of primarily 3-6 storeys in order to marry the need to optimise densities with being sensitive to the existing built fabric. This approach is mindful of the extent of 2 storey residential neighbourhoods within the area, and the scale of existing buildings of merit. It offers opportunities for the integration of some taller buildings in the area with a grading down of heights where necessary to respect their surroundings. As a broad principle, building heights at the upper level of this range (i.e; 5 to 6 storeys) will normally only be appropriate on key 'gateway' sites where they can act as landmarks and contribute to good placemaking. Any proposals that exceed this height will require very strong justification and must be exemplars of design quality, in addition to fully addressing the detailed criteria set out in Development Management Policy DM32 - Tall Buildings.</p>
	44	3.5.14	<p><i>Replace paragraph in the following terms:</i></p> <p>Where additional height is proposed, schemes should be exemplars of design quality, demonstrate that they would have no potential effect, either directly or indirectly, on the Lee Valley SPA and RAMSAR sites and on the Walthamstow Reservoirs Site of Special Scientific Interest, and address the detailed criteria set out in Development Management Policy DM31 - Tall Buildings. Any Such development would also need to pay careful consideration to its interrelationship with existing buildings of merit such as the Standard Music</p>

Modification number	Page number	Policy/ Paragraph number	Proposed change
			Venue and Tryst Public House. In terms of specific sites adjacent to Blackhorse Road Station, the dip in levels along Forest Road means that on Site BHL1 (The Station Hub and Waterfront) a development of up to 6 storeys may be possible without overbearing surrounding areas. Any such development would however need to pay careful consideration to its interrelationship with existing buildings of merit such as the Standard Music Venue and Tryst Public House.

3.6 Public Open Space and Nature Conservation

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

3.7 Flood Risk

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

3.8 Transport

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

3.9 Climate Change and Decentralised Energy

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

3.10 Social Infrastructure

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4 Opportunity Sites

4.1 Introduction

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4.2 Site BHL1 - Station Hub and Waterfront

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM6	83	Site BHL1	<p><i>Revise text under the subtitle “Preferred land uses”:</i></p> <p>New A1-A4 and D1-D2 Retail uses should be focussed consolidated within the neighbourhood centre frontage designated in figure 6...</p>
MM9	82	Site BHL1 [Planning history]	<p><i>Replace text in section “Planning History”:</i></p>

Modification number	Page number	Policy/ Paragraph number	Proposed change
			<p>No recent planning applications, but of note our adopted Core Strategy and the Mayor's Upper Lee Valley Opportunity Area Planning Framework have removed the SIL designation that previously covered the site.</p> <p>2013 – Approval of redevelopment of part of site to provide 484 residential dwellings, 519 rooms of student accommodation, 1080m2 of retail space, 305m2 of B1 space, refurbishment and extension of 7 Blackhorse Lane to provide flexible A3/B1/D1 floorspace and provision of a linear park.</p> <p>2014 - Outline approval for demolition of existing and mixed use redevelopment comprising 311 residential units, up to 2210 m2 commercial/community floorspace (A1/A3/B1/D1 class uses) creation of two vehicular access, new internal roads, car parking, open space/landscaping and highway works.</p>
	84	[Issues/ Opportunities]	<p><i>Revise text under the subtitle “Heritage and building heights”:</i></p> <p>Any new development needs to be harmonised with the heritage of the area. A number of buildings are identified as being of some merit namely the Tryst Public House and Royal Standard Music Venue, and the Kings Network Building and the frontage to Gnome House. The locations of these are shown on the plan below. In addition, immediately outside the area are some attractive cottages</p>

Modification number	Page number	Policy/ Paragraph number	Proposed change
			(along Blackhorse Lane). Proposals for taller buildings should be designed to avoid over-dominating these assets, building heights across the site should be restricted to 3-6 storeys; with particular care taken to harmonise proposed development in terms of the harmonising with the setting of these existing assets.

4.3 Site BHL2 North - Car Wash & Garage Site

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4.4 Site BHL2 South - Blackhorse Road/ Hawarden Road

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4.5 Site BHL3 - Willowfield School, Tavistock Avenue

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4.6 Site BHL4 North - Sutherland Road

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM10	100	Site BHL4North [Planning history]	<i>Additional entry at head of list as follows:</i> 2012 – Full planning permission granted for 43 residential units at 22 Sutherland Road.

4.7 Site BHL4 South - Sutherland Road

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM10	104	Site BHL4 South [Planning history]	<i>Revise first entry as follows:</i>

Modification number	Page number	Policy/ Paragraph number	Proposed change
			2012 – Approval of outline planning permission for 110 residential units, 290 m ² B1 space and 142 m ² of flexible commercial space at Unity Works.

4.8 Site BHL5 - Papermill Place

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4.9 Site BHL6 - Webb's Industrial Estate

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4.10 Site BHL7 - Billet Works

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4.11 Site BHL8 - 152/154 Blackhorse Road

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4.12 Site BHL9 - Former Essex Arms Public House

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

4.13 Site BHL10 - Marine Engine House

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM10	120	Site BHL10 [Planning history]	<i>Revise first entry as follows:</i> No recent history Planning permission for Walthamstow Wetlands Project granted under application No 2014/0716, which includes proposals for this site.

4.14 Site BHL11 - Old Coppermill

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM10	124	Site BHL11 [Planning history]	<i>Revise first entry as follows:</i> No recent history Planning permission for Walthamstow Wetlands Project granted under application No 2014/0716, which includes proposals for this site.

4.15 Discounted sites

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

5 Implementation

5.1 Introduction

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

5.2 Infrastructure Plan

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

5.3 Indicative Development Targets

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM3	134- 136	Table 5.3	Update as set out below to take account of the most up-to-date information before the Examination

Site no.	Site name	Resi. units	Empl. fspce (m2)	Retail fspce (m2)	Other	Timeframe
BHL1(a)	Station Hub and Waterfront - part a	484	1300	1080	519 rooms of student accommodation	2014-2017
BHL1(b)	Station Hub and Waterfront - part b	311	2020	190	Additional cafe element	2016-2019
BHL1(c)	Station Hub and Waterfront - part c	180	0	0		2018-2022
BHL1(d)	Station Hub and Waterfront - part d	130	1200	0		2018-2022
BHL1(e)	Station Hub and Waterfront - part e	40	0	1000		2014-2017
BHL1	Station Hub and Waterfront (Entire Site)	1145	4520	2270		2014-2022
BHL2 North	Car Wash Site	50	1300	200		2020-2026
BHL2 South	Blackhorse Road/ Hawarden Road	0	0	0	Proposed site for new secondary school	2015
BHL3	Willowfields School, Tavistock Avenue	0	0	0	Proposed site for education use	2017
BHL4 North(a)	Sutherland Road North - part a	65	0	0		2014-2016

BHL4 North(b)	Sutherland Road North - part b	10	450	300		2015-2017
BHL4 North(c)	Sutherland Road North - part c	-	-	-	Retain existing building and use	N/A
BHL4 North(d)	Sutherland Road North - part d	0	1000	0		2014
BHL4 North(e)	Sutherland Road North - part e	0	1400	0		2016-2018
BHL4 North(f)	Sutherland Road North - part f	43	0	0		2014-2015
BHL4 North(g)	Sutherland Road North - part g	40	0	0		Completed
BHL4 North	Sutherland Road North (Entire Site)	158	2850	300		2013-2018
BHL4 South(a)	Sutherland Road South - part a	110	300	140		2014-2017
BHL4 South(b)	Sutherland Road South - part b	50	1100	0		2016-2019
BHL4 South(c)	Sutherland Road South - part c	20	290	0		2016-2019
BHL4 South(d)	Sutherland Road South - part d	20	250	0		2016-2018
BHL4 South	Sutherland Road South (Entire Site)	200	1940	140		2014-2019
BHL5	Papermill Place	320	0	0		Completed
BHL6	Webb's Industrial Estate	235	780	1100	Part of retail may be used as a health facility	2014-2017
BHL7	Billet Works	349	874	792	Approximately 444m2 D1 space	2014-2017

BHL8	152/154 Blackhorse Road	40	650	0		2018-2022
BHL9	Former Essex Arms Public House	15	0	430		Completed
BHL10	Marine Engine House	0	0	258	Proposed site for visitor centre including ancillary cafe and flexible exhibition/ retail space	2014-2016
BHL11	Old Coppermill	0	0	0	Proposed partial use for community/ visitors. Small scale office space for Wetlands project	2014-2016
Totals		2512	12914	5490		

6 Monitoring

6.1 Introduction

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

6.2 Monitoring Framework

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

Appendix 1 - Evidence Base for AAP

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

Appendix 2 - Glossary

Modification number	Page number	Policy/ Paragraph number	Proposed change
No modifications	-	-	-

Appendix 3 - Policy Map Changes

Modification number	Page number	Policy/ Paragraph number	Proposed change
MM11	157	Appendix 3	<p><i>Re-title Appendix 3 as: Appendix 3 – Changes to Policy Map Changes and Other Relevant Documents</i></p> <p><i>Beneath table of Policy Map changes insert the following new wording:</i></p> <p>Supplementary Guidance:</p> <p>The Blackhorse Lane Urban Design Framework and Planning Briefs (2011) provide detailed design guidance supplementary to the AAP. To ensure consistency between the documents, this will require updating upon adoption of the AAP.</p>