

WALTHAM FOREST CIVIC SOCIETY (Part 2)

Response to Modified Local Plan August 2023

The Uplands Business Park Plan App **222739** is to be redeveloped in such a way that it removes all trace of the character of Blackhorse Lane. Why Have the Planners allowed the developer to come up with such an unsuitable enormous development? In particular how will this development comply with Policy 94 – Overheating as well as numerous other policies in the Local Plan?

This is just another example to show the Local Plan may state certain policies, but the end result is appalling. The pictures show what an enormous development this will be and the impact on the current views from the open spaces and impact on the street scene. If this is approved the Local Plan clearly does not work as a way to control unsuitable planning applications and shows once again it just encourages the monetization of a site.

Policy 94

Overheating

To avoid exacerbation of the Urban Heat Island effect (UHI), improve micro-climate conditions, and provide thermally comfortable environments, overheating will be prevented by:

- A. Optimising the layout, orientation, materials, technology and design of new development to minimise any adverse impacts on internal and external temperature, reflection, overshadowing, micro-climate and wind movement;
- B. Ensuring major development proposals follow the cooling hierarchy in alignment with the London Plan (2021), considering future climate change;
- C. Implementing adequate mitigation measures to minimise overheating, including landscaping, tree planting and the use of blue and green infrastructure; and
- D. Ensuring all major developments undertake dynamic overheating assessments in line with Chartered Institute of Building Services Engineers (CIBSE) Technical Memorandum 59 (TM59) or equivalent.



Planning Application 222739 states in the Environmental Statement:

5.33 The Development has been designed to reduce carbon emissions through the following measures: ▪ Retention of the existing Uplands House; ▪ Use of recycled or repurposed materials; ▪ Optimal material selection; ▪ Minimise operational energy use; and ▪ Focus on circular economy principles.

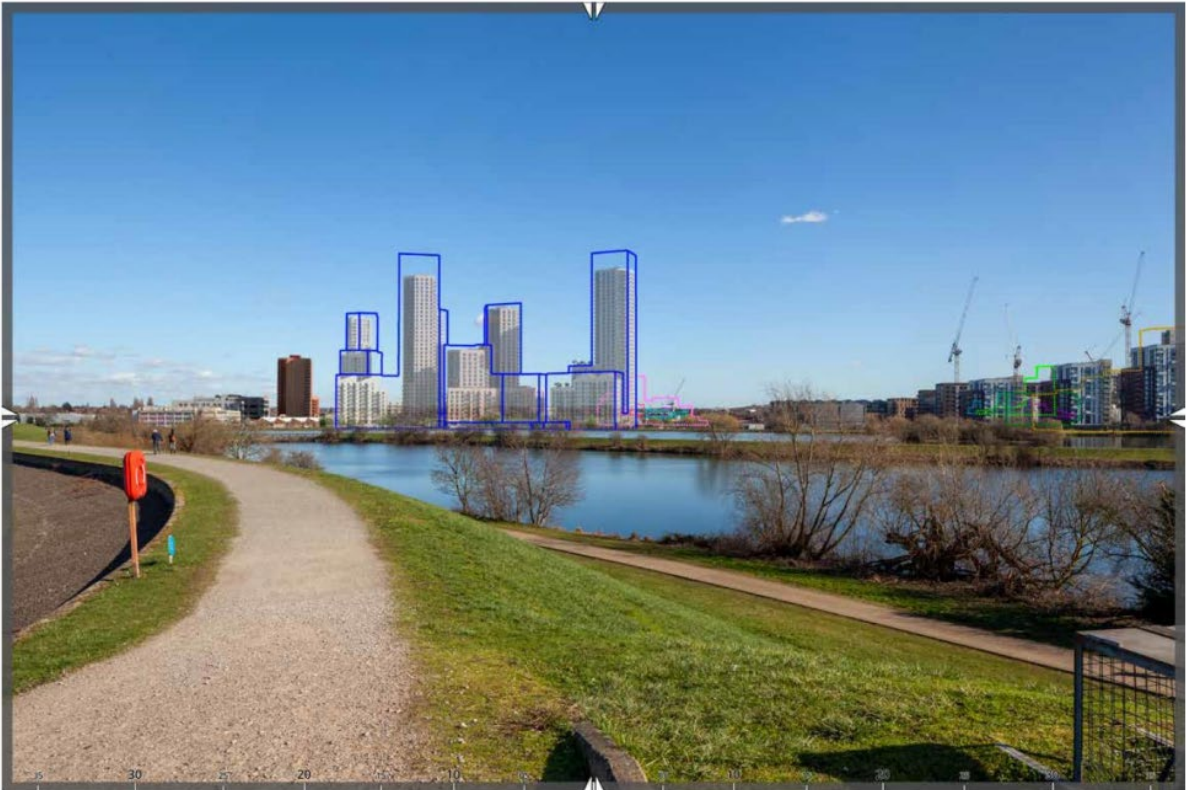
Temperature variation ▪ *Use of blinds to be considered within workspace areas.*

Mitigation Measure ▪ *Rooms to be designed with openable windows wherever possible. ▪ Windows to be robust to sustain repeated use. ▪ Mechanical ventilation to residential units within the Detailed Part, where relevant ▪ Cooling to be designed for future external design temperature to the non-residential uses within Block A2 and Block B, where relevant.*

Extreme wind speeds ▪ *Microclimate assessment confirms that probable increases in wind speed are not likely to have any significant effects on the predicted wind microclimate conditions in and around the proposed Development.*

Extreme rainfall ▪ *Sustainable drainage systems features in the form of green roofs, blue roofs, blue-green roofs and underground geo-cellular tanks included to attenuate surface water run-off to greenfield run-off rates. ▪ Allowance has been made in the drainage strategy for a 40% increase in surface water flow rates as a result of climate change.*

Is it likely the Planners can accept use of blinds within workspaces or openable windows in tower blocks adequate mitigation to comply with this Policy 94?



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