Biodiversity
The High and Lower Maynard Reservoirs are a SSSI and a SPA. Discussions with Natural England have informed the illustrative masterplan in order to avoid or mitigate the potential adverse impacts of artificial light, overshadowing, visual disturbance and noise. In particular, tall buildings are considered problematic and therefore the UDF does not consider them suitable in this location. Accordingly, future development will require full consultation at the pre-application stage with Natural England regarding specific proposals. Equally LBWF will also need to consult with Natural England as to whether Appropriate Assessment is necessary as part of preparing an AAP.

Flooding and Drainage
The River Lee Flood Relief Channel (RLFRC) and the Dagenham Brook are located adjacent to the Blackhorse Lane area. Approximately one-third of the Station Hub site lies within Flood Zone 3a which is defined as the area with a 1 in 100 - 1% - annual probability of flooding. Flood Zone 3b is defined as the area with a 1 in 20 - 5% - annual probability of flooding however this is essentially confined to the river channels and their immediate surrounding areas.

The remainder of the Station Hub site lies partially within Flood Zone 2 - 1 in 1000 / 0.1% annual probability - and the Sutherland Road site lies within Flood Zone 1, which has less than a 0.1% annual probability of flooding.

Business and retail uses are appropriate from a flood risk perspective throughout the area, provided that there is no overall loss of flood storage. However residential development and other 'more vulnerable' uses are more appropriate within the Sutherland Road site, which has the lowest risk of flooding.

More vulnerable types of development can be located on the Station Hub and Waterfront site within Flood Zone 3a subject to completion of the PPS25 Sequential and Exception Test. In order to satisfy the Sequential Test, it must be demonstrated that there are no reasonably available sites within Flood Zone 1 and 2. Following this, the Exception Test can be applied which consists of three parts, all of which must be satisfied in order to be acceptable as follows:

- Demonstrating that the development has wider sustainable benefits to the community that outweigh the flood risk;
- Being on developable previously developed land or proving that there are no reasonable alternative sites; and
- Site specific Flood Risk Assessments demonstrating that the proposed development would be safe - including providing dry access to a place of safety -, without increasing flood risk elsewhere, and, where possible, would reduce flood risk overall.

LBWF has commissioned a Level 2 Strategic Flood Risk Assessment (SFRA) which is currently being completed. The outputs from the Level 2 SFRA can be used by LBWF to complete and refine their PPS25 Sequential Test. As specific regeneration aims have been defined for the Blackhorse Lane area then it is likely that the Sequential Test and, if required, the Exception Test, can be applied within the Blackhorse Lane area and not throughout the entire Borough. Site specific Flood Risk Assessments will then be required to demonstrate the 'safety' as previously discussed.

The location of the Flood Relief Channel and Dagenham Brook requires development on the western boundary of the Station Hub and Waterfront site will need to be set back from the top of the 'bank' to permit access for ongoing maintenance of this infrastructure. The use of Sustainable Drainage Systems should also be incorporated within the redevelopment plans.

The Level 2 SFRA will contain further flood risk guidance for developers which should be referred to for more detailed information.
Land Ownership
One of the key decisions within the UDF has been to develop a spatial structure based on existing land ownership. Both sites comprise a range of landowners with varying tenancy arrangements and development ambitions. Coordinating the aspirations of landowners and the borough to ensure deliverable phasing of the project is critical.

Strategic Industrial Location
The exact location of the future SIL boundary will be decided upon by the GLA in consultation with key stakeholders. However, the final location of the SIL boundary will need to ensure an appropriate balance is struck between the major regeneration targeted for the Blackhorse Lane area and the need to ensure a sufficient quantity and quality of industrial locations to meet the needs of the business, industrial and warehousing sectors.

Utilities
Information regarding utilities is currently limited. This is due to the cost and difficulties involved in obtaining accurate data on the location and extent of utilities within the curtilage of privately owned industrial land. Future redevelopment should carefully consider whether the retention, relocation or removal of utilities provides a benefit that would help deliver the UDF vision.
The long-term vision is to evolve Blackhorse Lane into a mixed-use area, comprising a range of housing, interspersed with small-scale local business / commercial uses and public open spaces.

Existing built fabric and cultures are retained and characterise the new neighbourhoods, creating meaningful desirable places to live and work. Residents and employees have access to resources and opportunities locally, offering betterment and wealth generation.

Unique resources such as the phenomenal Lea Valley landscape are integrated into a positive public realm framework, designed to encourage social interaction and creating access for all.
Introduction
Blackhorse Lane: fulfilling the potential. Blackhorse Lane is identified as a key regeneration area, one of three within the borough, and an area for intensification which has significant untapped potential. Occupying a unique location, on a low lying fringe adjoining the Walthamstow Reservoirs and the Lee Valley Regional Park, it has a strong small business base, some good quality but neglected buildings, a young population, good rail and tube connections and a growing interest from landowners and developers in bringing forward development.

The vision is to make the most of these assets by turning the Station Hub & Waterfront and Sutherland Road areas into desirable mixed-use, mixed-income and sustainable neighbourhoods capitalising on the incredible potential for the sites to have proactive relationship with the Lea Valley.

The vision, which underpins the development principles set out within the UDF are based on the concept of 'regeneration' as opposed to 'redevelopment'.

'Regeneration is a term that means different things to different people, ranging from large scale activities that promote economic growth to neighbourhood interventions that improve quality of life. The Government’s view is that regeneration is a set of activities that reverse economic, social and physical decline in areas where market forces will not do this without support from government.'

Review of sub-national economic development and regeneration, HM Treasury, Department for Business, Enterprise & Regulatory Reform (BERR), and Communities and Local Government, July 2007

'Effective regeneration cannot happen without support from – and full engagement with – the people and communities involved. Local Government is uniquely placed to ensure that the needs of local residents and businesses drive regeneration. At the same time we need to make the links between regeneration investment and investment in other key areas, like population health and well-being, which both contribute to regeneration and are impacted by its outcomes.'

Communities and Local Government Transforming places changing lives, Taking forward the regeneration framework, 11 May 2009

Equally, it is important to acknowledge that Blackhorse Lane is not a standalone project, and that its regeneration is nested within a wider borough strategy. LBWF recognises that over the next 20 years the borough has to change to capitalise on wider regeneration initiatives, which is not limited to housing alone. The borough Sustainable Community Strategy is designed to ensure that the community takes advantage of change resulting in “increase[ed] prosperity of all our residents.” with “[j]obs, the relevant skills and good access to them, are the priority. Central to the strategy is the understanding that “increasing prosperity will change life in the borough for the better.”

To achieve these goals the strategy establishes guiding principles:
- Manage population growth and change - acknowledging that the population of the borough will continue to grow both in size and in diversity, resulting a need for improved housing quality and a more economically balanced population
- Create wealth and opportunity for all residents - capitalising on the regeneration of East London to create opportunities and employment, whilst ensuring people have the skills and confidence to fulfil their potential
- Retain more wealth in the borough – create successful town centres, transformed through design quality, providing thriving and safe community environs with an active leisure and cultural offer
What Exists

Transport Infrastructure
Ease of connections – Blackhorse Lane is integrated into a comprehensive movement network. The site is located at the crossroads of two key highway arteries, Forest Road and Blackhorse Lane. London Underground and Overground services from Blackhorse Road station provide direct trains to Central London and east-west connections. Three bus routes travel along Forest Road and Blackhorse Lane, connecting the site to key town centres in North East London. National Cycle Network (NCN) Route 1, runs alongside the west of the Walthamstow Reservoirs with an aspiration provide further improvements through the addition of an easterly route and new road crossings. Two London Cycle Network plus (LCN+) routes and a number of quiet residential streets link the site into the wider area in the north-south and east-west directions.

Lea Valley
Extraordinary landscape – Blackhorse Lane occupies a unique location directly adjoining the easterly edge of the Walthamstow Reservoirs, which are an important SSSI and form part of the Lee Valley Park. The area is valuable in ecology terms, with over 300 recorded plant species and an important bird breeding ground, including one of the largest heronries in the country. Access to the reservoirs is currently restricted limiting their use as a leisure resource. The Upper Lee Valley Landscape Strategy, which advocates the single valley concept, sets out projects to deliver this aim. Another, the Walthamstow Wetlands project is currently being developed aiming to improve access, deliver a new wetland centre and nature reserve. The low lying fringe offers the opportunity for the wider area to have a direct visual, and physical, relationship with this waterspace.

Creative Industries
A creative culture - Walthamstow has a long history of creativity: Peter Blake taught Ian Dury to paint at Walthamstow School of Art. Today within the Blackhorse Lane area we find an emerging creative cluster, ranging from a high profile Turner Prize winning contemporary artist to community based artist organisations, printmaking, graphic design, music, fashion, visual, and artistic enterprises. Social resources within the area remain limited; the mainstay being the Royal Standard pub, a constant since the 1860’s which continues to operate today as a live music venue, the only night-time venue within the wider area.

Local Businesses
Bespoke manufacturing – there is a long history of bespoke and artisan production within the area. The former St Andrews Mill was where Andrex conceived the concept of, and manufactured, two-ply luxury toilet tissue in 1942. Alfred Dunhill has been manufacturing pipes in the area since the 1930’s. Today they continue to operate globally from St Andrews Road, employing highly skilled local crafts people that are central to the continued success of their business. At present there continues to be a large number of diverse manufacturing businesses located on the site. These are local businesses, established by, and employing, local people.

Built / Urban Heritage
Cultural heritage - Blackhorse Lane’s character is linked to its industrial heritage, which can be traced back to the early stages of Walthamstow’s industrial growth and is relevant both locally and within the wider context of manufacturing in the Upper Lea Valley. The buildings form part of the collective memory of generations of people who have worked and lived in the area. Blackhorse Lane’s townscape represents the historical evolution of the area, constructed of buildings, which articulate their uses in an honest fashion and are architecturally of their time. The result is a rich and diverse character that is both pleasing yet holds moments of joyful exuberance. The robust building stock continues to support industrial uses, as well as offering desirable premises for the recent emergence of creative and artistic enterprises. Social resources within the area remain limited; the mainstay being the Royal Standard pub, a constant since the 1860’s which continues to operate today as a live music venue, the only night-time venue within the wider area.