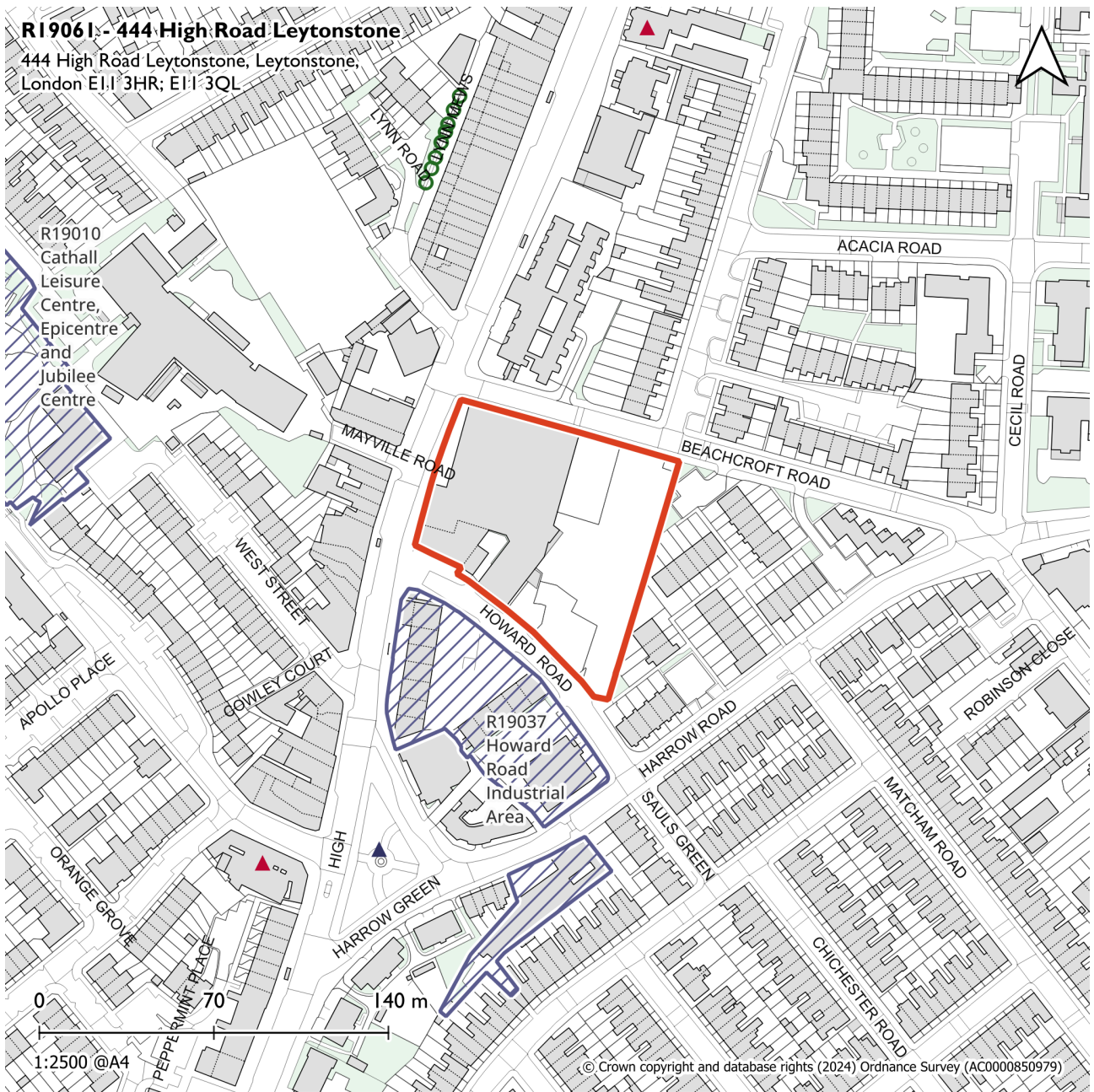


444 High Road Leytonstone (R19061)



Please read in conjunction with the 'Site Boundary and Constraints Plan Key', which can be found at the end of the document.

Address:	444 High Road Leytonstone, Leytonstone, London E11 3HR; E11 3QL		
Previous site reference:	SA23	Ward:	Cann Hall
Site Size (Ha):	0.73	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	South Leytonstone Strategic Location; LSIS; AQMA.		

444 High Road Leytonstone (R19061) - Site Allocation

Site Allocation

- A. Reprovide retail uses and provide new homes and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 175 homes
- C. 5,760 sqm retail uses

Potential Delivery Timescale

- D. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035
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Character-led Intensification Approach

- E. Transition

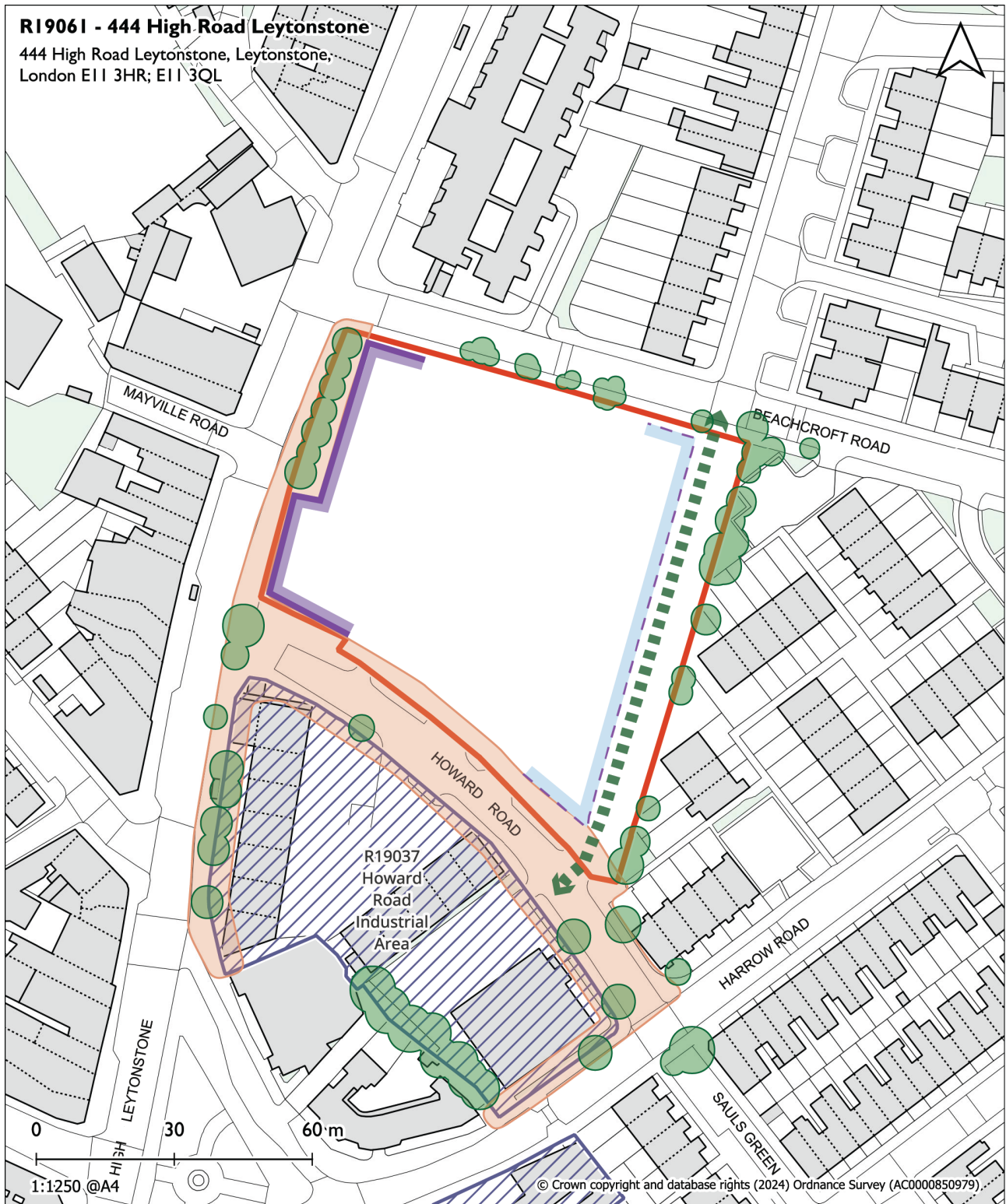
444 High Road Leytonstone (R19061) - Site Requirements

In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 175 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide retail uses on site, the format and size of which should be informed by the requirements of the owner or leaseholder at the time an application is submitted, subject to an assessment of retail needs and balanced against all other planning considerations, including the vision for the site and wider location. Development may be required to take a phased approach to allow for the continuity of trade.
- C. Provide well designed active commercial, ground-floor frontage onto High Road Leytonstone, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Enhance the existing public realm on High Road Leytonstone and Howard Road to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- E. Deliver new pedestrian and cycling connectivity through the site, linking Cobden Road / Beachcroft Road in the north to Howard Road to the south, along the eastern boundary of the site.
- F. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.

- G. Retain and enhance significant and/or mature trees by incorporating them into the layout and landscape design, through appropriate set back of buildings, and suitably protecting them during construction and operation. This includes root protection as well as crown growth in proximity to buildings over the tree's natural lifespan.
- H. Mitigate any groundwater flood risk, which is identified as being greater than 75% across the site, through appropriate design and siting of the buildings. Any basement development or excavation will be required to provide a Basement Impact Assessment and will be required to demonstrate that development will not unduly displace groundwater to neighbouring properties or increase the flood risk of these properties.
- I. Ensure that the overall integrity and efficacy of the adjacent Howard Road Locally Significant Industrial Site (LSIS18), and the existing or potential industrial activities located within it are not compromised by development on the site, including the ability of industrial activities to operate on a 24-hour basis. This should be achieved through the layout and orientation of any proposals, including the location of public realm, as well as consideration of access, servicing, soundproofing and other design mitigation measures. The Agent of Change principle will be applied to protect the industrial function of the LSIS.

444 High Road Leytonstone (R19061) - Placemaking Plan



Please read in conjunction with the 'Placemaking Plan Key', which can be found at the end of the document.