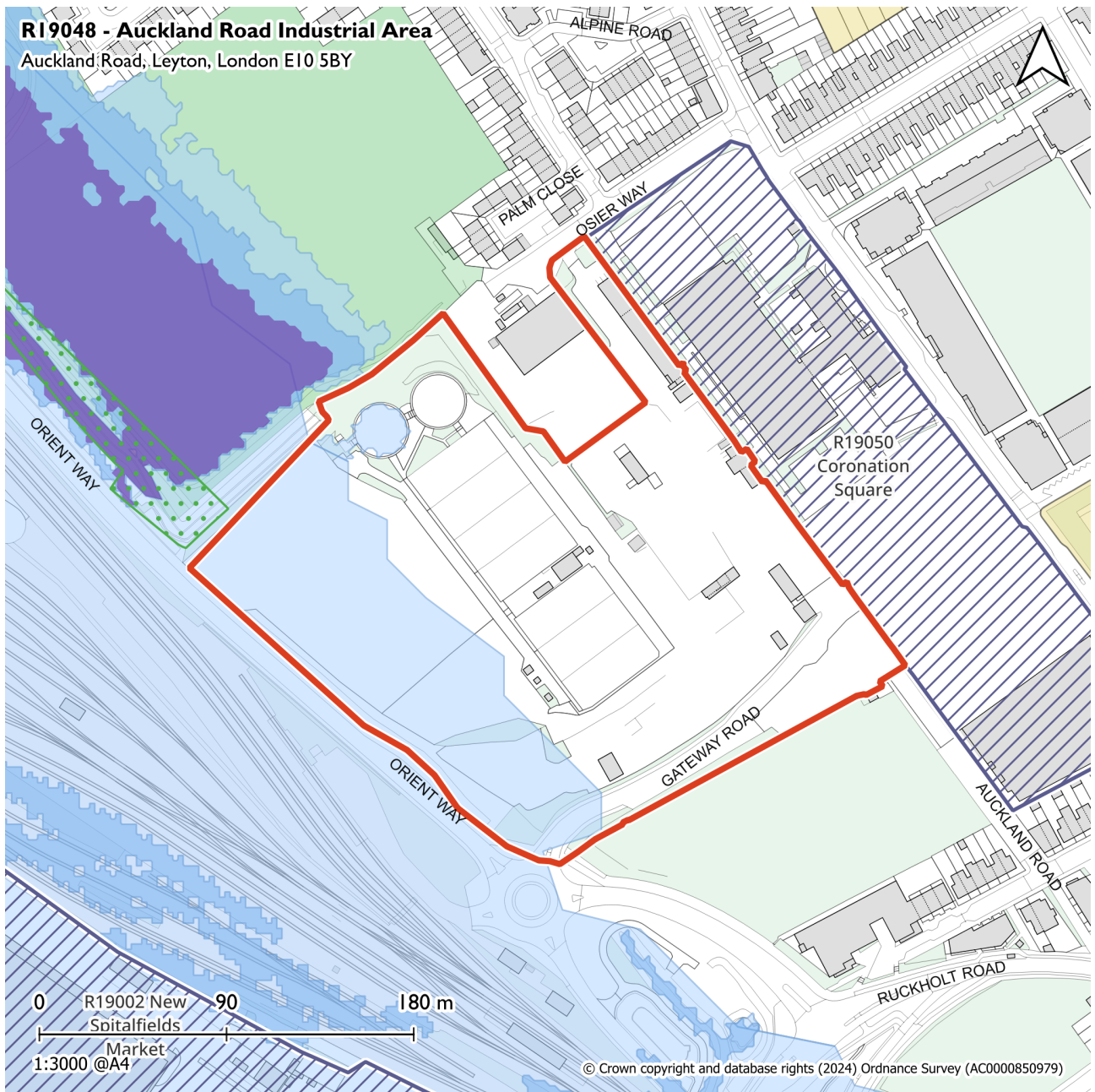


**Auckland Road Industrial Area (R19048)**



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

Address:	Auckland Road, Leyton, London E10 5BY		
Previous site reference:	SA03	Ward:	Leyton
Site Size (Ha):	5.08	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Leyton Strategic Location; Area potentially suitable for tall building(s)*; LSIS; APA; TPO (adjacent); SINC (adjacent); AQMA; Flood Zone 2; CDA; MOL (adjacent); Playing Fields (adjacent); Allotments (adjacent); Greenway (adjacent); Main River (8m); LVOA.		

Footnote to Planning Designations - \*This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, within an indicative range of 18 storeys. This is subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policies set out within Local Plan Part 1, including Policy 54 Tall Buildings.

### Auckland Road Industrial Area (R19048) - Site Allocation

#### Site Allocation

- A. Provide a covered waste facility and modern, flexible industrial uses and enhanced public realm with biodiverse landscaping, with the potential for the introduction of other uses subject to a two-stage industrial masterplan process.

#### Indicative Capacities

- B. 455 new homes, subject to a two-stage industrial masterplan
- C. Minimum reprovision of 11,000 sqm of industrial floorspace, with potential to provide 14,000 sqm.

#### 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. Transformation

### Auckland Road Industrial Area (R19048) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 455 high quality, accessible, sustainable homes, including affordable housing, subject to a two-stage industrial masterplan.
- B. Provide a capped waste facility on site, ensuring that the capacity, measured in through-put terms, is at least equivalent to the existing facility; or demonstrate that compensatory capacity has been provided elsewhere within North London in line with Policy 93 of Local Plan Part 1 and the North London Waste Plan.
- C. Provide new industrial uses on site in line with those acceptable in a Locally Significant Industrial Site (LSIS), supported by appropriate yard space. The proposal should seek to maximise the industrial capacity of the site, including exploring the potential to develop a multi-storey industrial scheme, targeting an approximate capacity of

14,000 sqm. Proposals must, as a minimum, provide built industrial floorspace equivalent to the existing open storage in accordance with Policy 29 in Local Plan Part 1, with a reference capacity for reprovision of 11,000 sqm.

- D. Provide well designed active industrial ground-floor frontages onto Auckland Road to create a strong street presence and provide an industrial 'shopfront'. Design proposals should establish a better definition between public and private realm, should avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety for all.
- E. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site (Osier Way and Coronation Square). Any development must provide well designed active industrial frontages to these sites and onto Osier Way, ensuring that these relate positively to the context.
- F. Enhance the existing public realm to the north east of the site at the boundary with the Osier Way and Coronation Square (R19050) development to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- G. Deliver new cycle and pedestrian connectivity through the site, linking Osier Way to Auckland Road, including integration with the segregated cycleway that is proposed on Auckland Road as part of the development at Coronation Square (R19050), and ensuring this new north-south route also connects with new routes to Oliver Road through Coronation Square.
- H. Enhance existing pedestrian and cycling connectivity along Orient Way, ensuring that the segregated cycle lane is maintained and kept safe and accessible to all throughout construction.
- I. Provide safe, well defined and well managed servicing and delivery access to the site from Orient Way.
- J. Retain and enhance significant and/or mature trees by incorporating them into the layout and landscape design, 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.
- K. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- L. Provide ecological and biodiversity enhancements to the setting of the Dagenham Brook to the north west of the site, including exploring whether this could be incorporated as an amenity feature. Any development should be appropriately set back from the Dagenham Brook to protect and enhance the integrity of the Dagenham Brook Site of Importance for Nature Conservation (SINC) and to enable access for maintenance.
- M. Support the principles set out within the Dagenham Brook River Restoration Corridor Strategy (2022), or subsequent updates to this work.

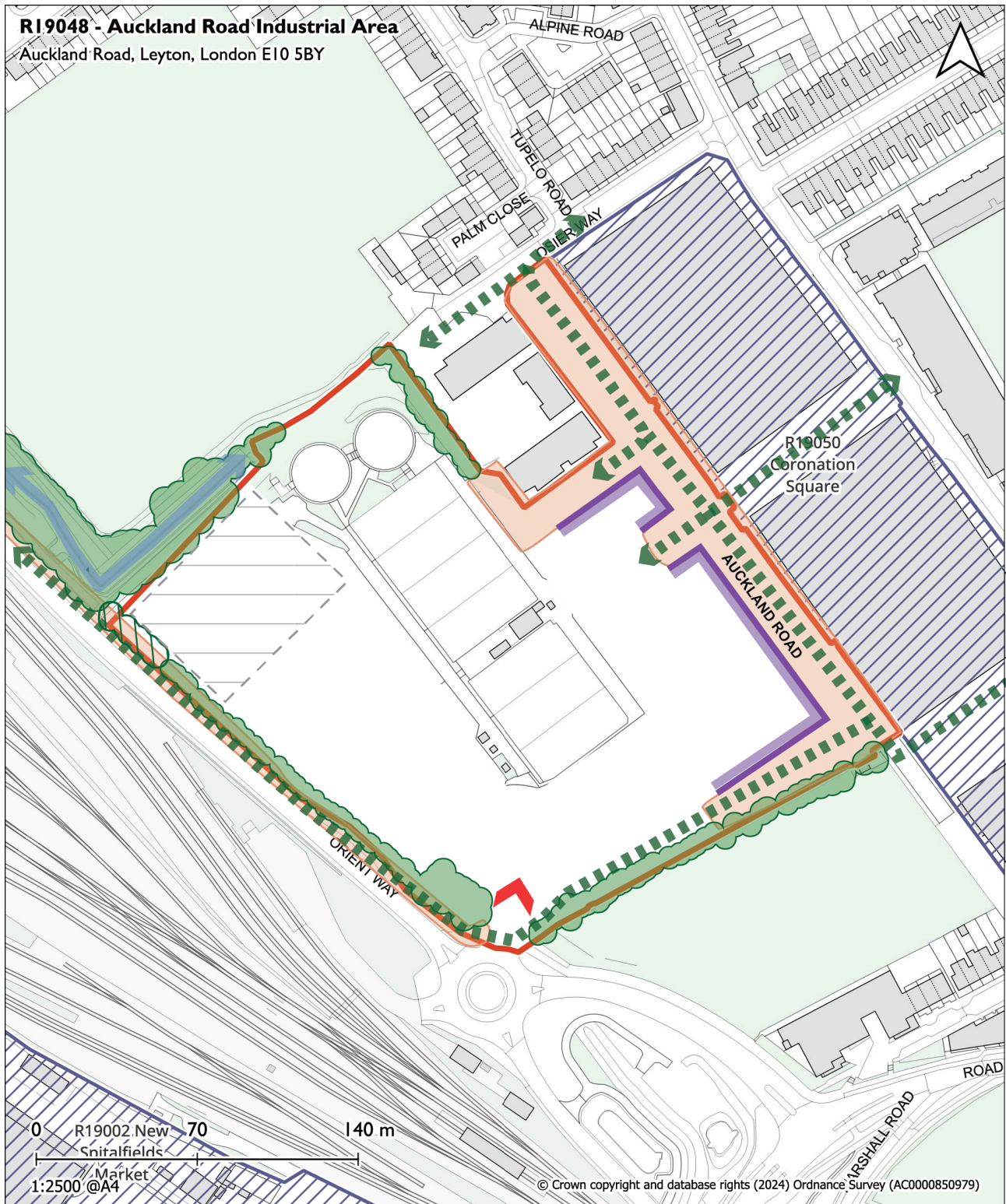
- N. Mitigate the Flood Zone 2 fluvial flood risk to the south of the site through the use of effective design, siting buildings to the lowest flood risk areas and prioritising vulnerable uses and/or infrastructure to be sited away from the areas of highest flood risk. Applicants must engage with the Environment Agency at the earliest possible opportunity.
- O. Mitigate existing pluvial flood risk to the south of the site to achieve greenfield run off rates through appropriate design, including Sustainable Drainage Systems (SuDS) where appropriate. Development should also make efforts to reduce pluvial flood risk off site.
- P. Ensure development enables the continued effective operation of the Thames Water storm tanks on site, and appropriately design and site buildings to mitigate harm from noise, vibrations or light to the amenity of the occupiers of the adjacent residential developments.
- Q. Retain maintenance access to the existing underground sewers which run beneath the site, each of which must have at least one manhole access, as well as to the sewer junction, which is currently accessed through the existing brick pumphouse on site.
- R. Provide a high-level district heat network feasibility study, to be agreed with the LPA (and the GLA, if required). This site has been identified as lying within a 'Zone of Interest' for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Applicants should engage with the Council at the earliest opportunity.

## SUPPORTING TEXT

**14.3** Where proposals seek to introduce uses other than industrial (and related) uses, this must be supported by and compliant with an approved industrial masterplan. The masterplan must be developed in partnership with the Council and the Greater London Authority (GLA), and with the principles set out in Local Plan Part 1 Policy 29 (Industrial Masterplan Approach) and London Plan Policy E7 (Industrial intensification, co-location and substitution), as well as relevant guidance in the Industrial Intensification Supplementary Planning Document (SPD) and the Industrial Land and Uses London Plan Guidance (LPG). The masterplan must consider the entire Locally Significant Industrial Site (LSIS).

**14.4** Development on this site is anticipated to continue beyond the Local Plan period, which runs until 2035. As development of this site is likely to be phased, some new homes are anticipated to be completed outside of the Local Plan period. These are not included within the evidence of housing supply to meet identified needs prepared in support of this Plan.

### Auckland Road Industrial Area (R19048) - Placemaking Plan



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