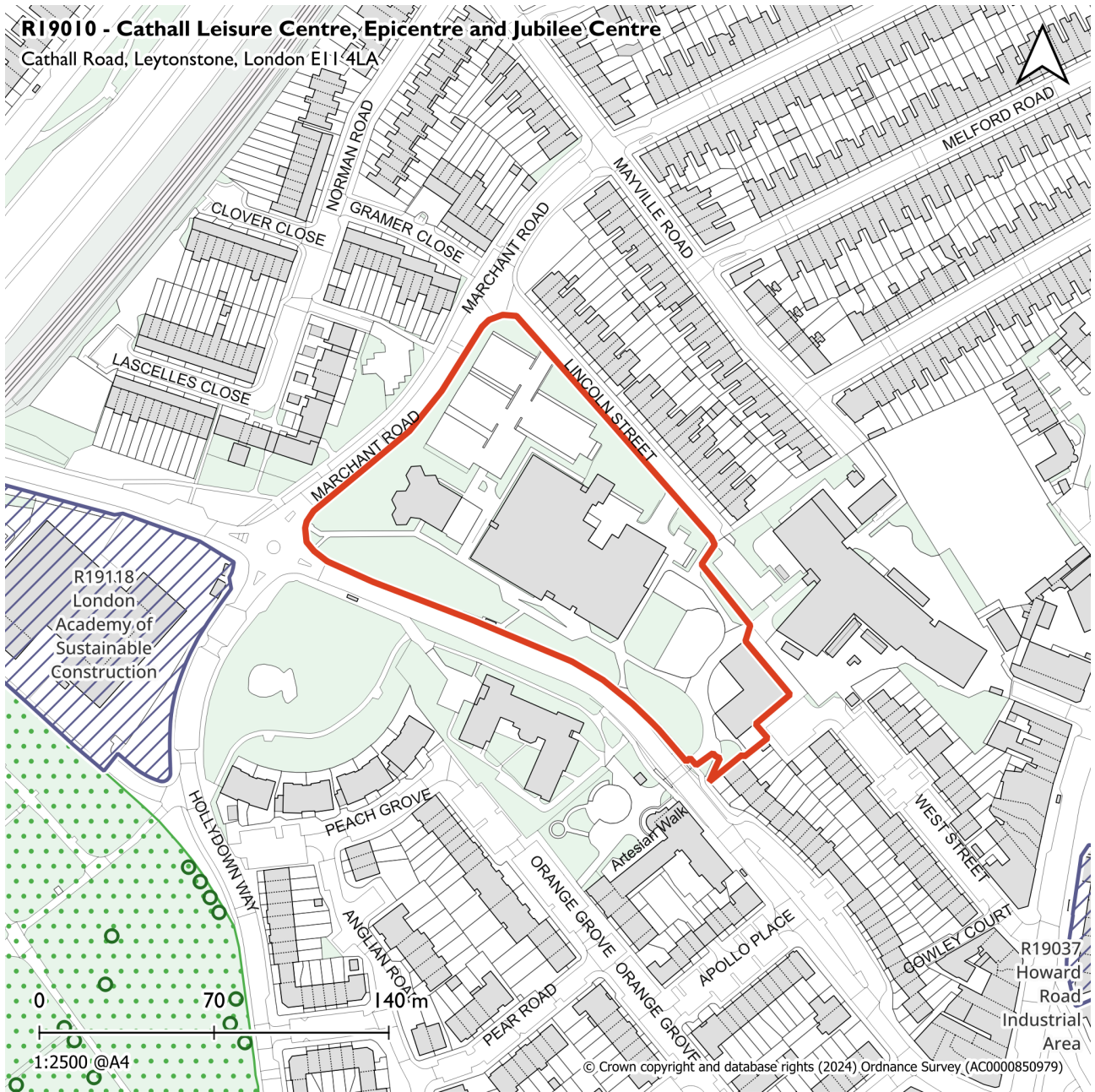


**Cathall Leisure Centre, Epicentre and Jubilee Centre (R19010)**



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

Address:	Cathall Road, Leytonstone, London E11 4LA		
Previous site reference:	SA22	Ward:	Cathall
Site Size (Ha):	1.58	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	South Leytonstone Strategic Location; Area potentially suitable for tall building(s); AQMA.		

Footnote to Planning Designations - This site is proposed through this document to be designated as a 'Location Suitable for Tall Buildings'. This is set out in more detail under 'Policy Map Changes'.

**Cathall Leisure Centre, Epicentre and Jubilee Centre (R19010) - Site Allocation**

**Site Allocation**

- A. Reprovide, improve and modernise the leisure centre, community facilities, and the Multi Use Games Area (MUGA) and play area, and provide new homes, new public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 170 homes
- C. 3,700 sqm of leisure centre 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

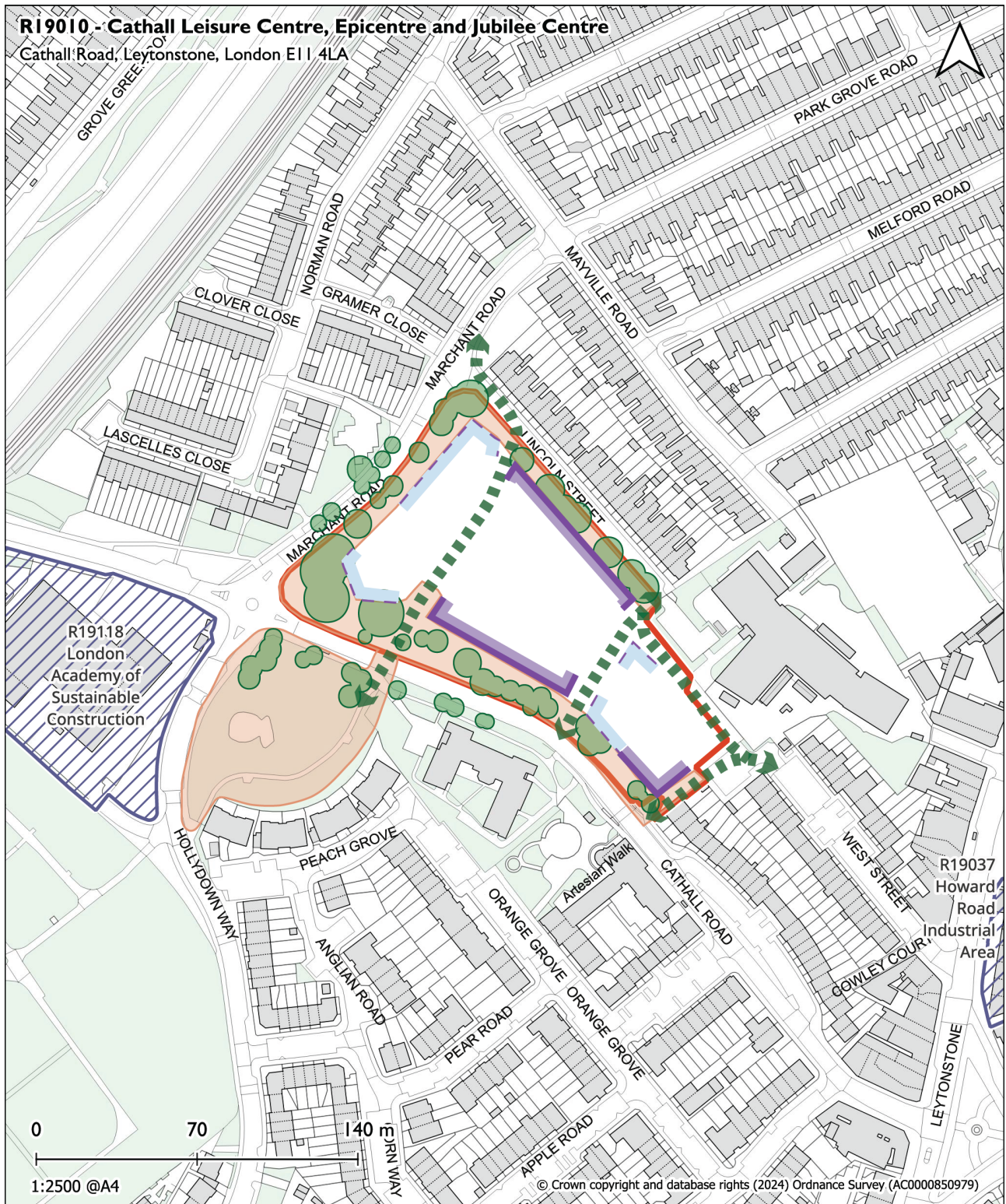
**Cathall Leisure Centre, Epicentre and Jubilee Centre (R19010) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 170 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide the sports and leisure and community use to deliver facilities of an improved quality to contribute to meeting local sport, leisure and recreation and community needs.
- C. Provide well designed active community ground-floor frontage onto Cathall Road, and active residential ground-floor frontage onto Marchant Road, ensuring that these relate positively to the surrounding context, including the presence of existing mature street trees, and maximise natural surveillance to ensure community safety for all.
- D. Avoid harmful impacts on the sensitive edges associated with the residential uses and the school that bound the site.

- E. Retain and enhance significant and/or mature trees by incorporating them into the layout and a landscape design of the public realm, focusing in particular on the southern and western side of the site. New public realm should create a pedestrian-focused environment with biodiverse green amenity, which is safe and accessible for all. Trees that are to be retained as part of the landscape design should be suitably protected during construction and operation of the development, including with respect to root protection and crown growth in proximity to buildings over the tree's natural lifespan.
- 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. Reprovide the existing Multi-Use Games Area (MUGA) and play space ensuring that it is of an improved quality, incorporating modern facilities.
- H. Deliver new pedestrian and cycling connectivity through the site, linking Cathall Road to Mayville Road and improve pedestrian and cycling infrastructure along Cathall Road and Marchant Road. The provision should create a safe pedestrian crossing from the site to Cathall Green.
- I. Mitigate existing pluvial flood risk to the north west and south east 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.
- J. 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.

### Cathall Leisure Centre, Epicentre and Jubilee Centre (R19010) - Placemaking Plan



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