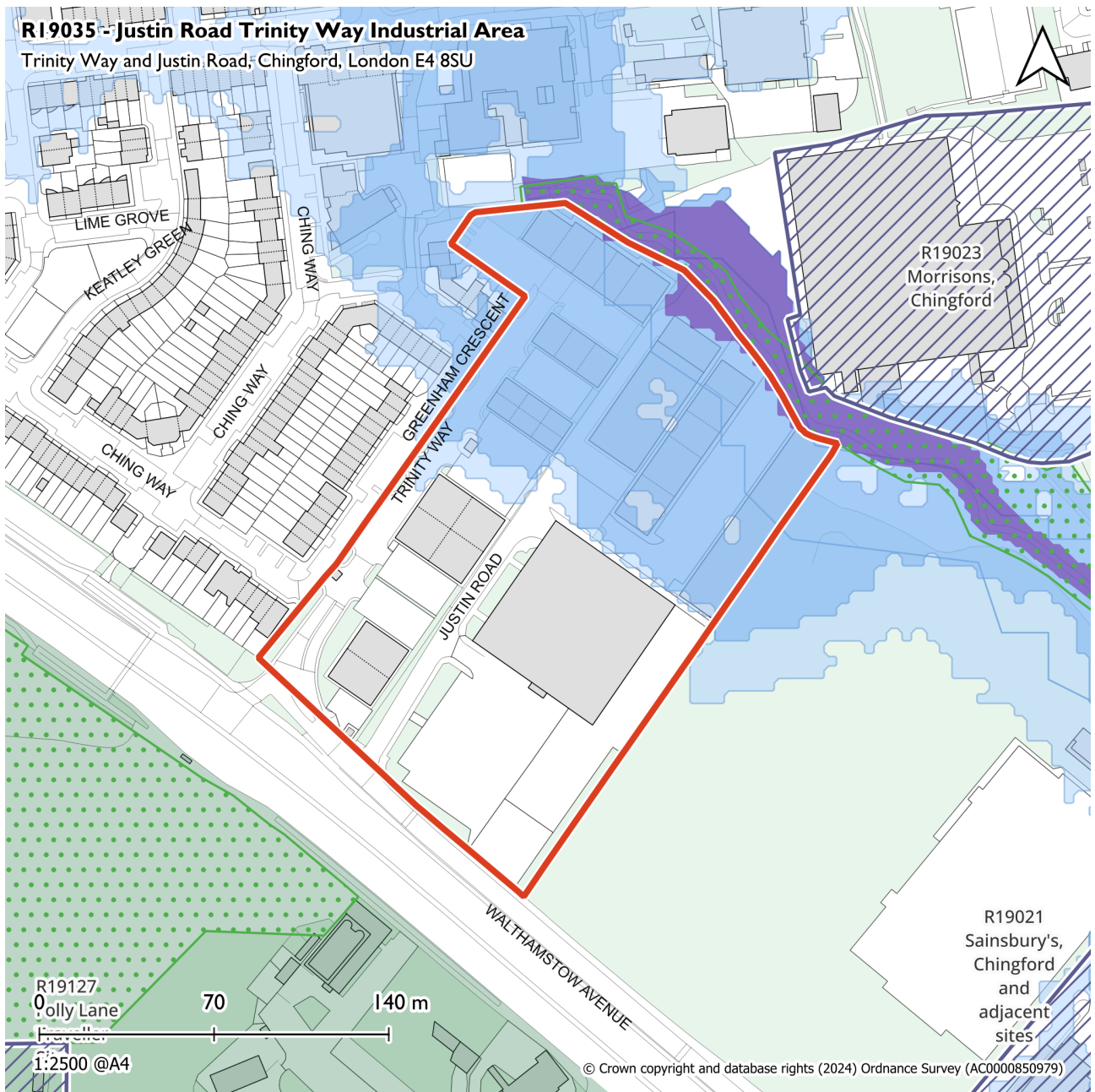


**Justin Road/Trinity Way Industrial Area (R19035)**



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

Address:	825 High Road Leyton, London E10 7AA		
Previous site reference:	SA64	Ward:	Valley
Site Size (Ha):	3.21	Ownership:	Mixed
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	North Circular Strategic Location; LSIS; SINC; AQMA; Flood Zone 2; Flood Zone 3a; Flood Zone 3b; CDA; MGB (adjacent); LVRP (adjacent); Playing Fields (adjacent); Green Corridor; Main River (8m).		

**Justin Road/Trinity Way Industrial Area (R19035) - Site Allocation**

**Site Allocation**

- A. Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Indicative Capacities**

- B. Minimum reprovision of 12,050 sqm of industrial floorspace, with potential to provide 21,700 sqm.

**Potential Delivery Timescale**

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

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

- D. Transition

**Justin Road/Trinity Way Industrial Area (R19035) - Site Requirements**

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

- A. Provide as a minimum the full replacement of existing industrial capacity with industrial floorspace uses that are acceptable in a Locally Significant Industrial Site (LSIS), and seek to provide an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies. Due to its good access to the North Circular (A406), the site is considered to be particularly suitable for storage and distribution uses. Units should be supported by appropriate yard space, with consideration given to where this could be shared between multiple units and/or businesses. The reference capacity for reprovision is 12,050 sqm.
- B. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- C. Enhance the existing public realm at the frontage of the site onto Walthamstow Avenue to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- D. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- E. Deliver new pedestrian and cycling connectivity along the River Ching to create a new Suitable Alternative Natural Greenspace (SANG), as well as through the site, linking the River Ching path to Greenham Crescent, the Sainsbury's, Chingford and adjacent

sites (R19021) and Morrisons, Chingford (R19023) site allocations, and the footbridge over the North Circular (A406) to enhance safe, inclusive and accessible connectivity from the site across the North Circular.

- F. Contribute to improvements to the underpasses under the North Circular (A406) and/or North Circular footbridge, and access to them.
- G. Provide ecological and biodiversity enhancements to the setting of the River Ching. The design and siting of buildings and path should protect and enhance the integrity of the Ching Brook Site of Importance for Nature Conservation (SINC) and the associated Green Corridor, and buildings should be appropriately set back from the River Ching to enable access for maintenance and to allow new greening to thrive.
- H. Mitigate the impact of any localised poor air quality from the North Circular (A406) on the site through the appropriate design and siting of the buildings, the correct use of appropriate building materials, and responsive landscaping design and ecological buffers. The redevelopment of this site in accordance with Local Plan Part 1 policies relating to car free development and better management of servicing and deliveries will reduce the number of car and vehicle-based trips, contributing to improved air quality locally and across the borough as a whole.
- I. Mitigate the Flood Zone 2 and Flood Zone 3 fluvial flood risk to the north 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.
- J. Mitigate existing pluvial flood risk to the north 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.

### Justin Road/Trinity Way Industrial Area (R19035) - Placemaking Plan



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