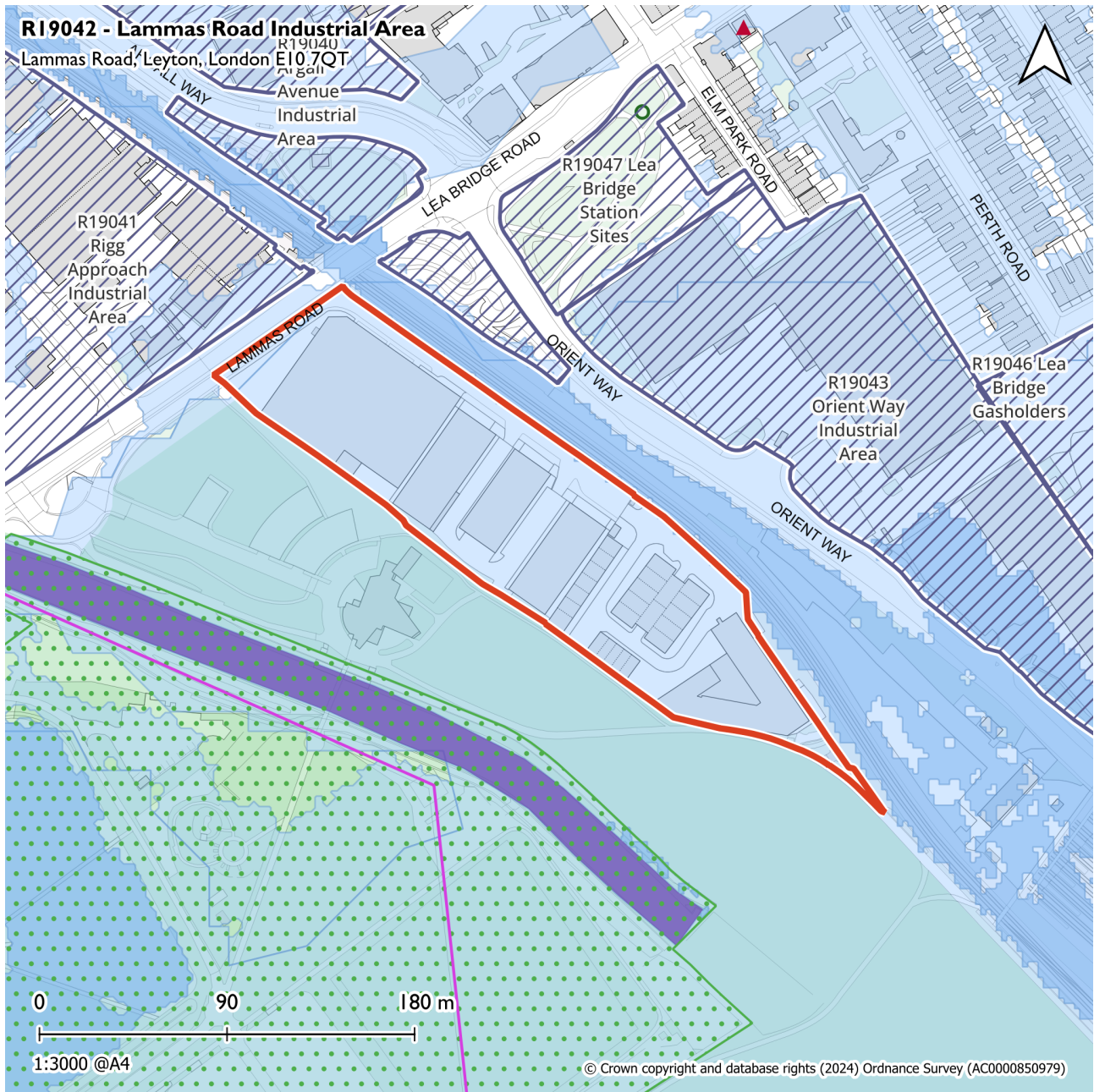


Lammas Road Industrial Area (R19042)



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

Address:	Lammas Road, Leyton, London E10 7QT		
Previous site reference:	SA72	Ward:	Lea Bridge
Site Size (Ha):	2.17	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Lea Bridge Strategic Location; Area potentially suitable for tall building(s)*; SIL; LSIS**; APA; AQMA; Flood Zone 2; Flood Zone 3a; MOL (adjacent); LVRP; Green Corridor; Greenway (adjacent); Main River (8m).		

Footnote to Planning Designation - \*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 - 20 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.

Footnote to Planning Designation - \*\*Part of this site is proposed through this document to be designated as a Locally Significant Industrial Site (LSIS) from Strategic Industrial Location (SIL). The same part of the site is to be designated as a 'Location Suitable for Tall Buildings'. This is set out in more detail under 'Policy Map Changes'.

### Lammas Road Industrial Area (R19042) - 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, with the potential introduction of other uses subject to the two-stage industrial masterplan process.

#### Indicative Capacities

- B. 240 new homes, subject to a two-stage industrial masterplan
- C. Minimum reprovision of 12,500 sqm of industrial floorspace, with potential to provide 13,500 sqm.

#### Potential Delivery Timescale

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

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

- E. Transformation

### Lammas Road Industrial Area (R19042) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 240 high quality, accessible, sustainable homes, including affordable housing, subject to the agreement of a two-stage industrial masterplan. The Area of Change where these new homes could be delivered is identified on the Placemaking Plan, and is proposed to be redesignated from a Strategic Industrial Location (SIL) to a Locally Significant Industrial Site (LSIS).
- B. Explore whether Built to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for this site or parts of this site - subject to the agreement of a two-stage industrial masterplan. All Built to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.

- C. Provide as a minimum, and in addition to any other uses introduced in the Areas of Change, the full replacement of existing industrial capacity with industrial uses that are acceptable in a Strategic Industrial Location (SIL), and seek to provide an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies. 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 re-provision is 12,500 sqm, and industrial uses must be completed ahead of other uses, in accordance with 'industry first' principles.
- D. Provide a Retention and Relocation strategy, to be secured by planning condition, which sets out an approach to engagement with existing businesses and the provisions to be undertaken to either secure their retention on site within the redeveloped premises or for them to be accommodated within alternative local premises.
- E. Ensure that the overall integrity and efficacy of the Lea Bridge Gateway industrial area and the existing or potential industrial activities located within it are not compromised, including the ability of the site to operate on a 24-hour basis. This should be achieved through the layout and orientation of the scheme, 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 area.
- F. Provide well designed active ground-floor frontage on to Lammas Road, with new and enhanced public realm to deliver a pedestrian-focused environment which is green, safe and accessible to all. This should be supported by the railway arches under Lea Bridge Road being opened up with appropriate uses to creative activity. Sites within the industrial estate fronting on to public roads should have a strong street presence creating an industrial 'shopfront', should avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety for all.
- G. Deliver new pedestrian and cycling connectivity through the site, including creating access to Lea Bridge Station and Rigg Approach (R19041) by creating a passage through the railway arches to the north of the site, and exploring the opportunity of a new walking route linking the Lea Valley Regional Park / Hackney Marshes and the Marsh Lane footbridge. These connections should be safe and accessible to all, overlooked, well lit and attractively designed.
- H. Provide safe, well defined and well managed servicing and delivery access to industrial uses, ensuring that this is appropriately separated from the new public realm on Lammas Road. This should be achieved by exploring the potential to widen Lammas Road to facilitate two-way access, enhancements to access roads through surface improvements, and the development and implementation of well considered Servicing and Delivery Plans.
- I. Provide or contribute to improvements to the Marsh Lane footbridge over the railway.
- J. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs. New planting should respond sensitively to and enhance the landscape qualities of the surrounding Lea Valley.

- K. Design and site buildings and new green space to protect and enhance the openness of the Walthamstow / Hackney Marshes Metropolitan Open Land (MOL) and the sensitive context of the WaterWorks Centre and Nature Reserve to the west of the site. This should be achieved through the creation of a new green edge and buffer habitat, and the use of lighting or light pollution should be appropriately mitigated through a lighting strategy to ensure it does not negatively impact the existing ecology.
- L. Mitigate the impact of any localised poor air quality from Lea Bridge Road 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-based trips based on the previous car-generating use, contributing to improved air quality locally and across the borough as a whole.
- M. Mitigate the Flood Zone 2 and Flood Zone 3 fluvial flood risk to the across 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.
- N. 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.
- O. Support the principles set out within the Lea Bridge Area Framework (2022), or subsequent updates to this work.

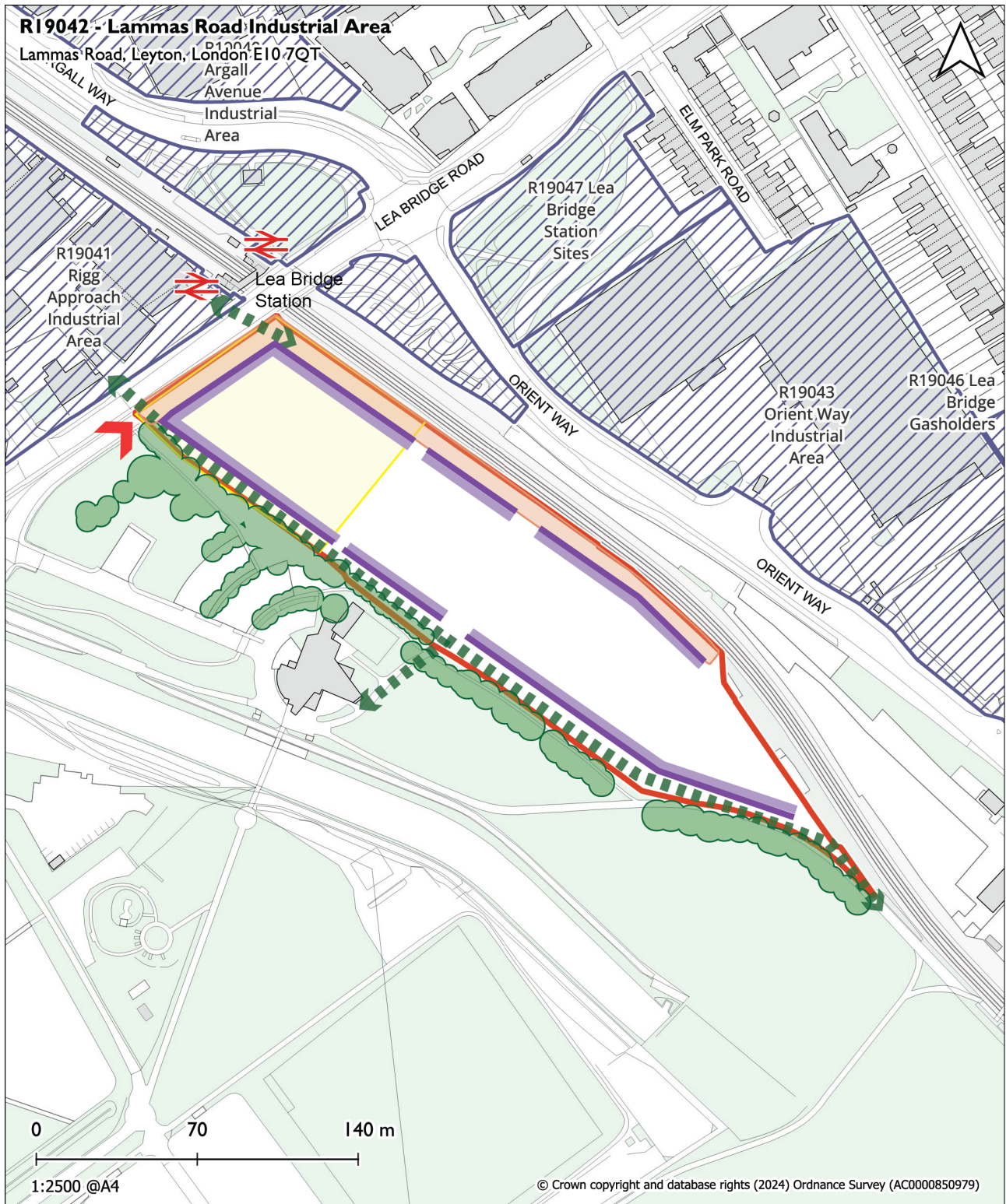
## SUPPORTING TEXT

**8.9** This site allocation is based on evidence identified within the draft Lea Bridge Gateway SIL Masterplan (Stage 1), which covers the Argall Avenue Industrial Area (R19040), Rigg Approach Industrial Area (R19041), Lammas Road Industrial Area (R19042) and Orient Way Industrial Area (R19043) site allocations. It has been produced by the Council in collaboration with landowners from those sites through a Development Performance Agreement (DPA). In accordance with the draft Industrial Land and Uses London Plan Guidance (LPG) (2023), the 'stage 1' masterplan has identified proposed sub-areas within Lea Bridge Gateway SIL for the intensification of industrial uses, and sub-areas where co-location could support the delivery of residential and other non-industrial uses. The sub-areas that are being identified as suitable for co-location and the delivery of residential and other non-industrial uses are to be redesignated as Locally Significant Industrial Sites (LSIS), as set out under the 'New Evidence' chapter.

**8.10** The Stage 1 masterplan forms part of the evidence base for Local Plan Part 2 and will now be submitted to the Greater London Authority (GLA) for consultation and agreement on compliance with London Plan Policy E7 (Industrial intensification, co-location and substitution).

**8.11** Once Stage 1 is agreed, landowners and/or developers can progress (in collaboration with the Council) a 'stage 2' masterplan for each of the four SILs identified within the Waltham Forest Local Plan: Argall Avenue (SIL5), Rigg Approach (SIL6), Lammas Road (SIL7) and Orient Way (SIL8). The 'stage 2' masterplans will identify the detailed parameters for development, including relating to development capacity, access and servicing, sustainable transportation, Agent of Change principles, placemaking, viability and deliverability, environmental standards, and phasing to ensure no net loss of industrial capacity.

Lammas Road Industrial Area (R19042) - Placemaking Plan



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