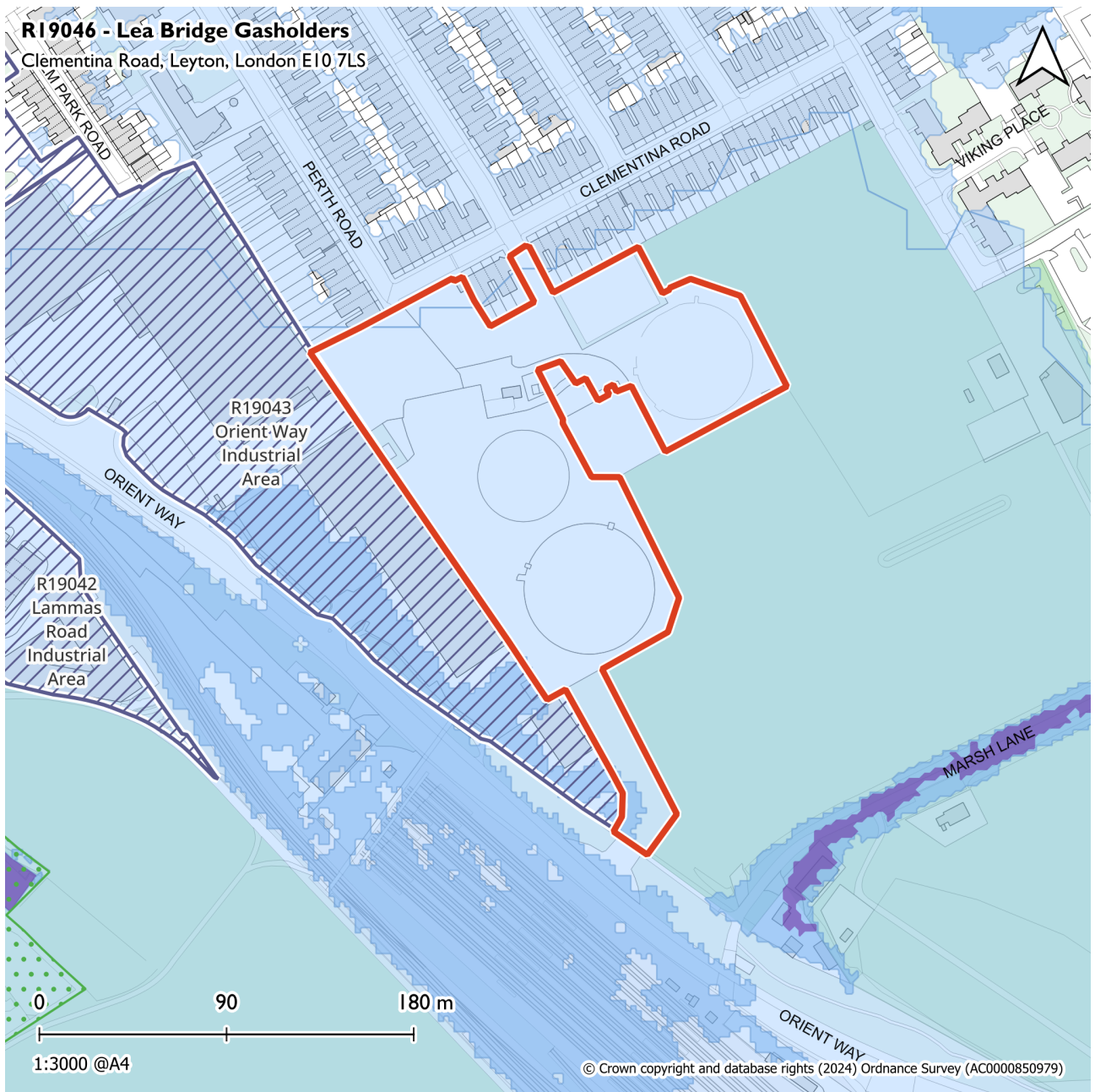


Lea Bridge Gasholders (R19046)



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

Address:	Clementina Road, Leyton, London E10 7LS		
Previous site reference:	SA05	Ward:	Lea Bridge
Site Size (Ha):	2.54	Ownership:	Private
Consent Status:	Consented	Planning Reference(s):	201329 / 232678
Planning Designations:	Lea Bridge Strategic Location; Area potentially suitable for tall building(s)*; SIL; APA; AQMA; Flood Zone 2; Flood Zone 3a; MOL (adjacent); Playing Fields (adjacent); Greenway (adjacent); Main River (8m).		

Footnote to Planning Designations - *This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, with buildings of 20 and 21 storeys tested and approved as part of the planning application (reference: 232678).

Lea Bridge Gasholders (R19046) - Site Allocation

Site Allocation

- A. Provide new homes, a healthcare facility, an early years facility, other commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 640 homes
- C. 1,340 sqm commercial uses and residential facilities

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

Lea Bridge Gasholders (R19046) - Site Requirements

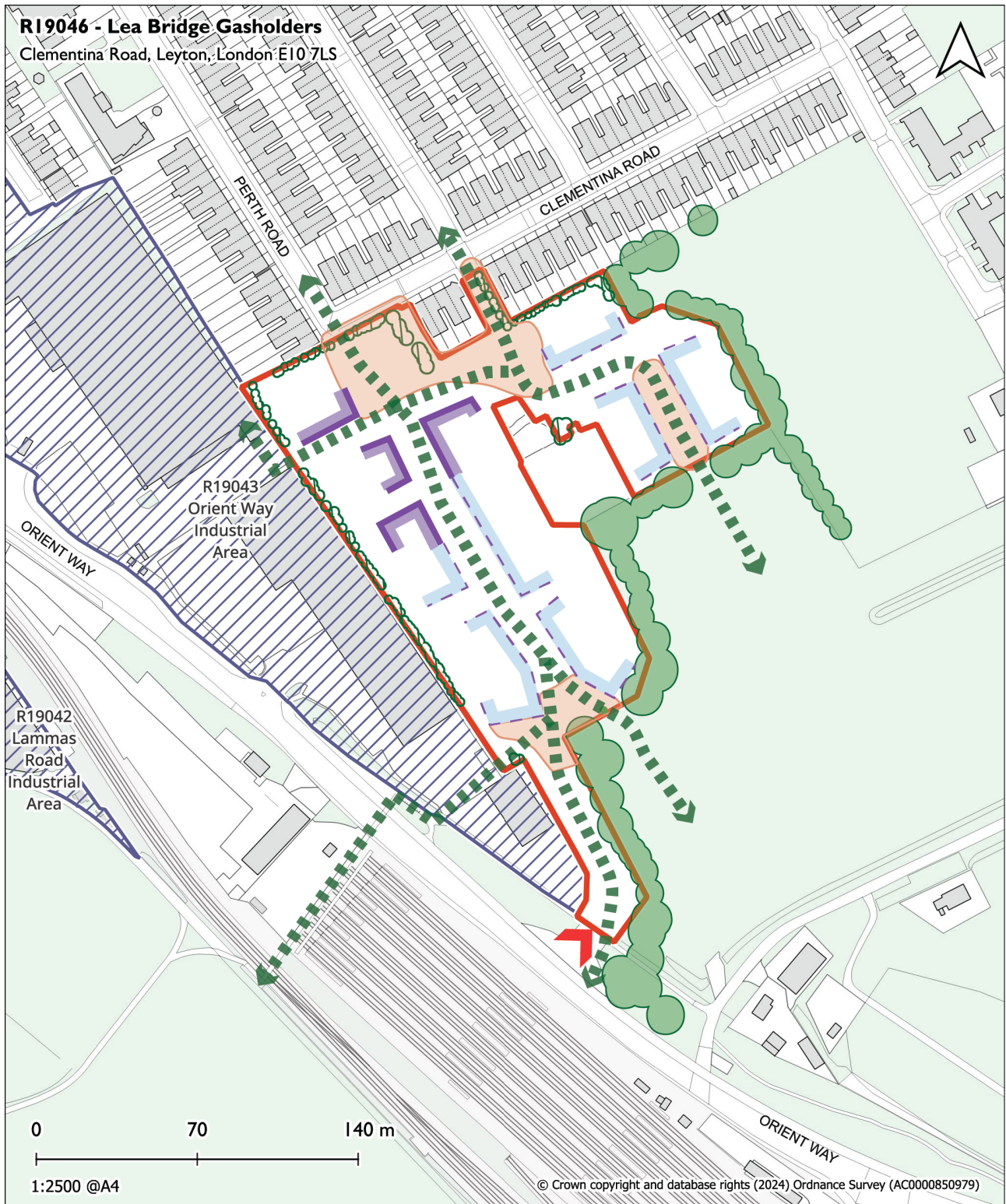
In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 640 high quality, accessible, sustainable homes, including affordable housing.
- B. Explore whether Build 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. All Build to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.
- C. Provide a healthcare facility and an early years facility on site to contribute to meeting local community infrastructure needs.
- D. Provide commercial uses of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres. Uses that are considered particularly suitable for this site include a gym or food and beverage uses. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage.
- E. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.

- F. Provide safe, well defined and well managed servicing and delivery access to the west of the site from Orient Way.
- G. Create new high quality pedestrian-focused public realm throughout the site, including a more significant provision at the northern part of the site at Perth and Clementina Road, and which is green, safe and accessible to all.
- H. Deliver new pedestrian and cycle connectivity through the site, linking to Leyton Jubilee Park, the Marsh Lane Footbridge, and the Lea Valley Regional Park.
- I. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- 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. Protect and enhance the integrity of the Marsh Lane Playing Field Metropolitan Open Land (MOL) to the south and east of the site by appropriately designing and siting buildings and new green space.
- L. Demonstrate no adverse impacts on the culverted river that runs through the site.
- M. Assess whether a decontamination strategy is required and, if necessary, develop and implement it. The strategy should be independently monitored and verified.
- N. Mitigate existing pluvial flood risk in the eastern part 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.
- O. 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.
- P. Ensure that the overall integrity and efficacy of the adjacent Lea Bridge Gateway industrial area, 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 SIL.
- Q. Support the principles set out within the Lea Bridge Area Framework (2022), or subsequent updates to this work.



Lea Bridge Gasholders (R19046) - Placemaking Plan



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