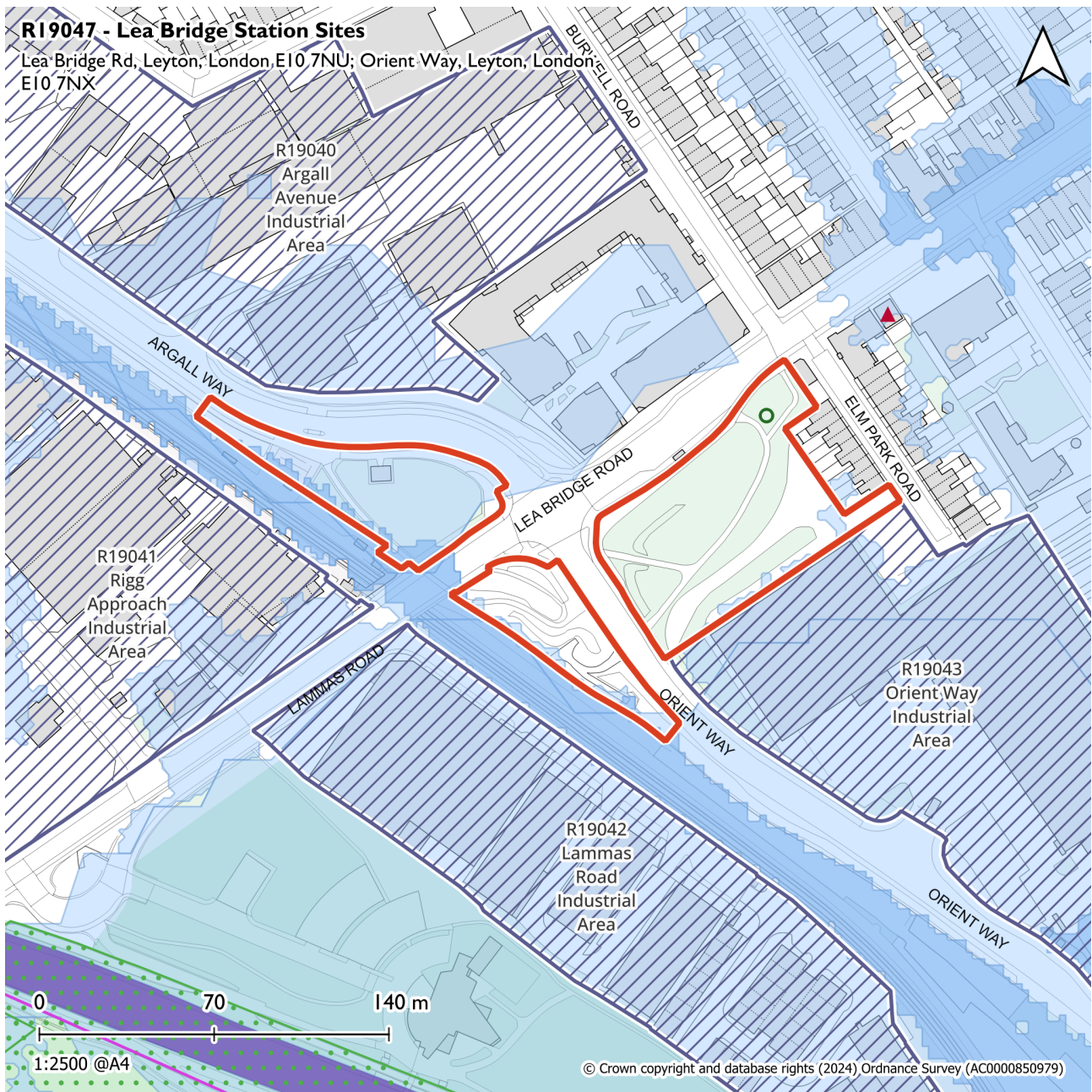


**Lea Bridge Station Sites (R19047)**



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

|                          |  |                        |            |
|--------------------------|--|------------------------|------------|
| Address:                 | Lea Bridge Rd, Leyton, London E10 7NU; Orient Way, Leyton, London E10 7NX  |                        |            |
| Previous site reference: | SA06   | Ward:                  | Lea Bridge |
| Site Size (Ha):          | 1.17   | Ownership:             | Public     |
| Consent Status:          | Consented*   | Planning Reference(s): | 212685     |
| Planning Designations:   | Lea Bridge Strategic Location; Area potentially suitable for tall building(s)**; LSIS; Locally Listed Building (adjacent); APA; TPO; AQFA; AQMA; Flood Zone 2; Flood Zone 3a; LVRP (adjacent); Greenway. |                        |            |

Footnote to Planning Consent - \*Further iterations of this permission are expected to be submitted to address viability concerns.

Footnote to Planning Designation - \*\*This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, with buildings of 26 and 23 storeys tested and approved as part of the planning application (reference: 212685).

### Lea Bridge Station Sites (R19047) - Site Allocation

#### Site Allocation

- A. Provide new homes, community facilities, town centre uses, a new step free entrance to Lea Bridge Station, new and enhanced public realm and accessible, biodiverse green open spaces.

#### Indicative Capacities

- B. 345 homes
- C. 2,425 sqm non-residential uses

#### Potential Delivery Timescale

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

|           |           |           |
|-----------|-----------|-----------|
| 2020-2025 | 2025-2030 | 2030-2035 |
|-----------|-----------|-----------|

#### Character-led Intensification Approach

- E. Transformation

### Lea Bridge Station Sites (R19047) - Site Requirements

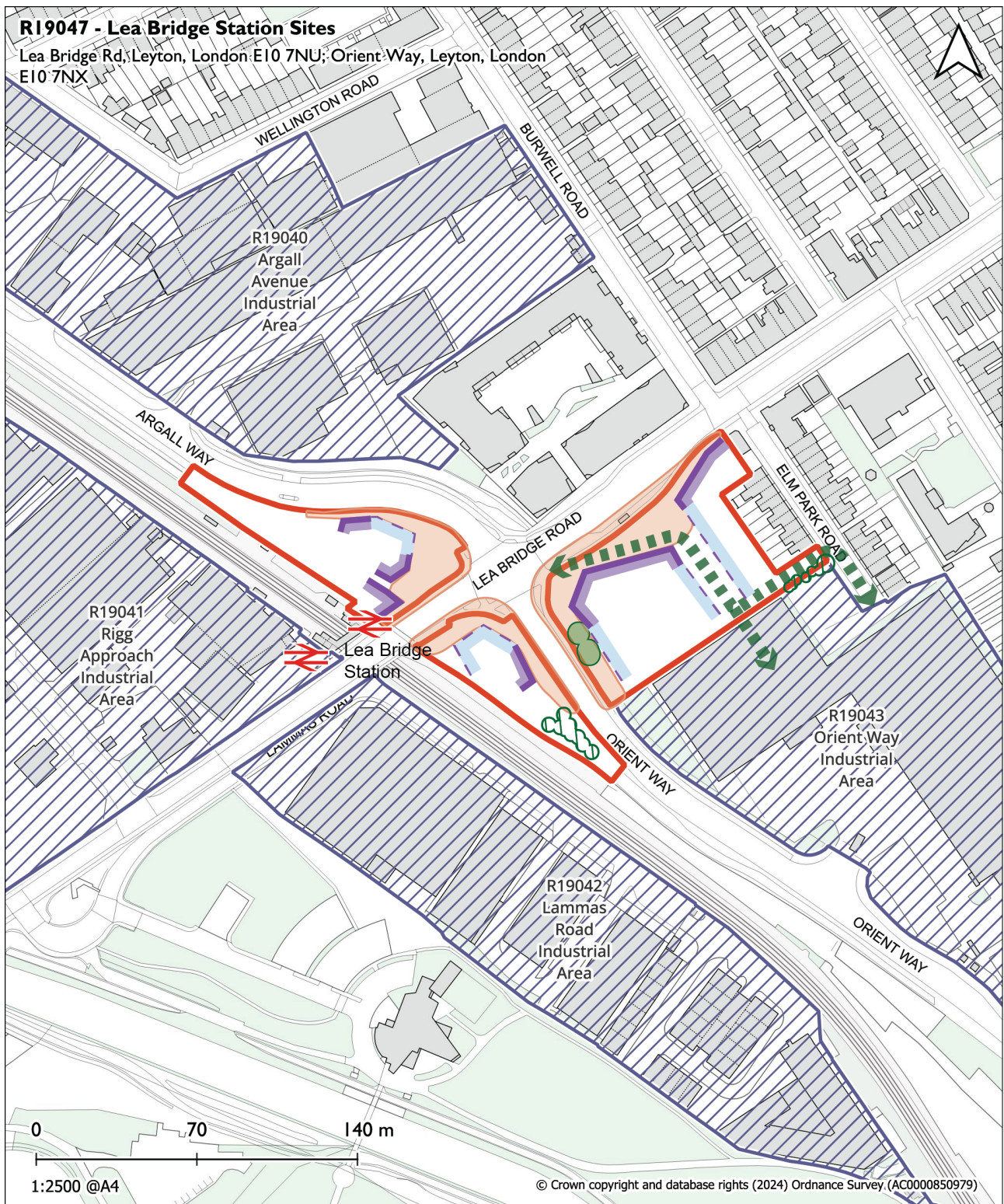
In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 345 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 town centre 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 retail, food and beverage, and workspace. The quantum of uses should be informed through the detailed design process and an assessment of need at the application stage.

- D. Provide new high quality, inclusive community facilities on site as a new community hub.
- E. Provide well designed active commercial and community ground-floor frontage onto Lea Bridge Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- F. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, vibrations or light associated with the continued effective operation of the railway. Proposals should consider how effective landscaping can contribute to this, whilst retaining a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- G. Enhance the existing public realm on Lea Bridge Road, Orient Way and Argall Avenue, and create new public realm within the eastern site to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- H. Provide a new integrated station entrance, which incorporates step-free access.
- I. Enhance existing pedestrian and cycling connectivity along Lea Bridge Road, Orient Way and Argall Avenue, ensuring that the stepped / segregated cycle lane is maintained and kept safe and accessible to all throughout construction.
- 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. Development should plant 5 new trees for every 1 tree lost, including off site provision in the local area, in order to facilitate a net increase in the number of trees and the area of canopy.
- K. Retain and enhance trees with Tree Protection Orders (TPOs) and significant and/or mature trees, where possible, by incorporating them into the layout and landscape design, where possible, 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.
- 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 western boundary of the site through the use of effective design, siting buildings away from this location 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. 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.
- P. Support the principles set out within the Lea Bridge Area Framework (2022), or subsequent updates to this work.

### Lea Bridge Station Sites (R19047) - Placemaking Plan



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