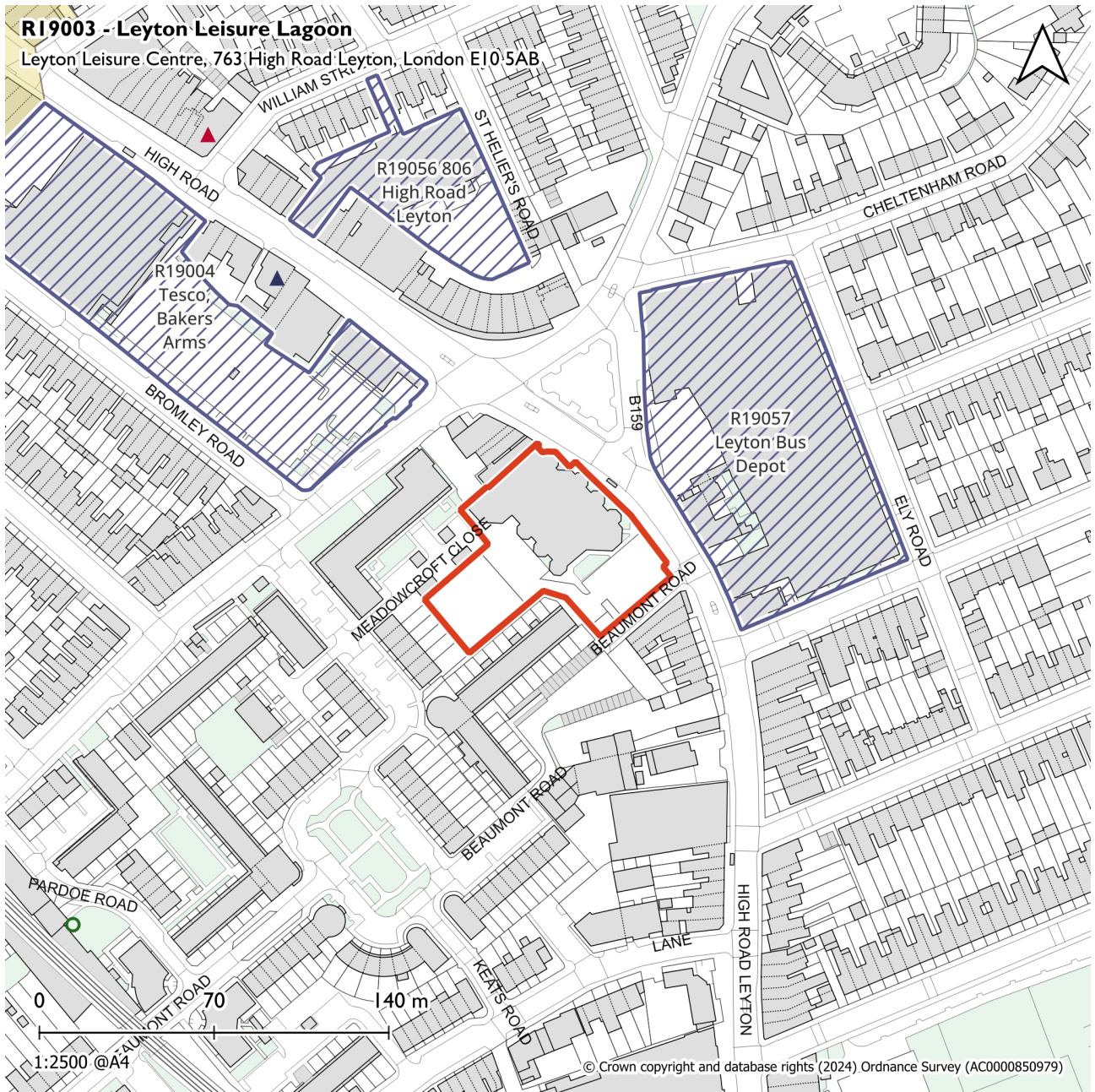


Leyton Leisure Lagoon (R19003)



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

Address:	Leyton Leisure Centre, 763 High Road Leyton, London E10 5AB		
Previous site reference:	SA10	Ward:	Leyton
Site Size (Ha):	0.44	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Bakers Arms Strategic Location; Bakers Arms District Centre; Area potentially suitable for tall building(s); APA; AQFA; AQMA.		

Leyton Leisure Lagoon (R19003) - Site Allocation

Site Allocation

- A. Reprovide, improve and modernise the leisure centre and provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 90 homes
- C. 4,140 sqm sports and leisure 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

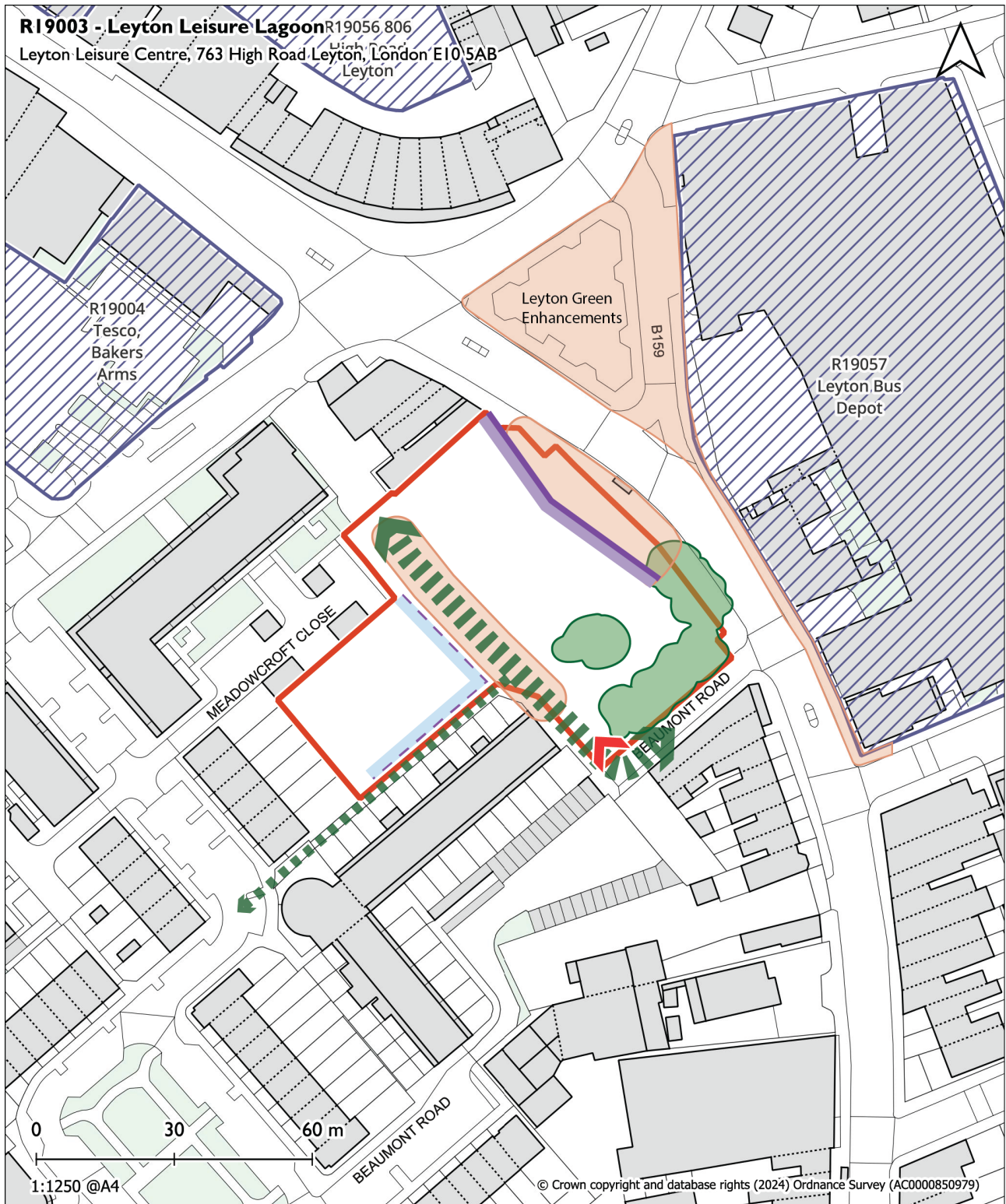
Leyton Leisure Lagoon (R19003) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 90 high quality, accessible, sustainable homes, including affordable housing. This site allocation, or parts of this site allocation, may be suitable for the provision of high quality, sustainable, accessible Purpose-Built Student Accommodation, including affordable student accommodation, subject to compliance with all relevant planning policy tests and an overall indicative cap for the Bakers Arms Strategic Location of 490 purpose-built student rooms. Purpose-Built Student Accommodation in the borough is expected to have a nomination agreement for occupation by students of one or more higher education provider(s), with the priority being provision for the University of Portsmouth.
- 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. Reprovide the sports and leisure use to deliver facilities of an improved quality to contribute to meeting local sport, leisure and recreation needs. Proposals should consider whether there are opportunities to support the co-location of nearby service provision, particularly with provision on the adjacent Tesco, Bakers Arms site (R19004).

- D. Provide town centre uses on site that enhance and complement Bakers Arms District Centre's existing offer. Uses that are considered particularly suitable for this site include retail, food and beverage, and cultural 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, including through reference to vacancy rates within the designated centre.
- E. Provide well designed active commercial ground-floor frontage onto High Road Leyton, ensuring that it relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- F. Enhance the existing public realm on High Road Leyton to deliver a pedestrian-focused environment which is green, safe and accessible to all. The building line should be sufficiently set back to accommodate the high footfall and ingress/egress.
- G. Enhance existing pedestrian and cycling connectivity along High Road Leyton, ensuring that the on-road cycle lane is maintained and kept safe and accessible to all throughout construction.
- H. Deliver new pedestrian and cycling connectivity through the site, in particular the south east to north west connection from Beaumont Road.
- I. Provide safe, well defined and well managed servicing and delivery access to the site from Beaumont Road.
- J. Deliver new and enhanced greening and biodiversity throughout and around the site, including new trees along the north-eastern boundary of the site, green spaces, and green roofs. Proposals should contribute to and coordinate with neighbouring sites to ensure the cohesive enhancement of Leyton Green as a new and inclusive green space.
- K. 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.
- L. Mitigate the impact of any localised poor air quality from High Road Leyton 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.

Leyton Leisure Lagoon (R19003) - Placemaking Plan



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