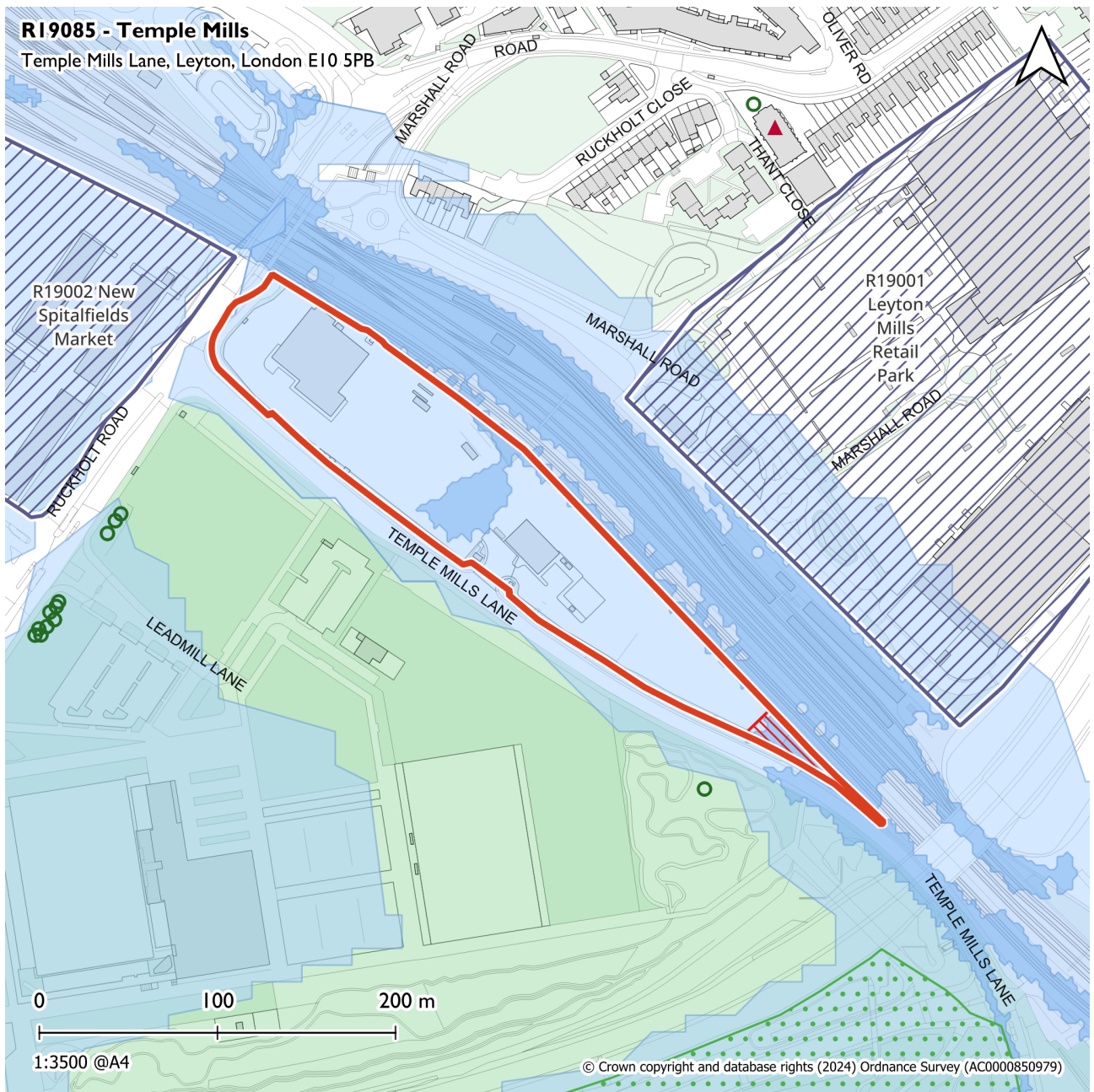


Temple Mills (R19085)



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

Address:	Temple Mills Lane, Leyton, London E10 5PB		
Previous site reference:	N/A	Ward:	Leyton
Site Size (Ha):	2.29	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Area potentially suitable for tall building(s)*; LSIS; APA; TPO (adjacent); AQMA; Flood Zone 2; Flood Zone 3a; CDA; MOL (adjacent); LVRP; Playing Fields (adjacent); Green Corridor (adjacent); LVOA.		

Footnote to Planning Designations - *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 - 25 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. This site is proposed through this document to be designated as a 'Location Suitable for Tall Buildings'. This is set out in more detail under 'Policy Map Changes'.

Temple Mills (R19085) - Site Allocation

Site Allocation

- A. Reprovide, improve and modernise the bus depot and provide new homes, commercial uses and new public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. Modern bus depot
- C. 700 homes
- D. 550 sqm non-residential uses

Potential Delivery Timescale

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

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

- F. Transformation

Temple Mills (R19085) - Site Requirements

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

- A. Retain or reprovide an improved and modernised bus depot, ensuring any additional uses do not negatively impact on its effective operation in line with the Agent of Change principle. The bus depot should be updated to accommodate a fully electric bus fleet.
- B. Safeguard land for the construction and operation of Ruckholt Road Station and contribute to its delivery.
- C. Optimise the capacity of the site to deliver approximately 700 high quality, accessible, sustainable homes, including affordable housing, subject to a two-stage industrial masterplan. 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 demonstrated by an assessment of need. 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.

- D. 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.
- E. Provide new commercial uses of a size and scale that would support the new and local residential population, animate the new public plaza and serve the new station, and which would complement rather than compete with the offering in Leyton District Centre. Uses that are considered particularly suitable for this site include retail and 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.
- 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 retain a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- G. Create new high quality pedestrian-focused public realm in the form of a new public plaza which signifies and celebrates the approach to Ruckholt Road Station. This should include seating and should be green, safe and accessible to all.
- H. Contribute to the delivery of, and safeguarding land for, a green cycle and pedestrian bridge into the Queen Elizabeth Olympic Park from Leyton Mills Retail Park (R19001).
- I. Enhance existing pedestrian and cycling connectivity along Eastway and Ruckholt Road, including providing protected cycling crossings at the junction with Temple Mills Lane and into the New Spitalfields site (R19002). The segregated cycle infrastructure on Eastway must be maintained and kept safe and accessible to all throughout construction.
- J. Deliver new and enhanced greening and biodiversity throughout around the site, including through the provision of tree planting, green spaces, and green roofs.
- 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 Ruckholt Road / Eastway 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, contributing to improved air quality locally and across the borough as a whole.

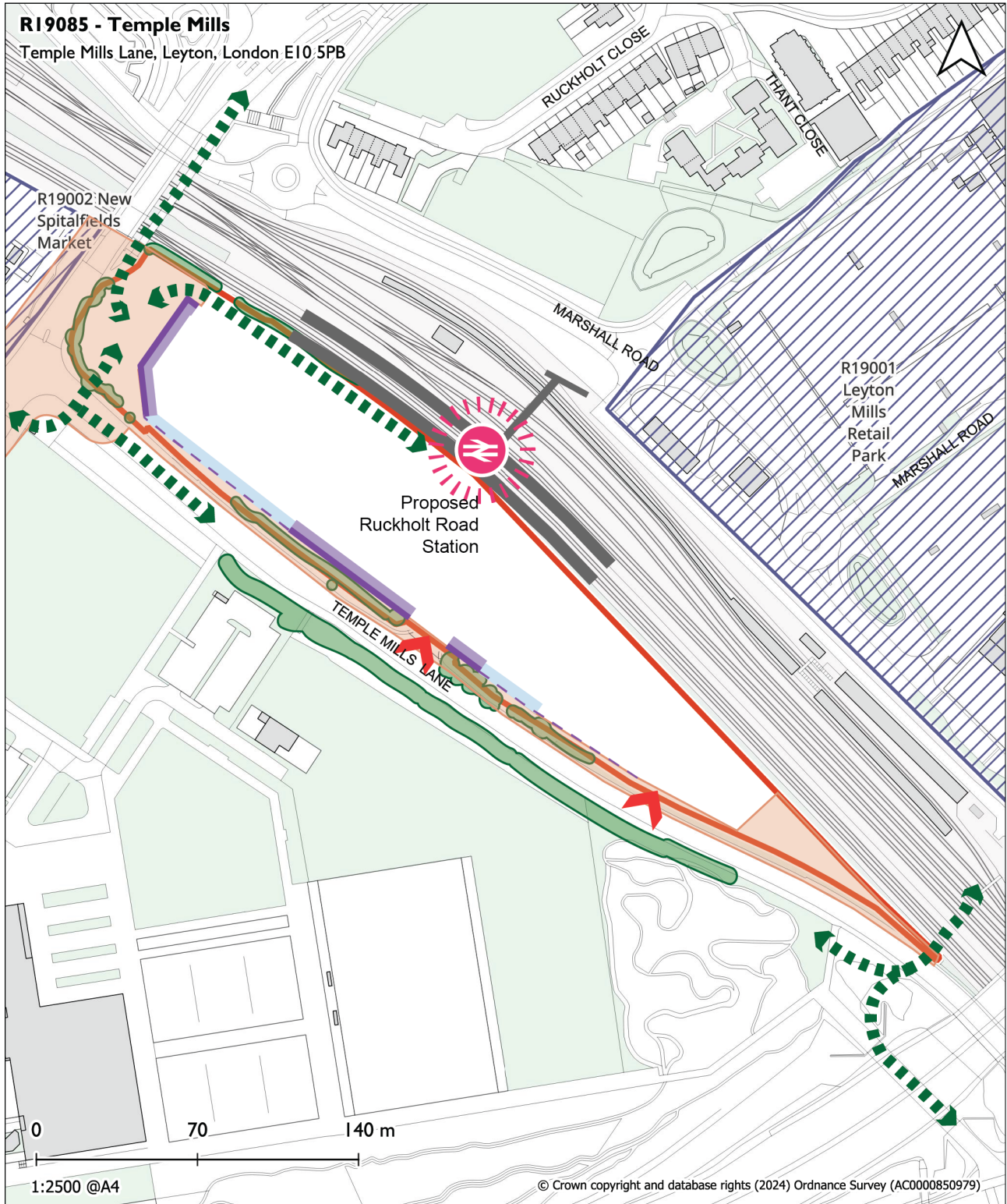
- M. Mitigate the Flood Zone 2 and Flood Zone 3 fluvial flood risk across the site through the use of effective design, siting buildings to the lowest flood risk areas and prioritising vulnerable uses and/or infrastructure to be sited away from the areas of highest flood risk. Built development must not encroach into the area of land shown as 'non-developable' on the Site Boundary and Constraints Plan. Applicants must engage with the Environment Agency at the earliest possible opportunity.
- N. Mitigate existing pluvial flood risk to the north west and south east 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. Support the principles of and ensure compliance with the Leyton Mills Supplementary Planning Document (2024).

SUPPORTING TEXT

15.3 Where proposals seek to introduce uses other than industrial (and related) uses, this must be supported by and compliant with an approved industrial masterplan. The masterplan must be developed in partnership with the Council and the Greater London Authority (GLA), and with the principles set out in Local Plan Part 1 Policy 29 (Industrial Masterplan Approach) and London Plan Policy E7 (Industrial intensification, co-location and substitution), as well as relevant guidance in the industrial Intensification Supplementary Planning Document (SPD) and the Industrial Land and Uses London Plan Guidance (LPG). The masterplan must consider the entire Locally Significant Industrial Site (LSIS).

15.4 Development on this site is anticipated to continue beyond the Local Plan period, which runs until 2035. As development of this site is likely to be phased, the new homes are anticipated to be completed outside of the Local Plan period. These are not included within the evidence of housing supply to meet identified needs prepared in support of this Plan.

Temple Mills (R19085) - Placemaking Plan



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