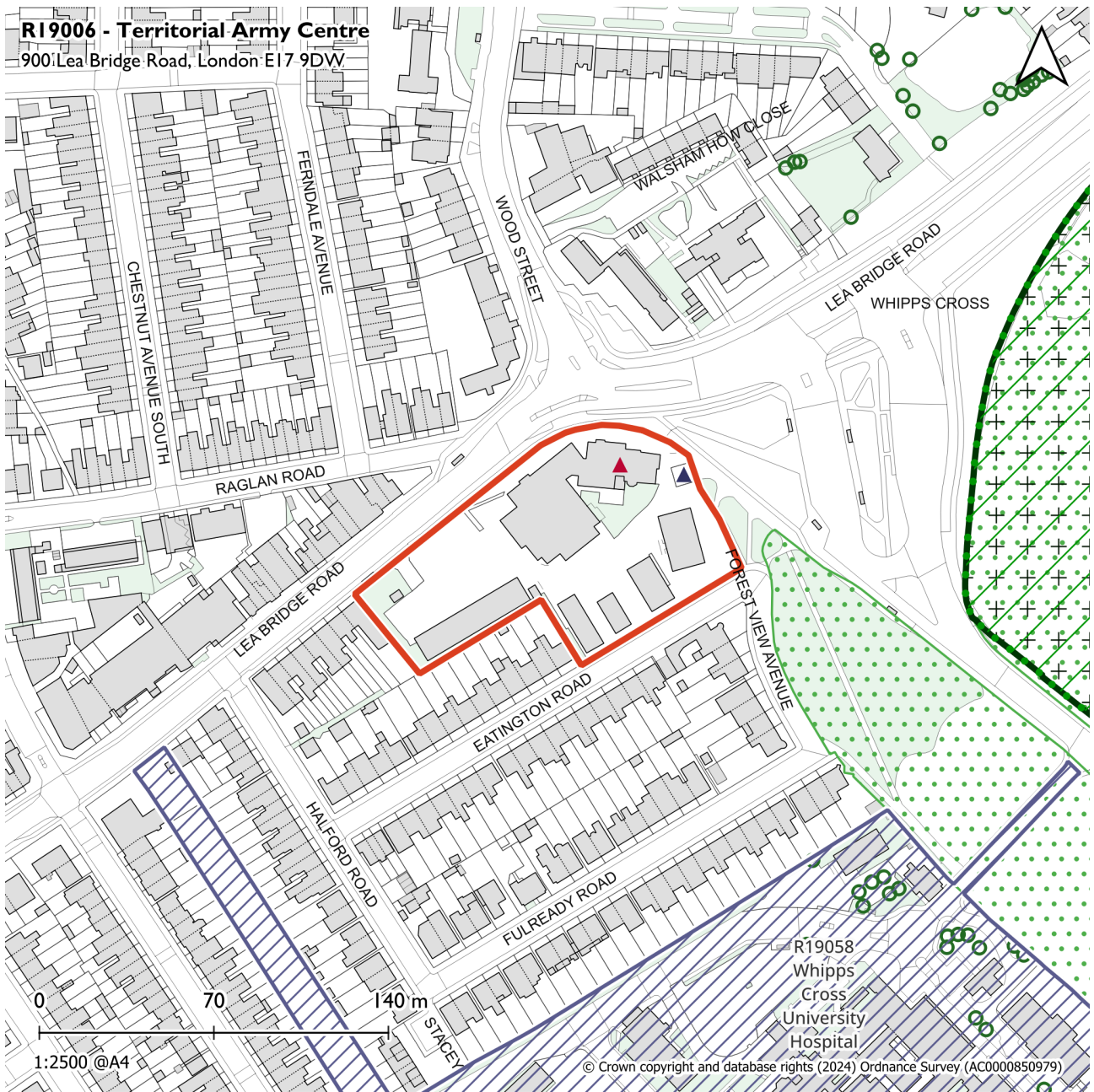


Territorial Army Centre (R19006)



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

Address:	900 Leabridge Road, London E17 9DW		
Previous site reference:	SA15	Ward:	Forest
Site Size (Ha):	0.88	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Whipps Cross Strategic Location; Listed Building; Locally Listed Building; APA; EFSAC (400m); SINC (adjacent); AQMA; CDA; LNR (adjacent).		

Territorial Army Centre (R19006) - Site Allocation

Site Allocation

- A. Reprovide an early years facility and the community / education and training facilities and provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 130 homes
- C. 4,000 sqm of community, education and training facilities

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. Transition

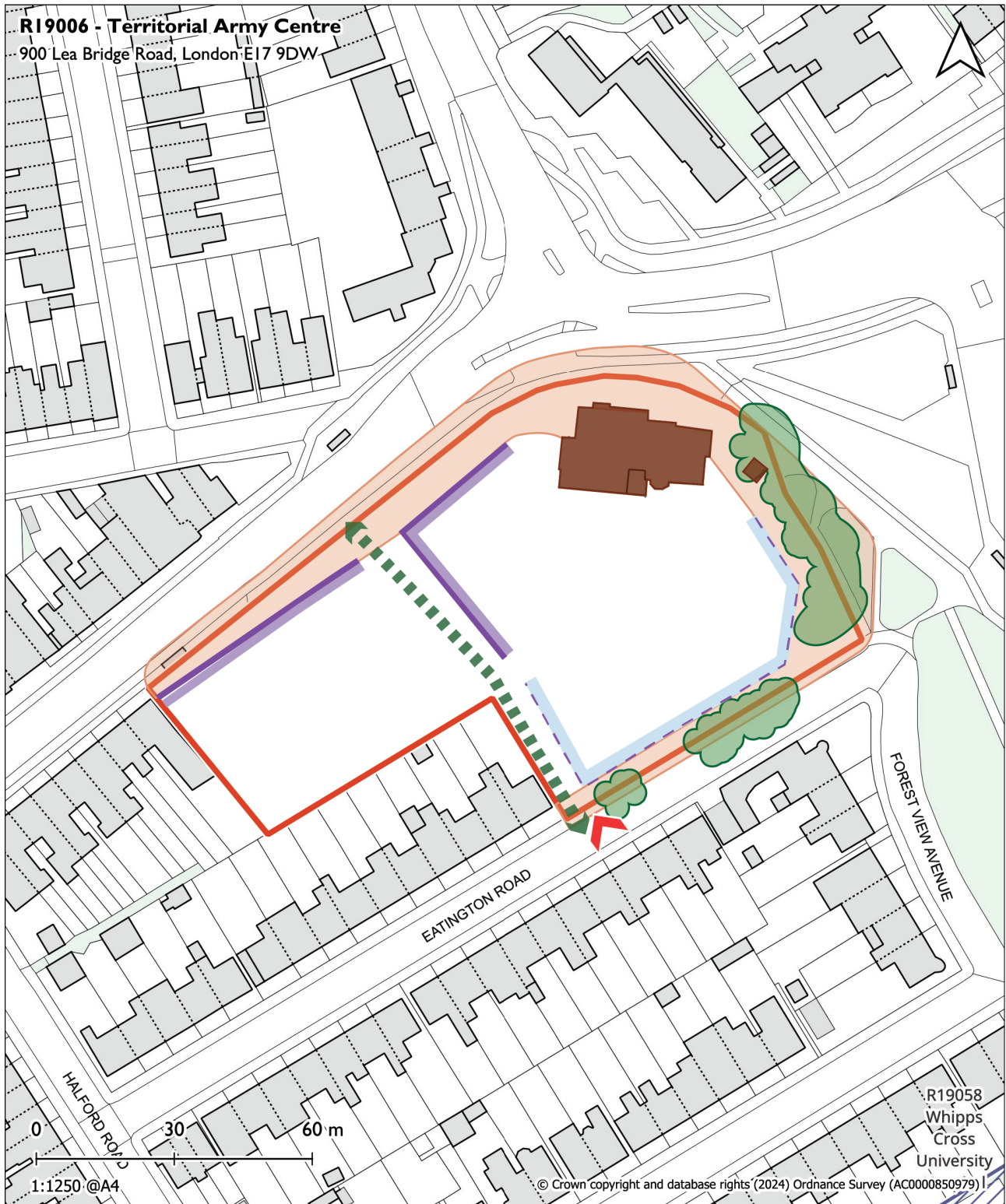
Territorial Army Centre (R19006) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 130 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide the early years facility and community / educational and training facilities on site within the locally listed Forest Lodge, delivering facilities of an improved quality to contribute to meeting local community infrastructure needs.
- C. Provide well designed active commercial ground-floor frontage onto Lea Bridge Road and active residential frontage onto Eastington Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- E. Enhance the existing public realm on Lea Bridge Road and in the area around the Territorial Army War Memorial to the east of the site to deliver a pedestrian-focused environment which is green, safe and accessible to all. Proposals should be designed to celebrate the memorial, and should incorporate places to sit and rest.

- F. Deliver new pedestrian and cycling connectivity through the site, linking Lea Bridge Road and Eatington Road, and ensure that the segregated cycle lane on Lea Bridge Road is maintained and kept safe and accessible to all throughout construction.
- G. Provide safe, well defined and well managed servicing and delivery access from Eatington Road to the south of the site.
- H. Preserve or enhance the significance, setting and key views of the Grade II Listed Territorial Army War Memorial and the locally listed Forest Lodge located on the site. In particular, development should seek to elevate the prominence of the Territorial Army War Memorial by improving the public realm surrounding it.
- I. 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.
- 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. The siting of new green amenity should support and complement the community uses.
- K. Provide a development design that focuses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on site green spaces and minimise access to Epping Forest SAC.
- L. Undertake a project level Habitats Regulations Assessment (HRA) setting out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest Special Area of Conservation (SAC). This is required as the site is located within 400m of the Epping Forest SAC.
- M. Implement waste management measures for the site in accordance with the borough's Waste and Recycling Guidance for Developments strategy and the Exemplar Design Supplementary Planning Document (SPD), or any updates to these documents.

Territorial Army Centre (R19006) - Placemaking Plan



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