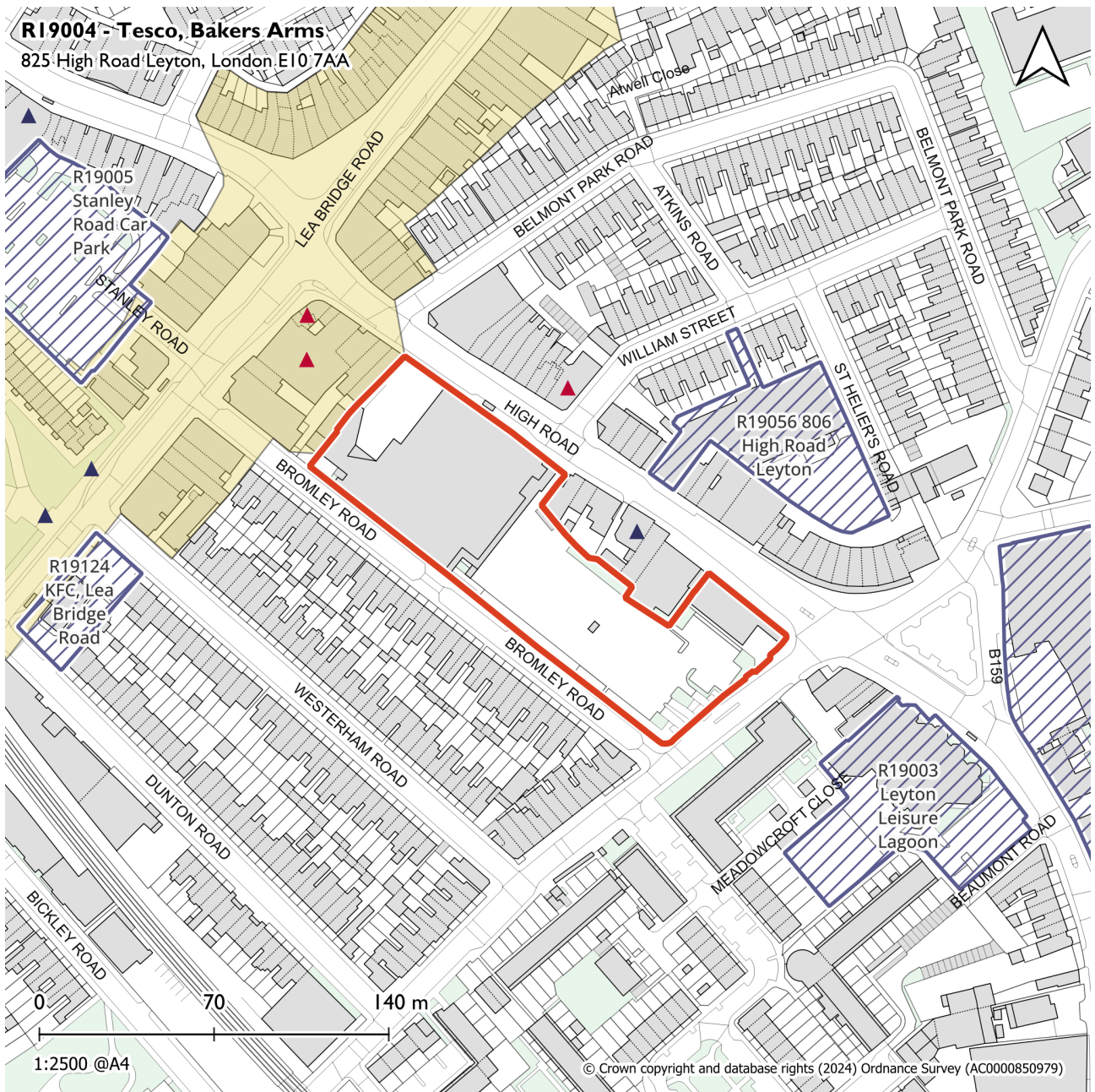


Tesco, Bakers Arms (R19004)



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

Address:	825 High Road Leyton, London E10 7AA		
Previous site reference:	SA11	Ward:	Lea Bridge
Site Size (Ha):	1.01	Ownership:	Private
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); PSA; Listed Building (adjacent); Conservation Area; Locally Listed Building (adjacent); APA; AQFA; AQMA.		

Tesco, Bakers Arms (R19004) - Site Allocation

Site Allocation

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

Indicative Capacities

- B. 205 homes
- C. 5,300 sqm non-residential 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

Tesco, Bakers Arms (R19004) - Site Requirements

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

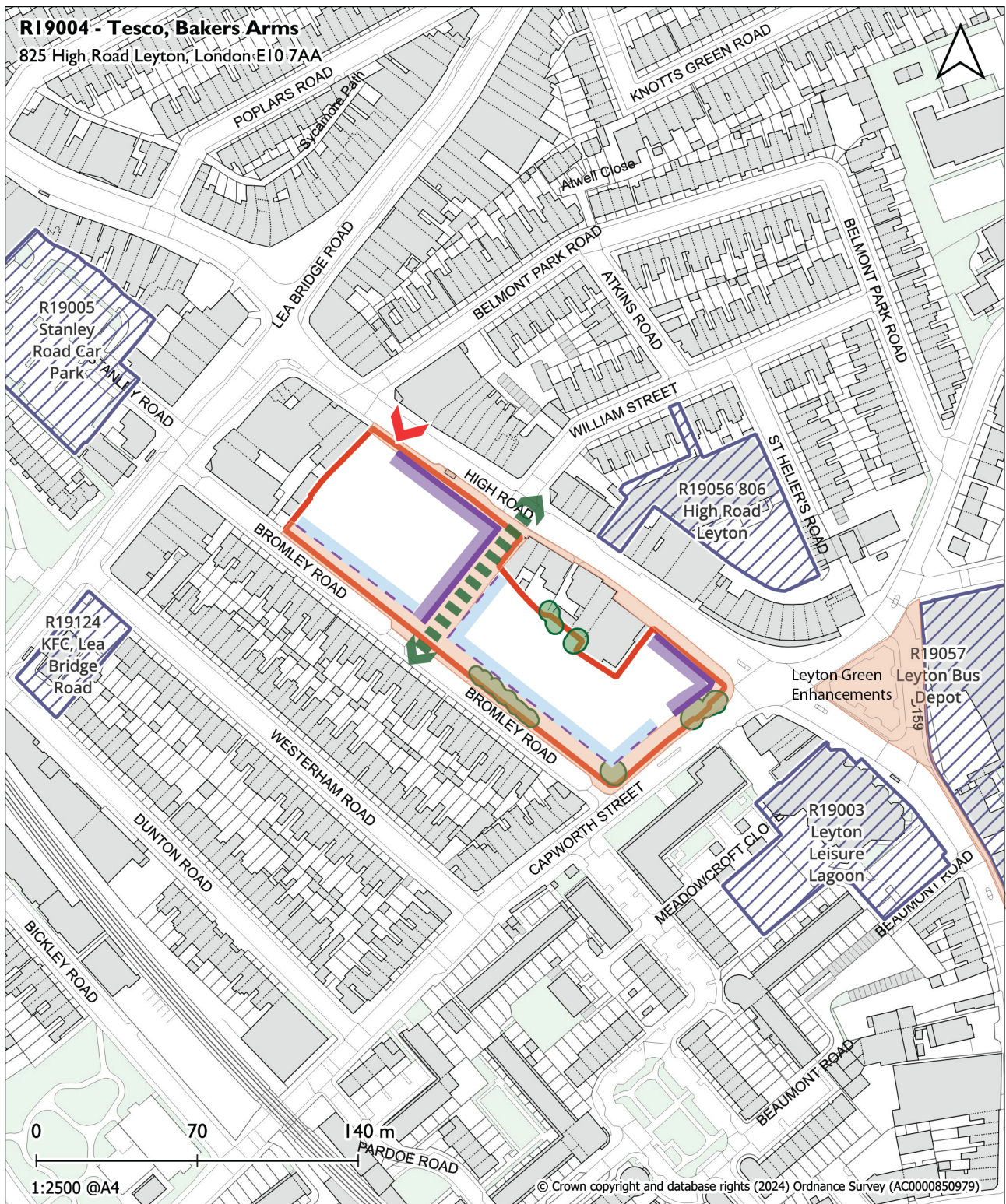
- A. Optimise the capacity of the site to deliver approximately 205 high quality, accessible, sustainable homes, including affordable housing. This site allocation, or parts of this site allocation, may be suitable for the provision of high quality, sustainable, accessible purpose-built student accommodation, 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 students across all 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 a supermarket on site, the format and size of which should be informed by the requirements of the owner or leaseholder at the time an application is submitted, subject to an assessment of local convenience retail needs and balanced against all other planning considerations, including the vision for the site and wider location. Development should take a phased approach to allow for the continuity of trade.

- D. 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 the neighbouring Leyton Leisure Lagoon site (R19003).
- E. Provide new town centre uses on site that enhance and complement the Bakers Arms centre's existing offer. Uses that are considered particularly suitable for this site include retail, food and beverage, professional services, workspace and community/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.
- F. Provide well designed active commercial ground-floor frontage extending along the High Road from Bakers Arms Junction, and active residential frontage onto Bromley Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- G. Provide safe, well defined and well managed servicing and delivery access to the west of the site from Bromley Road.
- H. Deliver new pedestrian and cycle connectivity through the site, linking High Road Leyton and William Street with Bromley Road, and enhance connectivity along High Road Leyton, ensuring that the on-road cycle lane is maintained and kept safe and accessible to all throughout construction.
- I. Enhance the existing public realm along High Road Leyton, Bromley Road and Capworth Street to deliver a pedestrian-focused environment which is green, safe and accessible to all. The improvements should create a more generous footway, with the building line sufficiently set back to accommodate the high footfall and ingress/egress. An area of new high quality public realm should be provided at the centre of the site on the new access route, which should include play space and new green amenity.
- 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. 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. Preserve or enhance the significance, setting and key views of the Bakers Arms Conservation Area and the nearby designated heritage assets, including the Grade II listed building at 807 High Road Leyton and the Grade II listed Bakers Almshouses. In particular, development should seek to enhance the setting of 807 High Road Leyton by giving careful consideration to how development of the existing Tesco car park may appear behind the listed building in views from the High Road.
- 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.

- M. Mitigate existing pluvial flood risk to the north west 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.

Tesco, Bakers Arms (R19004) - Placemaking Plan



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