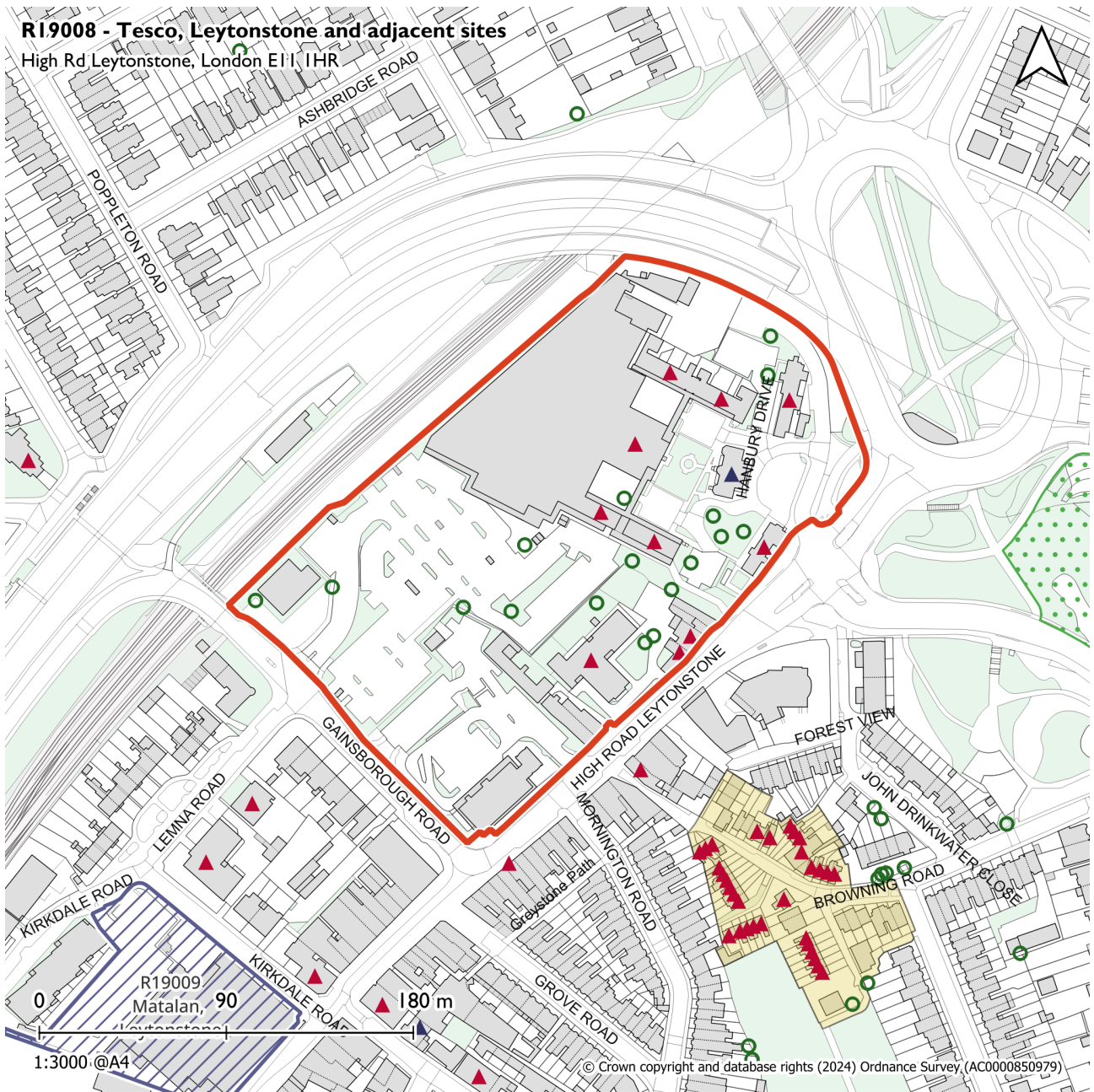


**Tesco, Leytonstone and adjacent sites (R19008)**



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

Address:	High Road Leytonstone, London E11 1HR		
Previous site reference:	SA19	Ward:	Leytonstone
Site Size (Ha):	4.50	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Leytonstone Town Centre Strategic Location; Leytonstone District Centre; Area potentially suitable for tall building(s)*; Listed Building; Locally Listed Building; APA; TPO; EFSAC (400m); AQMA; MGB (adjacent); Green Corridor (adjacent); Greenway (adjacent).		

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 - 28 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.

**Tesco, Leytonstone and adjacent sites (R19008) - Site Allocation**

**Site Allocation**

- A. Reprovide a suitably-sized supermarket and provide new homes, an early years facility, community/educational uses, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 1,100 homes
- C. 14,120 sqm town centre 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. Transformation

**Tesco, Leytonstone and adjacent sites (R19008) - Site Requirements**

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

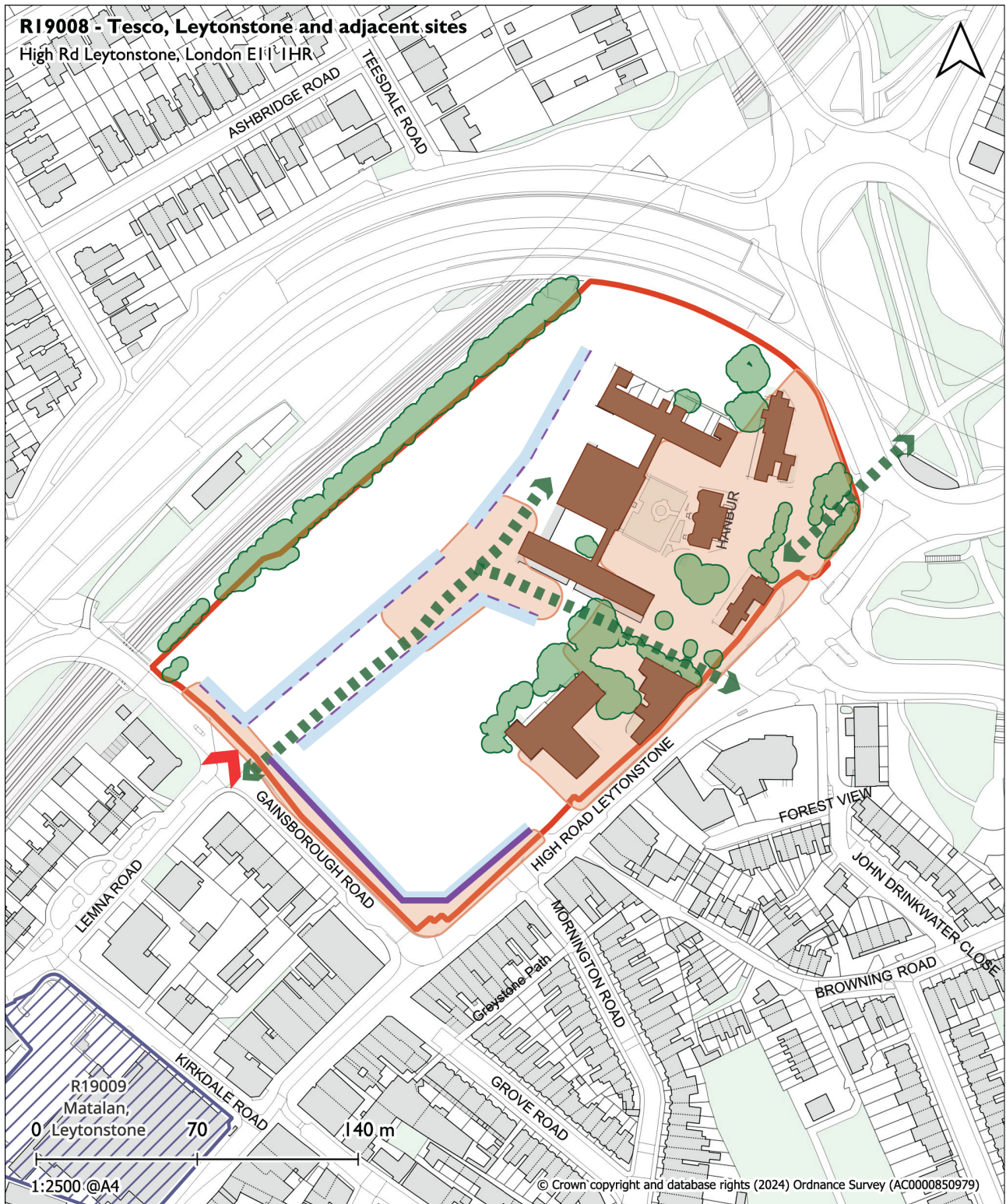
- A. Optimise the capacity of the site to deliver approximately 1,100 high quality, accessible, sustainable homes, including affordable housing.
- B. Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living 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 new town centre uses on site that enhance and complement the Leytonstone District Centre’s existing offer. Uses that are considered particularly suitable for this site include an early years facility, community and/or educational facilities, workspace, cultural uses, retail uses, 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, including through reference to vacancy rates within the designated centre.

- D. Provide well designed active commercial ground-floor frontage onto High Road Leytonstone, ensuring that this facilitates direct pedestrian access, relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all. The commercial frontage should extend around the junction with Gainsborough Road, which should then transition into active residential frontage further from High Road Leytonstone.
- E. Provide safe, well defined and well managed servicing and delivery access to the site from Gainsborough Road.
- 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. Preserve or enhance the significance, setting and key views of the designated heritage assets on site, including the Grade II listed Leytonstone House, the locally listed former Bethnal Green School buildings, Welsh Moreia Church, and 883-885 High Road Leytonstone. This should include removing the large expanses of hardstanding carparking and the out-of-town style large retail units, and the introduction of finer grain development more appropriate for the town centre, and which celebrates and enhances the setting of the heritage assets in and around the site.
- H. Create new high quality pedestrian-focused public realm focused around the retained heritage assets, establishing this as a new heritage quarter. This should include provision for seating and should be green, safe and accessible to all.
- I. Enhance existing pedestrian and cycling connectivity along High Road Leytonstone and deliver new pedestrian and cycling connectivity through the site, reintroducing a more traditional street pattern and linking High Road Leytonstone, Lemna Road and the areas of new public realm within the site. Proposals should also contribute improvements to the Green Man interchange, providing safe and accessible enhanced pedestrian and cycling connectivity to the wider area.
- 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.
- 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, 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. 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.

- M. 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.
- N. 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.
- O. Mitigate the impact of any localised poor air quality from the A12 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.
- P. Mitigate existing pluvial flood risk to the north 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.
- Q. Support the principles set out within the Leytonstone Town Centre Framework (2021), or subsequent updates to this work.



Tesco, Leytonstone and adjacent sites (R19008) - Placemaking Plan



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