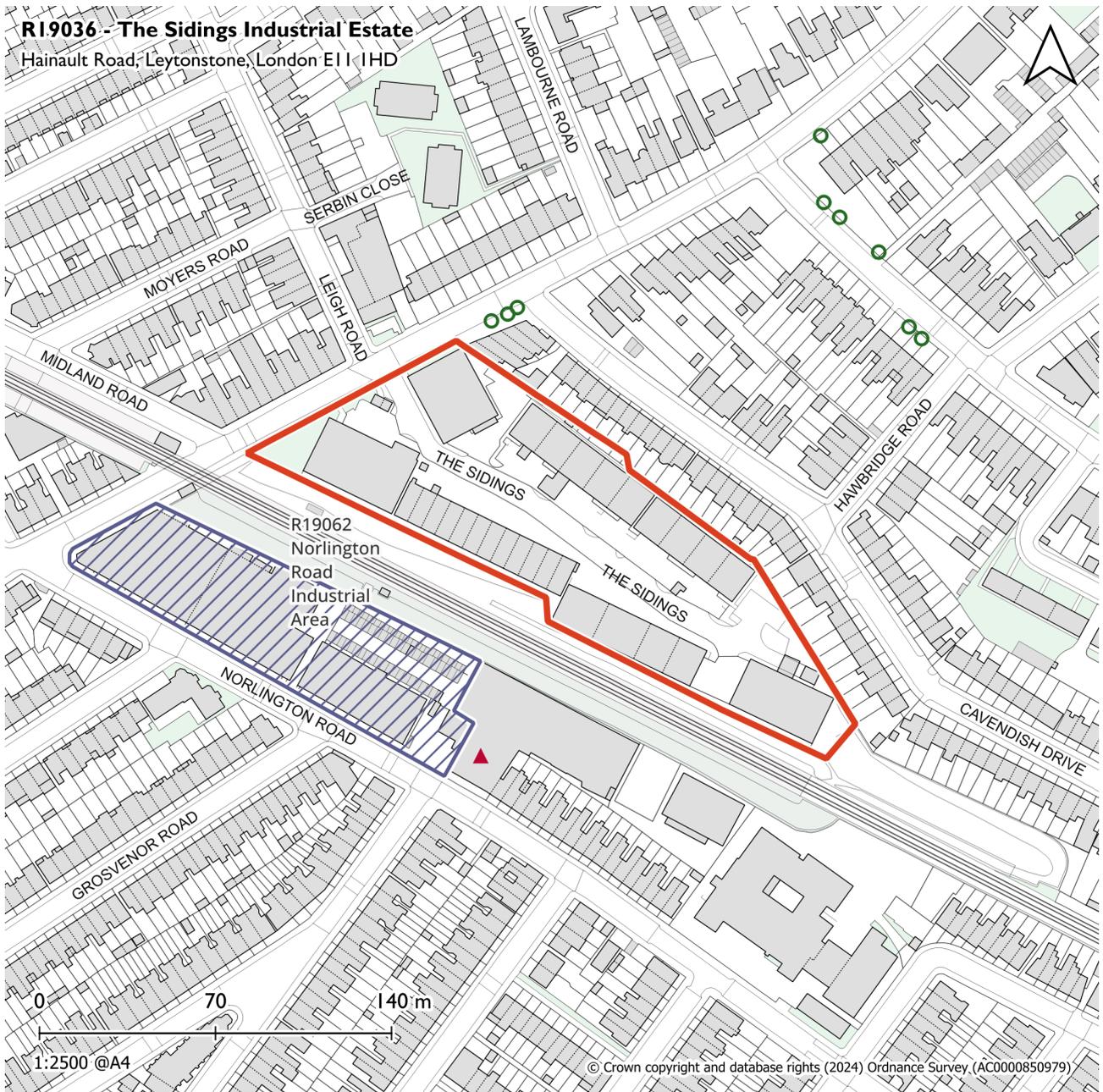


The Sidings Industrial Estate (R19036)



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

Address:	Hainault Road, Leytonstone, London E11 1HD		
Previous site reference:	SA65	Ward:	Leytonstone
Site Size (Ha):	1.45	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	LSIS; TPO (adjacent); AQMA.		

The Sidings Industrial Estate (R19036) - Site Allocation

Site Allocation

- A. Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. Minimum reprovision of 5,970 sqm of industrial floorspace, with potential to provide 8,700 sqm.

Potential Delivery Timescale

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

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

- D. Reinforcement

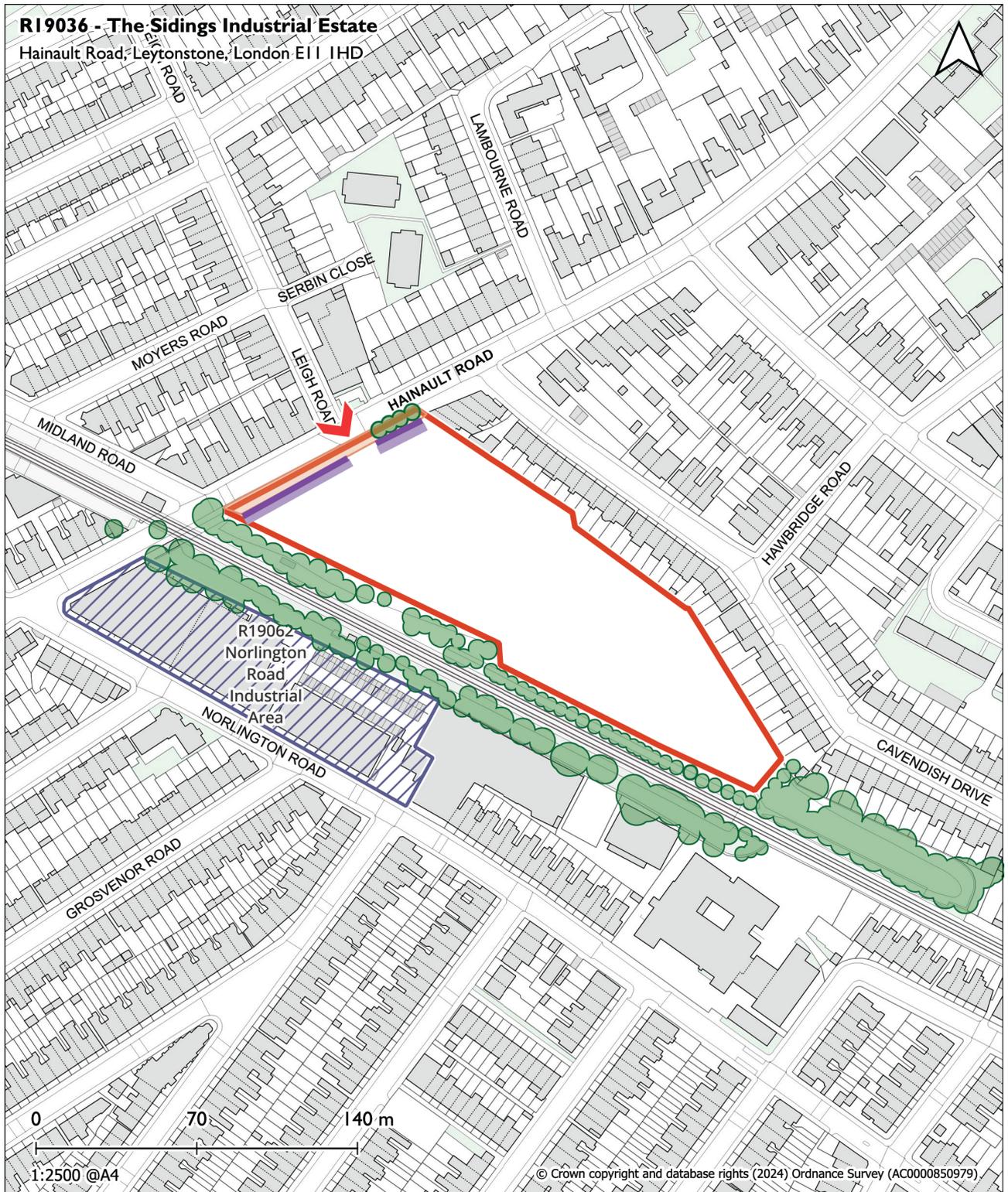
The Sidings Industrial Estate (R19036) - Site Requirements

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

- A. Provide as a minimum the full replacement of existing industrial capacity with industrial floorspace uses that are acceptable in a Locally Significant Industrial Site (LSIS), and seek to provide an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies. Units should be supported by appropriate yard space, with consideration given to where this could be shared between multiple units and/or businesses. The reference capacity for reprovision is 5,970 sqm.
- B. Provide well designed active industrial ground-floor frontages onto Hainault Road and within the visible part of the estate to create a strong street presence and provide an industrial ‘shopfront’. Frontages should relate positively to the surrounding context, including being set back to accommodate the row of existing mature trees to the east of the entrance. Proposals should use design to establish a better definition between public and private realm, should avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety for all.
- C. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site. Massing should be directed towards the south and west of the site, in the part of the site adjacent to the railway.

- D. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- E. Retain and enhance significant and/or mature trees, including those adjacent to the railway line, 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.

The Sidings Industrial Estate (R19036) - Placemaking Plan



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