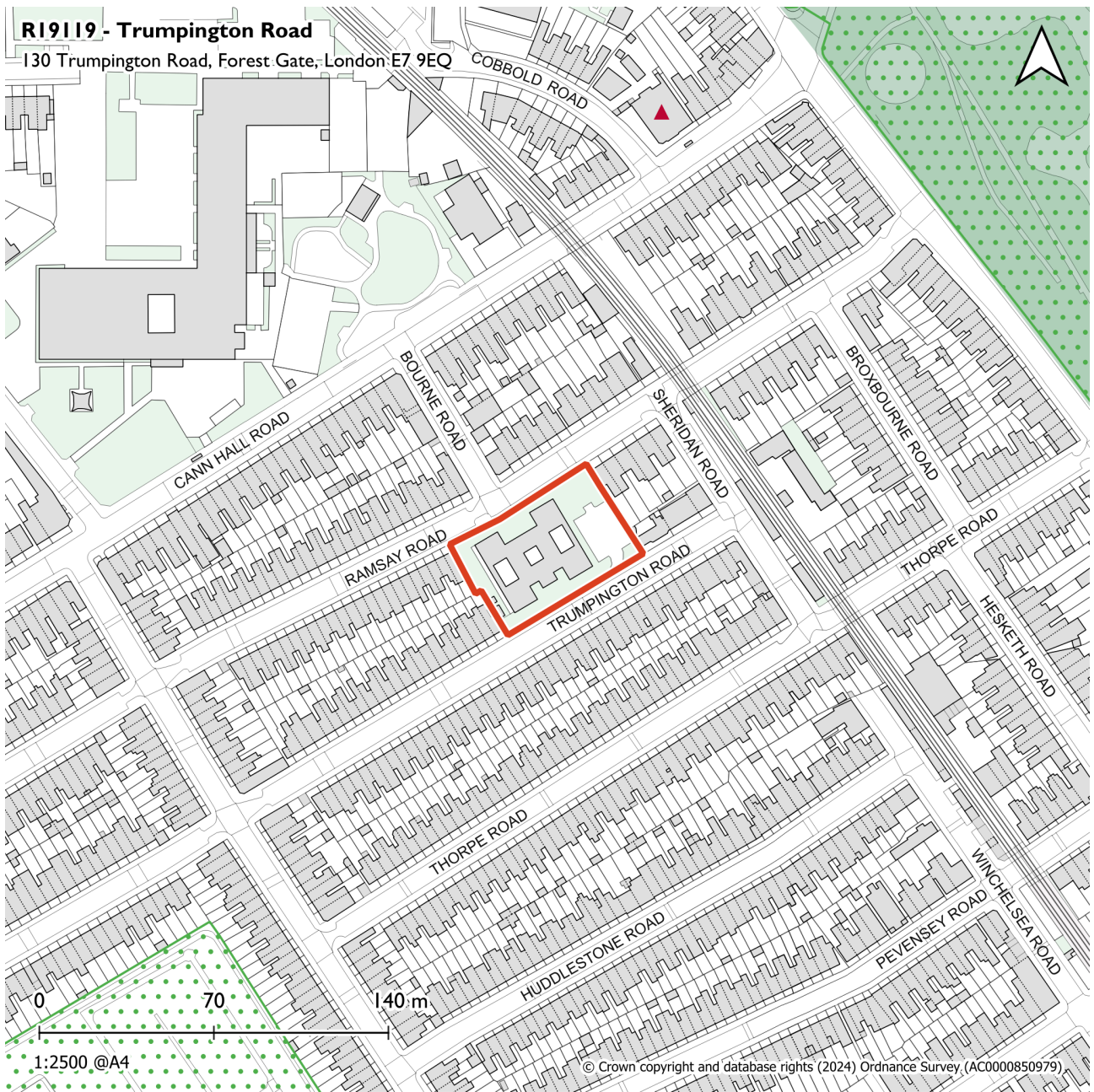


Trumpington Road (R19119)



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

Address:	130 Trumpington Road, Forest Gate, London E7 9EQ		
Previous site reference:	N/A	Ward:	Leytonstone
Site Size (Ha):	0.27	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	AQMA.		

Trumpington Road (R19119) - Site Allocation

Site Allocation

- A. Provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 25 homes

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

Trumpington Road (R19119) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 25 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide well designed active residential ground-floor frontage onto Trumpington Road and Ramsay Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- C. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- D. 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.

- E. Mitigate any groundwater flood risk, which is identified as being greater than 75% across the site, through appropriate design and siting of the buildings. Any basement development or excavation will be required to provide a Basement Impact Assessment and will be required to demonstrate that development will not unduly displace groundwater to neighbouring properties or increase the flood risk of these properties.
- F. Ensure there is sufficient care home provision to meet local needs prior to the redevelopment of the site, or make contributions to mitigate for the loss of the community facility provision, planning for the provision of healthcare infrastructure in line with the borough's inclusive growth ambitions, as set out within the Infrastructure Delivery Plan.

Trumpington Road (R19119) - Placemaking Plan



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