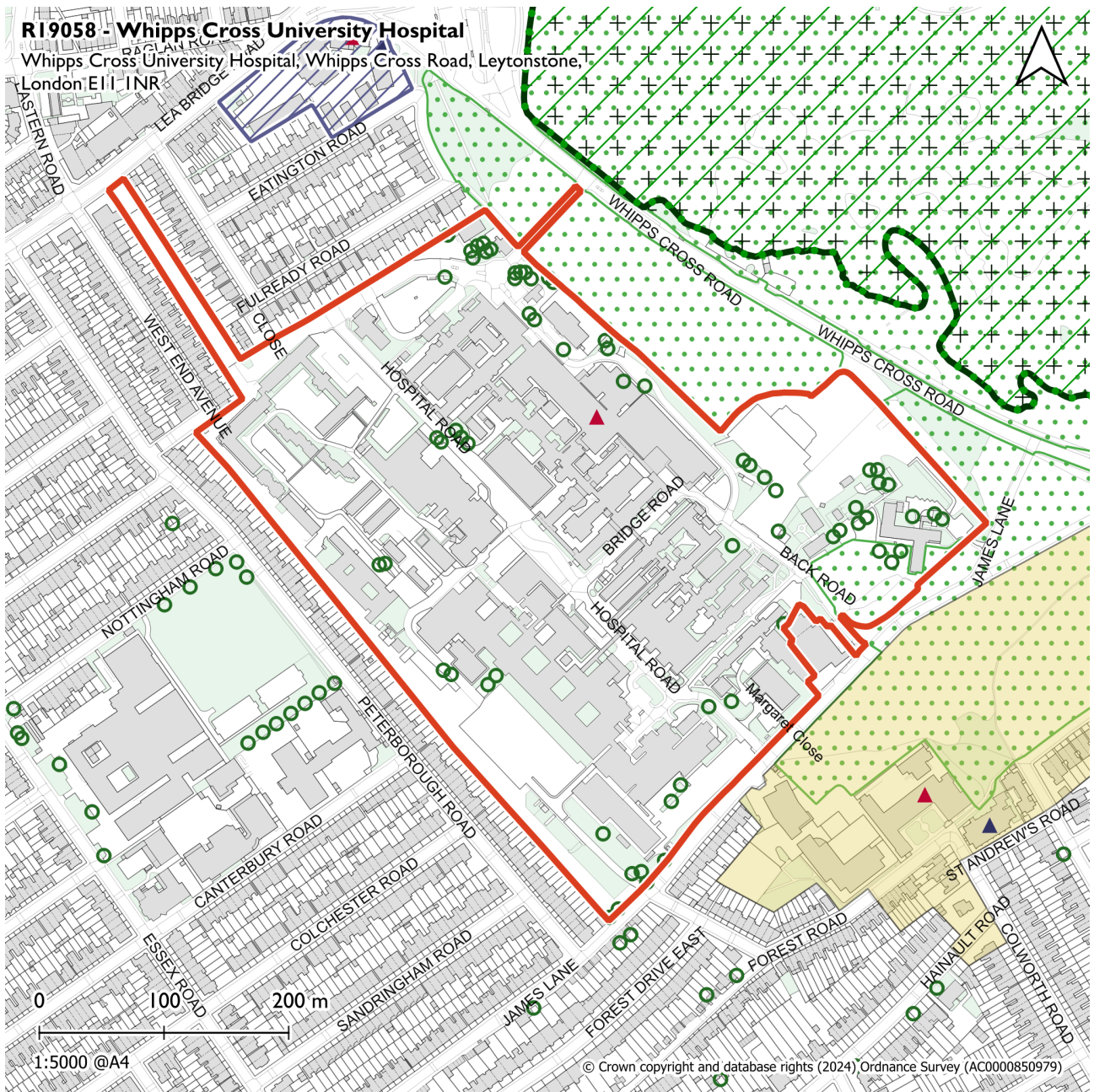


Whipps Cross University Hospital (R19058)



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

Address:	Whipps Cross University Hospital, Whipps Cross Road, Leytonstone, London E11 1NR		
Previous site reference:	SA16	Ward:	Forest
Site Size (Ha):	17.80	Ownership:	Public
Consent Status:	Consented	Planning Reference(s):	211244 / 211245

Planning Designations: Whipps Cross Strategic Location; Area potentially suitable for tall building(s)*; Conservation Area (adjacent); Locally Listed Building; APA; TPO; EFSAC (adjacent); EFSAC (400m); SSSI (adjacent); SINC; AQMA; CDA; MGB (adjacent); Playing Fields (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, with a building of 18 storeys tested and approved as part of a consented (outline) application (reference: 211245).

Whipps Cross University Hospital (R19058) - Site Allocation

Site Allocation

A. Reprovide, improve and modernise the hospital and social care facilities and provide new homes, community facilities, cultural uses and appropriate commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 1,500 homes
- C. New state of the art, modern hospital
- D. 3,875 sqm other non-residential uses

Potential Delivery Timescale

E. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035
-----------	-----------	-----------

Character-led Intensification Approach

F. Transformation

Whipps Cross University Hospital (R19058) - Site Requirements

- A. Deliver a state of the art, modern hospital on site, ensuring that the existing hospital is fully operational until the new hospital is built.
- B. Optimise the capacity of the site to deliver approximately 1,500 high quality, accessible, sustainable homes, including affordable housing. The provision of key worker accommodation should be prioritised.
- C. 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.

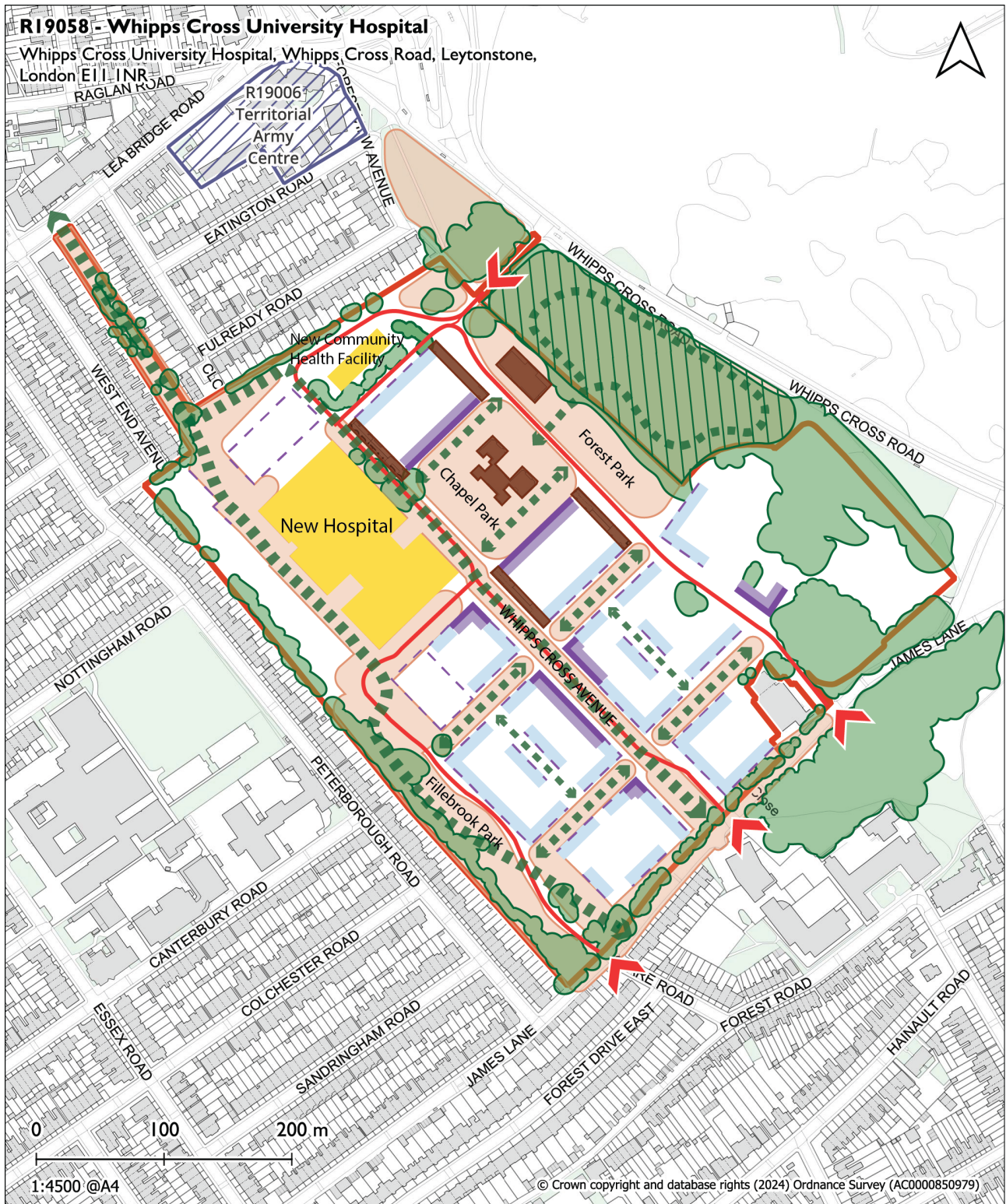
- D. Provide new commercial uses of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres. Uses that are considered particularly suitable for this site include convenience retail, food and beverage uses, workspace, community facilities, and facilities for sport and leisure. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage.
- E. Provide well designed active ground-floor frontages onto pedestrian-focused routes, maximising natural surveillance and ensure community safety for all.
- F. Create new high quality pedestrian-focused public realm throughout the site which is green, safe and accessible to all.
- G. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs. A new park should be created around the locally listed Whipps Cross Hospital main building, which should enhance its setting and will contribute to the Borough-wide network of Suitable Alternative Natural Greenspaces (SANGs). The provision of the SANG must be included within any future proposals.
- H. Deliver new pedestrian and cycle connectivity through the site, increasing the permeability of the area. This should be supported by a wayfinding strategy to ensure good connectivity/legibility for all users to local amenities and sustainable travel opportunities, including Wood Street Station and the Enjoy Waltham Forest network at High Street Leyton.
- I. Provide for capacity enhancements to the bus network. The bus operations should be supported by agreements covering the interim arrangements during development, the bringing into use of the new infrastructure, and the subsequent business as usual operation.
- J. Provide safe, well defined and well managed servicing and delivery access to the site from James Lane and Whipps Cross Road. Careful consideration should be given to access to the hospital.
- K. Preserve and enhance the significance, setting and key views the Leytonstone Conservation Area to the south east, as well as other surrounding heritage assets, including the Grade II listed Church of St Andrew, and the Snaresbrook Crown Court complex in the London Borough of Redbridge. In particular, development will be expected to retain and enhance the locally listed Edwardian Whipps Cross Hospital buildings, including the chapel and the central administrative block with pitched roof towers, as well as the ends of the ward blocks with ogee roofs. Development should elevate their significance and setting through the creation of a new public space.
- L. 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.

- M. Implement the bespoke Strategic Access Management Measures (SAMMs) package to protect Epping Forest. If the existing consent is not delivered, new applications should 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).
- 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 existing pluvial flood risk to the west of the site to achieve greenfield run off rates through appropriate design, including Sustainable Drainage Systems (SuDS) where appropriate. It must be ensured the layout/configuration of development protects an area along the south/west boundary along Peterborough Road to accommodate flood storage/mitigation. Development should also make efforts to reduce pluvial flood risk off site.
- P. Develop a comprehensive, site wide masterplan and design code for the site to ensure that the delivery is cohesively planned.

SUPPORTING TEXT

12.3 Development on this site is anticipated to continue beyond the Local Plan period, which runs until 2035. As development of this site is likely to be phased, some new homes are anticipated to be completed outside of the Local Plan period. These are not included within the evidence of housing supply to meet identified needs prepared in support of this Plan.

Whipps Cross University Hospital (R19058) - Placemaking Plan



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