

1. PROPERTY DETAILS

SITE NAME AND ADDRESS	Land Adjacent to 100 Claude Road, Leyton, E10 6NA															
BOROUGH	London Borough of Waltham Forest															
SITE AREA	442sqm															
LOCATION & SITE PLAN	 <table border="1" data-bbox="411 1527 1434 1619"><tr><td rowspan="3"></td><td>Project</td><td rowspan="3">Drawing Title</td><td>Scale :</td><td>1:500@A4</td><td>Drawing No.</td></tr><tr><td>Claude Road Car Park</td><td>Date :</td><td>25.05.2016</td><td></td></tr><tr><td>Drawn by :</td><td>SK</td><td>Revision :</td><td></td></tr></table>			Project	Drawing Title	Scale :	1:500@A4	Drawing No.	Claude Road Car Park	Date :	25.05.2016		Drawn by :	SK	Revision :	
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	Claude Road Car Park			Date :		25.05.2016										
	Drawn by :		SK	Revision :												
EXISTING USE	Car parking site															

2. TOWN PLANNING

Planning Policy & Documents	<p>London Plan (2016)</p> <p>London Housing SPG (2016)</p> <p>Draft New London Plan (2018)</p> <p>Waltham Forest Local Plan Core Strategy (2012)</p> <p>Waltham Forest Development Management Policies (2013)</p> <p>Urban Design SPD (2010)</p>
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Site Allocations	No site specific allocations			
Housing Zone/Opportunity Area	No			
Heritage Designation	No			
Flood Zone	No			
Ecological Designation	None – However there is an existing tree on site to the rear			
PTAL Rating	2			
Massing and Scale	The sites context and surrounding area is primarily two storey terraced properties, does not make the site an appropriate location for taller buildings. In line with Policy DM29 of the DMP (2013) development should respect the appearance, mass, scale and height of the surrounding area.			
Parking Standards	All new developments would be car free and required to accommodate one cycle parking space for one bed units and two cycle parking spaces for two (plus) bed units, in line with Policy DM16 of the DMP (2013).			
LPA Affordable Housing Target	In accordance to policy CS2 of the Core Strategy (2012) and DM3 of the DMP (2013) the Councils aim to provide 50% of new housing to be affordable.			
	Threshold	Affordable Housing Target	Affordable Housing Tenue Split	Provision Requirement
	10 units or more homes	50%	60% Social Rented 40% Intermediate	On site Preferred
	9 units or less	n/a	n/a	n/a
Other Material Consideration	N/A			
Planning Policy Overview	<p>Development on site will need to be mindful of adjacent residential properties and will need to be of high quality design. Should be noted No. 268-278 Murchison Road fronts the site.</p> <p>Massing, height and design will need to be consistent with the immediate context of the surrounding area taking account of typology, building lines and area.</p>			
Planning History	No planning history			
Local Planning Authority Feedback	<ul style="list-style-type: none"> - Principle of Development: Residential development on the site is likely to be acceptable - Preferred Use: Residential - Massing and Design: Proposed development is likely limited to two storeys. - Other consideration: The site contains a tree to the rear of the site. Any scheme would need to take account of this and consider Root Protection Area. 			