


1. PROPERTY DETAILS

Site Name & Address	Leyton Way E11 1LP	
Borough	London Borough of Waltham Forest	
Company	TfL Freehold	
Zone (TfL)	3 / 4	
Site Area (acres)	0.48	

Location and Site Plan



Site Description

The site is in accessible green space located adjacent to residential development on Teesdale Road and Poppleton Road. The site is adjacent to the TRLN (A12). The site is thin, rectangular shaped piece of open space which is adjacent to existing residential development.

The site is located within an established residential area, with nearby development predominantly two/three storeys in height along Teesdale Road and Poppleton road. The site contains a significant number of mature trees running along the border of the TRLN (A12)

Existing Use

Open Space (not Publicly Accessible)

2. TOWN PLANNING

Development Plan and supplementary documents

Adopted: London Plan (2016), **Emerging:** Draft London Plan 2017.

Adopted: Waltham Forest Core Strategy (2012) Waltham Forest development management Policies (2013)

Site Allocation

Yes. Emerging Waltham Forest Site Allocations Document site SSA47-Open Land adjacent to A12, Leytonstone covers the site. The allocation states that: *The site will remain allocated for Crossrail 2 Safeguarding unless the Council is advised otherwise by Allocation and justification Transport for London. The site is therefore suitable for use as a temporary open space area with possibilities for enhancements for biodiversity. This is consistent with Core Strategy policies to protect and extend the Borough's green infrastructure to help mitigate the effects of climate change.*

	<p><i>Other uses including residential are considered inappropriate due to the designation and noise and air amenity issues due to the proximity of the A12.</i></p> <p>It should be noted that this designation is over 5 years old and TfL hereby confirms that it is not required for Crossrail 2 and would be supportive of an application to develop a residential scheme at this site.</p>
Planning History	No available planning history for the site
Housing zone/OA	No
Heritage Designations	No
Flood Zone	Flood zone 1
Ecological Designations	No
PTAL	5
Tall buildings permitted	LB Waltham Forest development management policy DM15: tall buildings defined as Category 1: tall buildings – buildings of 10 storeys or more and Category 2: Medium rise “taller” buildings – buildings between 5-9 storeys.
Car and Cycle parking standards	<p>LB Waltham Forest Development management policies Appendix 4:</p> <p>One/Two bed houses or flats within PTAL 5/6: 0.3 spaces per dwelling (outside CPZ) 0.25 spaces per dwelling (inside CPZ)</p> <p>Three/four bed houses or flats within PTAL 5/6: 0.75 spaces per dwelling (outside CPZ) 0.4 spaces per dwelling (Inside CPZ)</p> <p>Draft London Plan: Cycle parking requirement for residential is 1 cycle space per studio, 1.5 space per 1-bedroom unit and 2 cycle spaces for all other units.</p>
LPA affordable housing target	<p>Waltham Forest development management document Policy DM 3: 50% target (60% social/affordable rent and 40% intermediate) on development of more than 10 units.</p> <p>Draft London Plan target = 50% on publicly owned land (30% social rent 30% intermediate and 40% borough choice)</p>
Other	There are mature trees on the site and it is unknown whether these are subject to a TPO. Waltham Forest is an air quality management area.
Planning Policy Overview	<p>Waltham Forest development management document strategic objective 2: Supports the delivery of housing on smaller sites in the borough. Policy DM12 aims to protect open space in the borough. Policy DM35 aims to protect trees where possible, if trees are lost mitigation will be required.</p> <p>London Plan: Policies 3.3 Increasing housing supply and 3.4 Optimising housing potential Encourage housing delivery in accessible locations.</p> <p>Draft London Plan: Policies H1 Increasing housing supply, D6 Optimizing housing density and Policy H2 small sites encourage the delivery of residential development on small sites in accessible locations.</p>
Site overview- Opportunities/Constraints	<p>Opportunities: The site is underutilised open space adjacent to the A12. The site has access from Teesdale. The site is an established residential area. The site has a high PTAL rating. There is a potential opportunity to continue the built form fronting Teeside Road.</p> <p>Constraints: the site is narrow and this may limit the potential of the development (aside from land mentioned above) Any development must protect the amenity of neighbouring properties. There are mature trees on the site.</p>
Planning Prospects	The majority of the site has limited development potential due to its narrow shape. There is the potential to develop adjacent to existing houses on Teeside Road. However, any proposed residential development must ensure that the impacts of noise and pollution are mitigated and justify this to the borough.