



1. PROPERTY DETAILS

SITE NAME AND ADDRESS	Land Adjacent to 73 Kings Road, Leytonstone, E11 1AU	
BOROUGH	London Borough of Waltham Forest	
SITE AREA	397sqm	
LOCATION & SITE PLAN		
EXISTING USE	Gated hardstanding site currently leased and used by St. Johns Ambulance for parking ambulance vehicles.	

2. TOWN PLANNING

Planning Policy & Documents	London Plan (2016) London Housing SPG (2016) Draft New London Plan (2018) Waltham Forest Local Plan Core Strategy (2012) Waltham Forest Development Management Policies (2013) Urban Design SPD (2010)	
Site Allocations	No site specific allocations	

Housing Zone/Opportunity Area	No												
Heritage Designation	No												
Flood Zone	No												
Ecological Designation	None – However there are existing trees on site												
PTAL Rating	5												
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	<p>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.</p> <table border="1"> <thead> <tr> <th>Threshold</th> <th>Affordable Housing Target</th> <th>Affordable Housing Tenue Split</th> <th>Provision Requirement</th> </tr> </thead> <tbody> <tr> <td>10 units or more homes</td> <td>50%</td> <td>60% Social Rented 40% Intermediate</td> <td>On site Preferred</td> </tr> <tr> <td>9 units or less</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	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
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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.</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 and potentially three storeys. - Other consideration: The site contains trees to the front of the site. Any scheme would need to take account of this and consider Root Protection Area. 												