

# Information on Planning Application for Lea Bridge Gas Works

## Planning application submitted

St William Homes has submitted a planning application, reference number 201329, for the redevelopment of the Lea Bridge Gas Works, 78 Perth Road, Leyton, E10 7PM.

The development includes:

- demolition of existing buildings and structures
- erection of buildings to provide a mixed use scheme including:
  - 573 new homes, including 158 affordable homes and 58 wheelchair accessible properties, in ten buildings ranging from two to 18 storeys
  - 582sq m flexible space
  - children's day nursery
  - public open space
  - public realm works and landscaping including more than 100 new trees
  - parking for more than 1,000 bikes
  - parking for 50 cars including two Car Club spaces and spaces for people with disabilities
  - sustainable energy measures
  - creation of new links to Leyton Jubilee Park and improvements within the park
  - new pedestrian and cycle access onto Clementina Road
  - new pedestrian, cycle and vehicular access onto Orient Way.

The application will need to be referred to the Mayor of London for consideration.

Details of the Planning Application can be viewed from the Council's web page for this development or at Reception, Ground Floor, The Magistrates, 1 Farnan Avenue, Walthamstow, E17 4NX, Monday to Friday 7am to 7pm. Social distancing will apply allowing only one person at a time to see the physical documents.

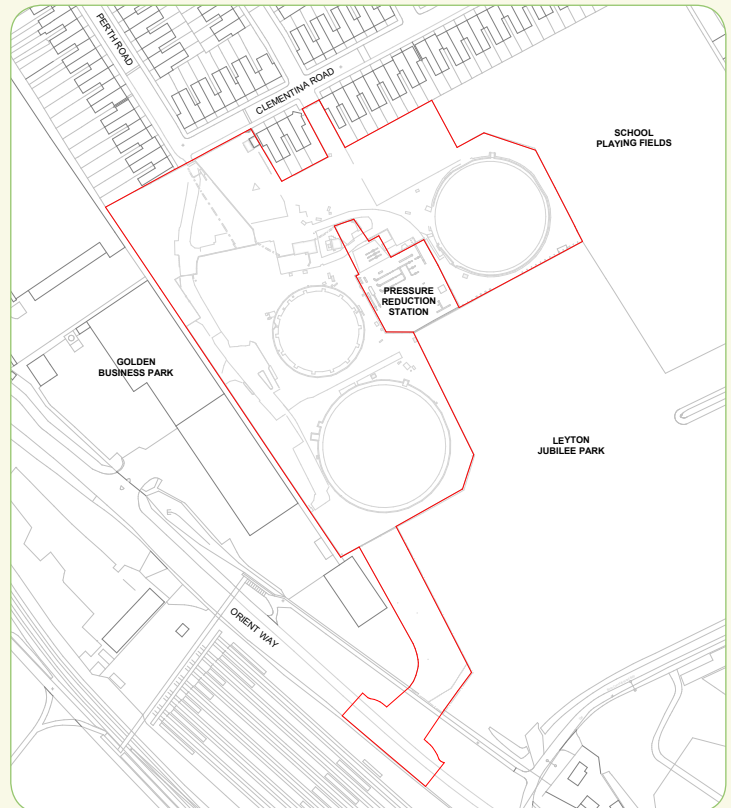
## How do you share your views?

You can share your views on the planning application by:

- going to the Planning Portal and completing the online feedback
- emailing your views to [dmconsultations@walthamforest.gov.uk](mailto:dmconsultations@walthamforest.gov.uk) with Application 201329 in the subject line
- writing to DM Consultations, Planning Services, First Floor, The Magistrates, 1 Farnan Avenue, Walthamstow, E17 4NX quoting Application 201329 at the start of your letter

Responses from residents can still be submitted until the date of Planning Committee meeting is known. However, if you submit comments within the 30 day consultation we are more likely to be able to flag up concerns or request amendments or additional information from the applicant.

All responses received will be included in the report to Planning Committee in the usual way.



The red line shows the planning application boundary

At the Planning Committee, following the officer's presentation, the applicant and a maximum of three objectors can speak for a maximum of three minutes each. Full details are at [www.walthamforest.gov.uk/MakingPlanningDecisions](http://www.walthamforest.gov.uk/MakingPlanningDecisions)

## Virtual engagement

St William Homes will be holding a virtual engagement event on Thursday 18 June 2020, from 6pm. Representatives from the St William Homes development team will be available to answer your questions. You can access this virtual engagement by registering at [www.leabridgegasworks.co.uk](http://www.leabridgegasworks.co.uk) so joining details can be sent to you.

## What happens when?

### Friday 7 May 2020

Planning Application validated  
Stage One referral to Mayor of London.

### May 2020

Statutory planning consultation begins

### June 2020

Statutory planning consultation ends

### September/October 2020

Likely Planning Committee decision  
Stage Two referral to the Mayor of London.

See details and sign up for email news about this site at:  
[walthamforest.gov.uk/LeaBridgeGasworks](http://walthamforest.gov.uk/LeaBridgeGasworks)



A selection of images from the planning application



View from Leyton Jubilee Park



View of the development



Clementina Square from Clementina Road, at the corner of Perth Road



Lloyd Park view



Courtyard linking Clementina Road to Leyton Jubilee Park



Clementina Square courtyard



## Contaminated land

An outline strategy has been submitted which sets out how the developer intends to decontaminate the contaminated areas which have been identified on site.

It is proposed that contamination spots will be excavated and removed from site by a suitably qualified remediation engineer. Clean soil will be backfilled into excavated holes and capped, and these soils will be verified as safe before the site is occupied.

This paragraph is not exhaustive and further information can be found in the application documents.

## Car parking

The application is 'car-lite' and proposes a small number of parking bays for blue badge holders and for family size homes.

If the scheme is approved there will be a car free clause in the legal agreement which restricts non-qualifying residents from obtaining parking permit permanently for any of the surrounding Controlled Parking Zones (CPZs). No other residents will be entitled to parking on site or in any CPZ.

## Deciding the application

When any planning application is submitted to Waltham Forest Council we assess the proposals against the National Planning Policy Framework, other national planning guidance, the London Plan and the Waltham Forest Local Plan. A full list of all relevant policies will be included in the officer's report when the scheme is taken to Planning Committee.

## Climate Emergency

The proposal includes a number of measures to help combat the Climate Emergency including:

- Solar panels
- Low Nitrous Oxide gas boilers and Air Source Heat Pump heating system
- Flood risk improvements
- Wildflower meadows and biodiversity improvements



*Illustrative site plan of the development*

## Trees and open space

If the scheme is approved the planning decision will include keeping mature trees on the site boundary along with new trees and shrubs being planted to help improve air quality.

## Jobs

If the scheme is approved this development will create around 273 jobs during the building work, of which 30 per cent will be local, including apprentices.

## Traffic during building work

An outline Construction Logistic Plan (CLP) has been prepared in support of the planning application.

If approved, a detailed CLP will be controlled by a planning condition.

The submitted outline CLP will be reviewed by the Council's Highways Development Team, to agree appropriate construction vehicle routing and frequency of deliveries.

## Hours of working

If the scheme is approved, the planning decision will include set hours when building work can take place.

This is usually from 8am until 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Saturday afternoons, Sundays or Bank Holidays.

On rare occasions, the police may require delivery of certain equipment to be completed before 8am, when such deliveries are due residents will be informed and only the delivery will happen before 8am.

The contractors will have to follow the Air Quality and Dust Management Plan, and noisy works controlled by the Construction Environmental Management Plan.

Any noisy activities would also be subject to the Control of Pollution Act.

## COVID-19 Emergency

The government expects planning services to continue during the COVID-19 emergency and Waltham Forest is following that advice. At the moment the Planning Committee meets online. As the application is unlikely to be considered until the Autumn arrangements may have changed by then.

As normal at the virtual meetings, officers, applicants and objectors are able to make their views known during the meeting and to answer questions from committee members.