

LONDON BOROUGH OF WALTHAM FOREST

Addendum Report

Committee/Date:	Planning – 3 rd March 2026
Application reference:	252331
Applicant:	St William Homes LLP
Location:	Lea Bridge Gas Works, 78 Perth Road, Leyton, London, E10 7PB
Proposed development:	A phased development comprising demolition of existing buildings and structures, and erection of buildings to provide a mixed use scheme residential units (Use Class C3), flexible residential facilities and commercial uses (Use Classes E and F2), together with public open space; public realm works and landscaping; car and cycle parking; servicing arrangements; energy measures; formation of new pedestrian and cycle access onto Clementina Road; formation of new pedestrian, cycle and vehicular access onto Orient Way; means of access and circulation. This application is accompanied by an addendum to the original Environmental Statement of application ref. 232678.
Ward	Lea Bridge
Appendices:	None

1. Amendments to the Report

1.1 Paragraph 3.2 should be amended to specify that the proposal would provide a total of 77 wheelchair accessible homes:

The proposal would incorporate the redevelopment of the site with a mixed use development comprising of residential homes and commercial uses. The proposal would comprise of 9 buildings, ranging in height up to 26 storeys. The development is seeking to provide a total 770 homes and 1,648 sqm of commercial uses, comprising of residential concierge space, gym, nursery and health care facility. The application would provide a total of 77 wheelchair accessible homes.

1.2 Paragraph 3.7 should state 35 blue badge parking spaces.

*The development is proposed to be car free apart from a number of spaces for disabled residents and two standard parking spaces for short term lease. The proposal would accommodate 35 **blue badge** parking spaces throughout the development., 2 car club parking spaces and 2 NHS parking spaces.*

1.3 Paragraph 8.100 should be updated as follows:

The application site lies within an Archaeological Priority Zone and is crossed by a former exclave of the Parish of Walthamstow known as the “Walthamstow Slip”. This route is

approximately 4km long and 50-100m wide. The application has been **accompanied** by a statement from the applicant's archaeological consultant. The applicant's consultant identify that the modifications to Block footprints made as part of the application would have no material impact on the archaeology of the site.

1.4 Paragraph 8.355 to include the updated public open space and communal amenity space:

*Additionally, the development proposes **11,700sqm** of public open space and communal amenity space. A public square and open space would be created at the north western and northern portions of the site whilst leading from Clementina Road. The landscape strategy is designed to promote community engagement with the use of numerous areas of space that would provide residents with opportunities to socialise, relax and play. The shared space and landscape strategy would provide a new public route through the site leading to the south of the site and onto Leyton Jubilee Park.*

1.5 Paragraph 8.359 to update error in the play space provision. This paragraph should read as follows:

*Provision has been made for dedicated play space across the scheme. These areas offer of a combination of formal and informal playable space. Using the 'SPG play space requirement calculator' which allocates a GLA benchmark of 10sqm of dedicated play space per child, a total of **3,192m²** play space is required. If the development secures 20% Affordable Housing provision the required playspace provision would be 3,245sqm, Therefore, if the development secures affordable housing any uplift in playspace provision would be secured via planning Condition 44.*

1.6 Paragraph 8.360 to update error in the play space provision. This paragraph should read as follows:

*The scheme provides various areas of play throughout the landscape strategy for children aged between 0-4 years and 5-11 totalling to **3,192sqm**. This would equate to **1,906sqm** allocated to ages 0-4 years and 1,286sqm for ages 5-11, whilst comprising of **1,915sqm** formal playspace and **1,277sqm** informal playspace. The play space provision has been made across the scheme.*

1.7 Paragraph 8.406 should state the following:

*The trip generation study further highlights that there will be a net increase of 105 total trips to the site during the AM peak hour compared to the previously consented scheme. During the PM peak hour, there will be an increase of 68 trips. Of these trips, 4% (i.e. **mode split of all residential travel trips**) will be made by private cars equating to a **total 25** cars during the AM peak and **16** cars during the PM peak period. **The proposal would result in an uplift of 7 car trips when compared to the consented scheme.** The additional vehicles generated by the revised scheme are not expected to have a significant impact on the local highway network.*

1.8 Paragraph 8.531 should read as follows:

*The entire site is located with Flood Zone 2 (medium probability) with the exception of a small area in the south **west** which is located within Flood Zone 3 (High probability). The EA noted*

in consultation for extant permission that the culvert to the south of the site (referred to by the EA as the Shortland Sewer) remains operational and acts as an overflow from the Dagenham Brook to the Lee Flood Relief Channel. It was highlighted that the culvert is a third-party asset so not actively maintained by the EA except in emergency or for flood alleviation.

1.9 Condition 2 should include the following updated plan numbers with correct revision numbers:

- P21210-00-001-GIL-101 P10 - **P21210-00-001-GIL-101 P11**
- P21210-00-001-GIL-110 P05 - **P21210-00-001-GIL-110 P06**

2. Recommendation

2.1 Remains unchanged.