



## Planning • Heritage

Specialist & Independent Advisors to the Property Industry

### Custody Centre, Leyton Midland

#### Client

Metropolitan Police Authority

#### Location

Leyton Midland

#### Services Provided

Planning  
Archaeology

#### Date of Completion

March 2008

#### Key Issues

Proximity to residential area  
Community and stakeholder consultation  
Mixed use application  
Requirement for energy efficient design



CgMs provided planning advice to achieve planning permission for the redevelopment on a brownfield site in the MPA's ownership at Leyton High Road for a borough custody centre and accommodation for two Safer Neighbourhood Teams with outline permission for residential development on the remainder of the site.

The scheme seeks to provide Waltham Forest's Borough based custody centre as part of the Metropolitan Police Authority's ongoing estate enhancement programme. This is the second custody centre to gain planning consent and the first to involve a totally new building.

The scheme involved extensive pre-application discussions with the Council and local stakeholders to ensure that any issues were addressed prior to submission of the application, including changing the public perception of a custody centre which was initially negative. This resulted in considerable revisions to the original proposals. There were no objections to the submitted scheme. CgMs' strategy was successful as consent was achieved for this major proposal, including the signing of the s106 agreement, within 13 weeks of submitting the application.

The proposal incorporates solar water heating and ground source heating and cooling to provide over 11% reduction in CO2 emissions and more than 10% of the building's baseline energy demands through renewable technologies, meeting both local and London Plan targets.

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