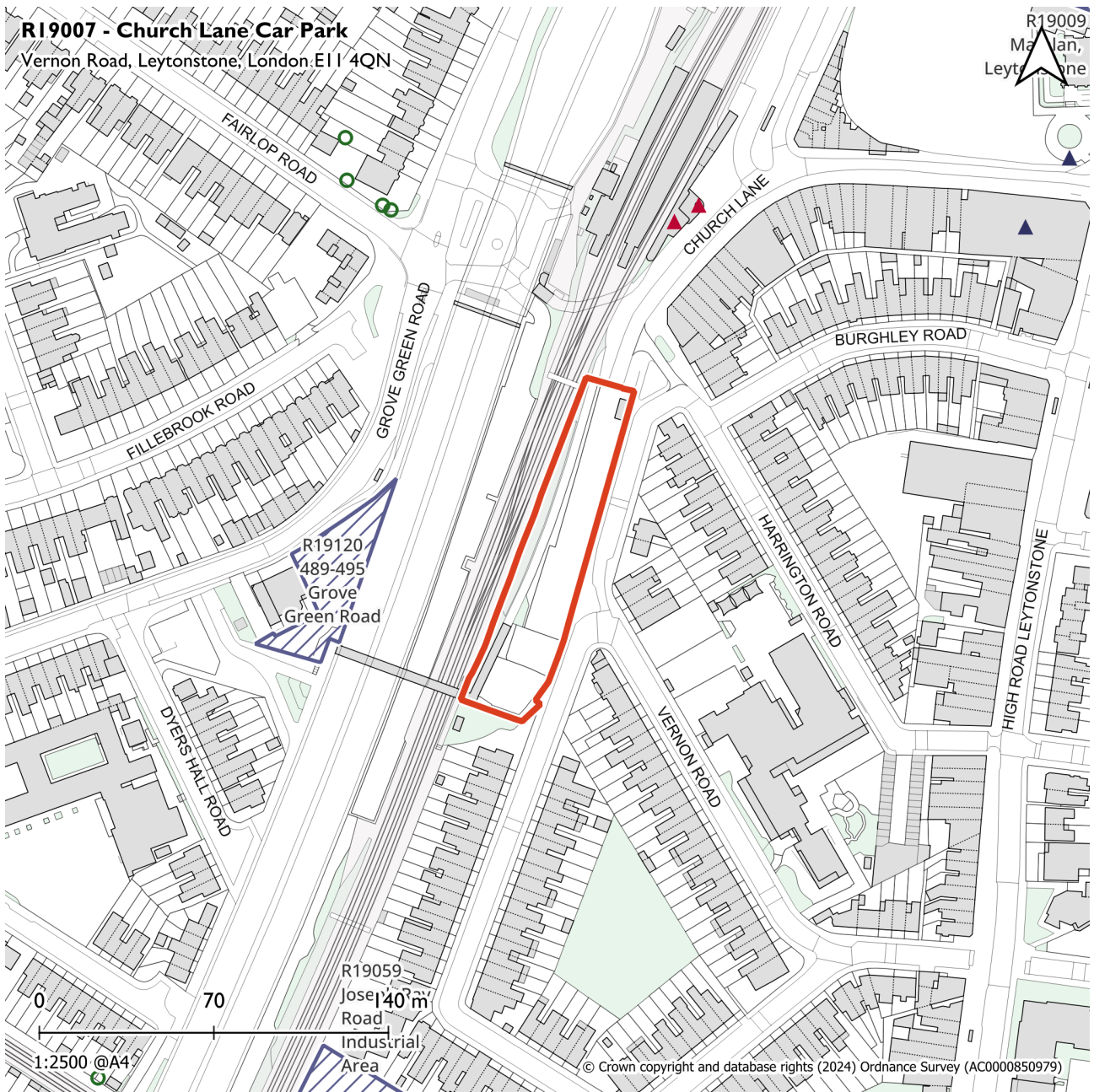


**Church Lane Car Park (R19007)**



Please read in conjunction with the 'Site Boundary and Constraints Plan Key', which can be found at the end of the document.

Address:	Vernon Road, Leytonstone, London E11 4QN		
Previous site reference:	SA18	Ward:	Leytonstone
Site Size (Ha):	0.36	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Leytonstone Town Centre Strategic Location; Leytonstone District Centre; Area potentially suitable for tall building(s); AQMA; Greenway.		

**Church Lane Car Park (R19007) - Site Allocation**

**Site Allocation**

- A. Reprovide, modernise and improve the Multi Use Games Area (MUGA), play area and public cycle parking, and provide new homes, town centre uses, new public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 100 homes
- C. 1,320 sqm town centre uses

**Potential Delivery Timescale**

- D. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035
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**Character-led Intensification Approach**

- E. Transition

**Church Lane Car Park (R19007) - Site Requirements**

In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 100 high quality, accessible, sustainable homes, including affordable housing
- B. Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for this site or parts of this site. All Build to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.
- C. Provide town centre uses on site that enhance and complement Leytonstone District Centre’s existing offer. Workspace is considered particularly suitable for this site. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage, including through reference to vacancy rates within the designated centre.
- D. Provide well designed active commercial ground-floor frontage onto the enhanced public realm at the north of the site, and active residential ground-floor frontage onto Vernon Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.

- E. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, vibrations or light associated with the continued effective operation of the railway. Proposals should consider how effective landscaping can contribute to this, whilst retaining a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- F. Reprovide the existing Multi-Use Games Area (MUGA), play space and cycle parking on site, ensuring that it is of an improved quality, incorporating modern facilities.
- G. Enhance the existing public realm at the north of the site, outside Leytonstone Underground Station, to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- H. Enhance cycle and pedestrian connections into and through the site. Explore the potential to connect the existing cycle path from the bridge over the railway line directly to Vernon Road rather than running along the western edge of the site, delivering new pedestrian and cycling provision in a more visible location, and enhancing connectivity between Leytonstone Town Centre and Leyton and the residential neighbourhoods to the north of the A12. To enable this, the access ramp to the pedestrian and cycling bridge would need to be reconfigured. Safe access to the pedestrian bridge must be maintained during any construction.
- I. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- J. Retain and enhance the significant and/or mature trees by incorporating them into the layout and landscape design, and suitably protecting them during construction and operation. This includes root protection as well as crown growth in proximity to buildings over the tree's natural lifespan.
- K. Protect the Church Lane Community Garden.
- L. Mitigate the impact of any localised poor air quality from the A12 on the site through the appropriate design of the buildings, the correct use of appropriate building materials, and responsive landscaping design and ecological buffers. The redevelopment of this site in accordance with Local Plan Part 1 policies relating to car free development and better management of servicing and deliveries will reduce the number of car-based trips based on the previous car-generating use, contributing to improved air quality locally and across the borough as a whole. The repurposing of the car park to provide alternative uses, including affordable housing and new public realm / green spaces, supports the borough's Climate Action Plan.
- M. Support the principles set out within the Leytonstone Town Centre Framework (2021), or subsequent updates to this work.

### Church Lane Car Park (R19007) - Placemaking Plan



Please read in conjunction with the 'Placemaking Plan Key', which can be found at the end of the document.