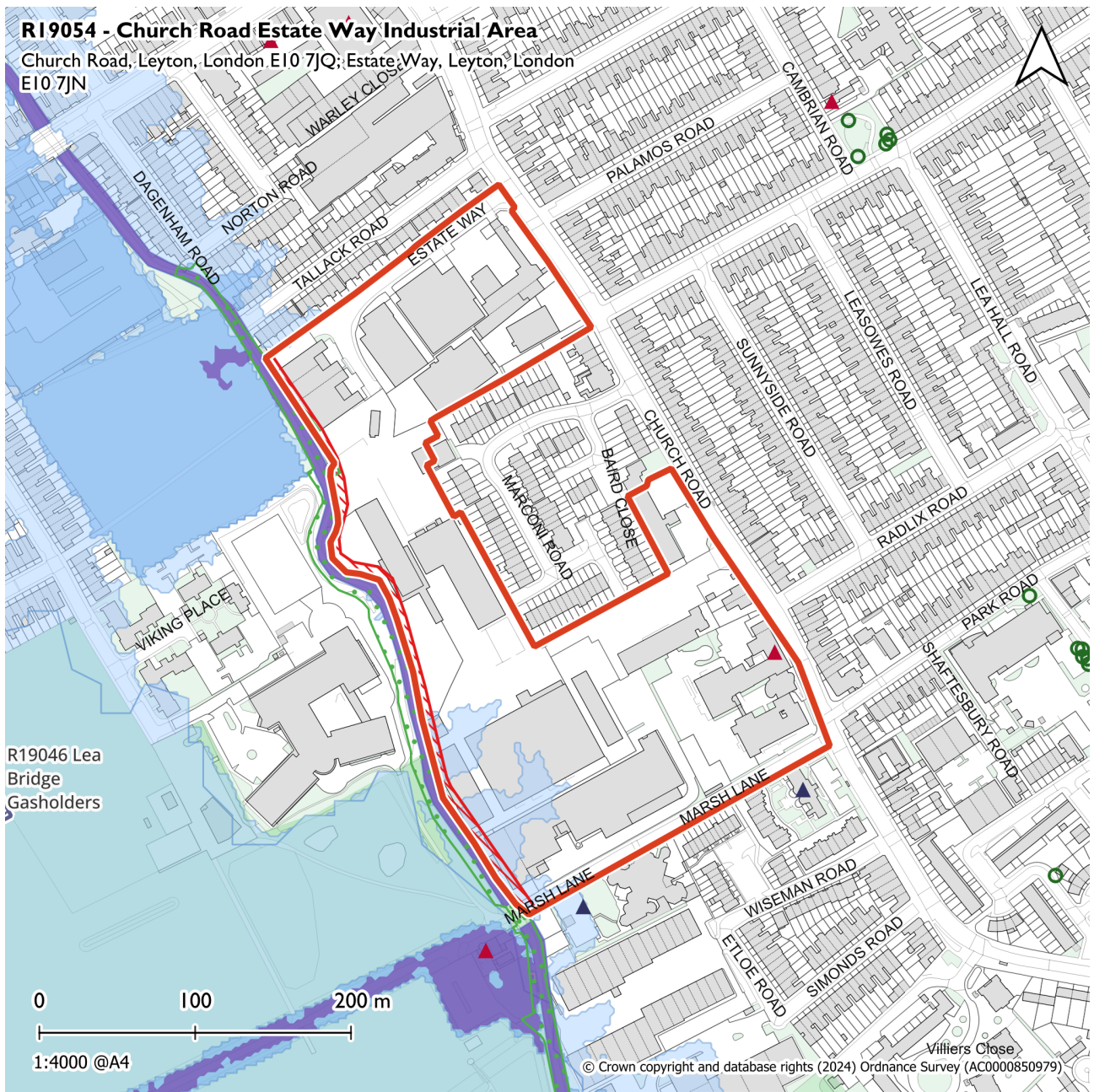


Church Road Estate Way Industrial Area (R19054)



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

Address:	Church Road, Leyton, London E10 7JQ; Estate Way, Leyton, London E10 7JN		
Previous site reference:	SA08	Ward:	Lea Bridge
Site Size (Ha):	6.62	Ownership:	Private
Consent Status:	Part consented/resolution to grant	Planning Reference(s):	220695 / 240779 / 230086

Planning Designations: Lea Bridge Strategic Location; Area potentially suitable for tall building(s); LSIS; Listed Building (adjacent); Locally Listed Building; APA; SINC; AQFA; AQMA; Flood Zone 2; Flood Zone 3a; Flood Zone 3b; MOL (adjacent); Playing Fields (adjacent); Allotments (adjacent); Main River (8m).

Church Road/Estate Way Industrial Area (R19054) - Site Allocation

Site Allocation

- A. Provide new homes, an early years facility, employment uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 400 homes
- C. 24,000 sqm industrial 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 Road/Estate Way Industrial Area (R19054) - Site Requirements

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

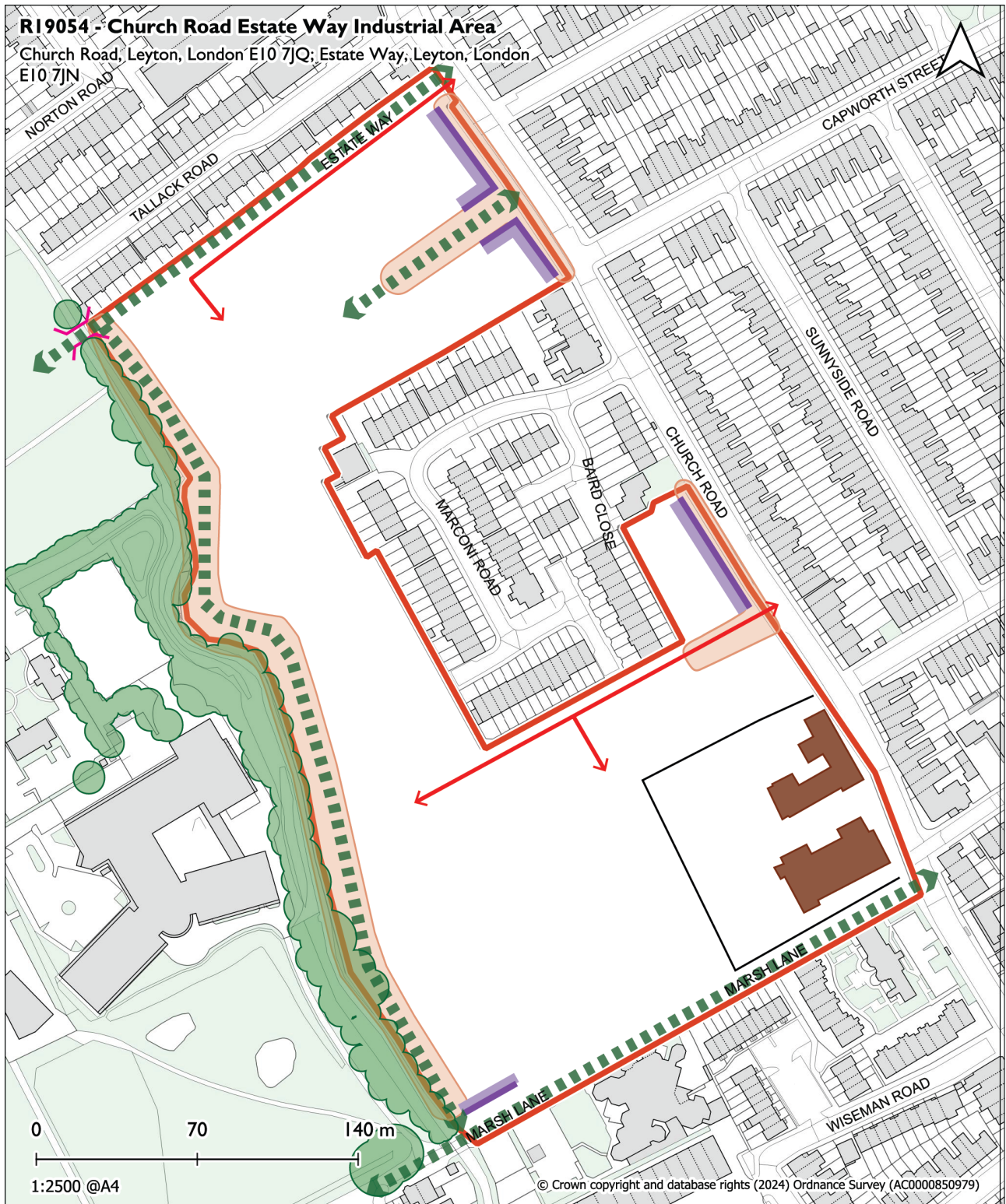
- A. Optimise the capacity of the site to deliver approximately 400 high quality, accessible, sustainable homes, including affordable housing. Housing is only appropriate in locations identified within the approved Estate Way Industrial Masterplan Framework (2023).
- B. Reprovide the early years facility on site to deliver facilities of an improved quality to contribute to meeting local community infrastructure needs.
- C. Provide as a minimum the full replacement of existing industrial capacity with industrial floorspace uses that are acceptable in a Locally Significant Industrial Site (LSIS), and seek to provide an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies. Units should be supported by appropriate yard space, with consideration given to where this could be shared between multiple units and/or businesses. The reference capacity for reprovision is 24,400 sqm, and industrial uses must be completed ahead of other uses in accordance with 'industry first' principles.

- D. Provide a Retention and Relocation strategy which sets out an approach to engagement with existing businesses and the provisions to be undertaken to either secure their retention on site within the redeveloped premises or for them to be accommodated within alternative suitable local premises.
- E. Ensure that the overall integrity and efficacy of the Church Road Locally Significant Industrial Site (LSIS), and the existing or potential industrial activities located within it are not compromised by development on the site, including the ability of industrial activities to operate on a 24-hour basis. This should be achieved through the layout and orientation of any proposals, including the location of public realm, as well as consideration of access, servicing, soundproofing and other design mitigation measures. The Agent of Change principle will be applied to protect the industrial function of the LSIS.
- F. Provide well designed active industrial ground-floor frontages onto Church Road to create a strong street presence and provide an industrial 'shopfront'. Proposals should use design to establish a better definition between public and private realm, should avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety for all.
- G. Provide well designed active residential frontage onto Marsh Lane, ensuring that this relates positively to the surrounding context. This should provide a positive presence onto Marsh Lane and the entrance to Leyton Jubilee Park, maximising natural surveillance to ensure community safety for all.
- H. Avoid harmful impacts on the sensitive edges associated with the residential uses in the Marconi Estate.
- I. Provide safe, well defined and well managed servicing and delivery access through two separate access points from Forest Road via Estate Way and the private street to the south. Proposals should establish these as multi-modal streets where vehicular uses are appropriately separated from the access to the residential uses, including through the provision of generous footways and tree planting.
- J. Enhance the existing public realm on Church Road and Marsh Lane to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- K. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- L. Deliver new pedestrian and cycling connectivity along the Dagenham Brook, linking Leyton to Lea Bridge Road via the old football ground and ensuring it is designed sensitively so as to ensure ecology and biodiversity can thrive.
- M. Enhance existing pedestrian and cycling connectivity along Marsh Lane. This should include seating and informal play opportunities to reinforce the safety of this as a School Street.

- N. Explore the potential for, or contribute to the development of, a new and accessible pedestrian and cycle bridge across the Dagenham Brook, improving the link between Leyton Jubilee Park, Church Road and Lea Bridge Road. A high quality new public realm should be developed on the east of the Dagenham Brook which includes green amenity and enhances biodiversity.
- O. Provide ecological and biodiversity enhancements to the setting of the Dagenham Brook, including rewilding measures, in keeping with the wider proposals for improvements to the Dagenham Brook corridor in this area. Any development should be appropriate set back from the Dagenham Brook to enable access for maintenance and to allow new greening to thrive. Built development must not encroach into the area of land shown as 'non-developable' on the Site Boundary and Constraints Plan.
- P. Design and site buildings and new green space to protect and enhance the openness of the Marsh Lane Playing Fields Metropolitan Open Land (MOL).
- Q. Design and site buildings and new green space to protect and enhance the integrity of the Dagenham Brook Site of Importance for Nature Conservation (SINC) to the west of the site. The use of lighting or light pollution should be appropriately mitigated through a lighting strategy to ensure it does not negatively impact the existing ecology.
- R. Mitigate the impact of any localised poor air quality from Church Road on the site through the appropriate design and siting 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.
- S. Preserve or enhance the significance, setting and key views of the locally listed Church Mead School located on the site, and the surrounding designated heritage assets, including the Grade II listed Etloe House and the Grade II listed Ice House at St Joseph's Roman Catholic School to the south of the site.
- T. Mitigate the Flood Zone 2 and Flood Zone 3 fluvial flood risk to the south west of the site through the use of effective design, siting buildings to the lowest flood risk areas and prioritising vulnerable uses and/or infrastructure to be sited away from the areas of highest flood risk. Applicants must engage with the Environment Agency at the earliest possible opportunity.
- U. Provide a high-level district heat network feasibility study, to be agreed with the LPA (and the GLA, if required). This site has been identified as lying within a 'Zone of Interest' for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Applicants should engage with the Council at the earliest opportunity.

- V. Ensure that development is aligned with the principles set out within the Estate Way Masterplan Framework (2023), or subsequent updates to this work.
- W. Support the principles set out within the Dagenham Brook River Restoration Corridor Strategy (2022), or subsequent updates to this work.

Church Road/Estate Way Industrial Area (R19054) - Placemaking Plan



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