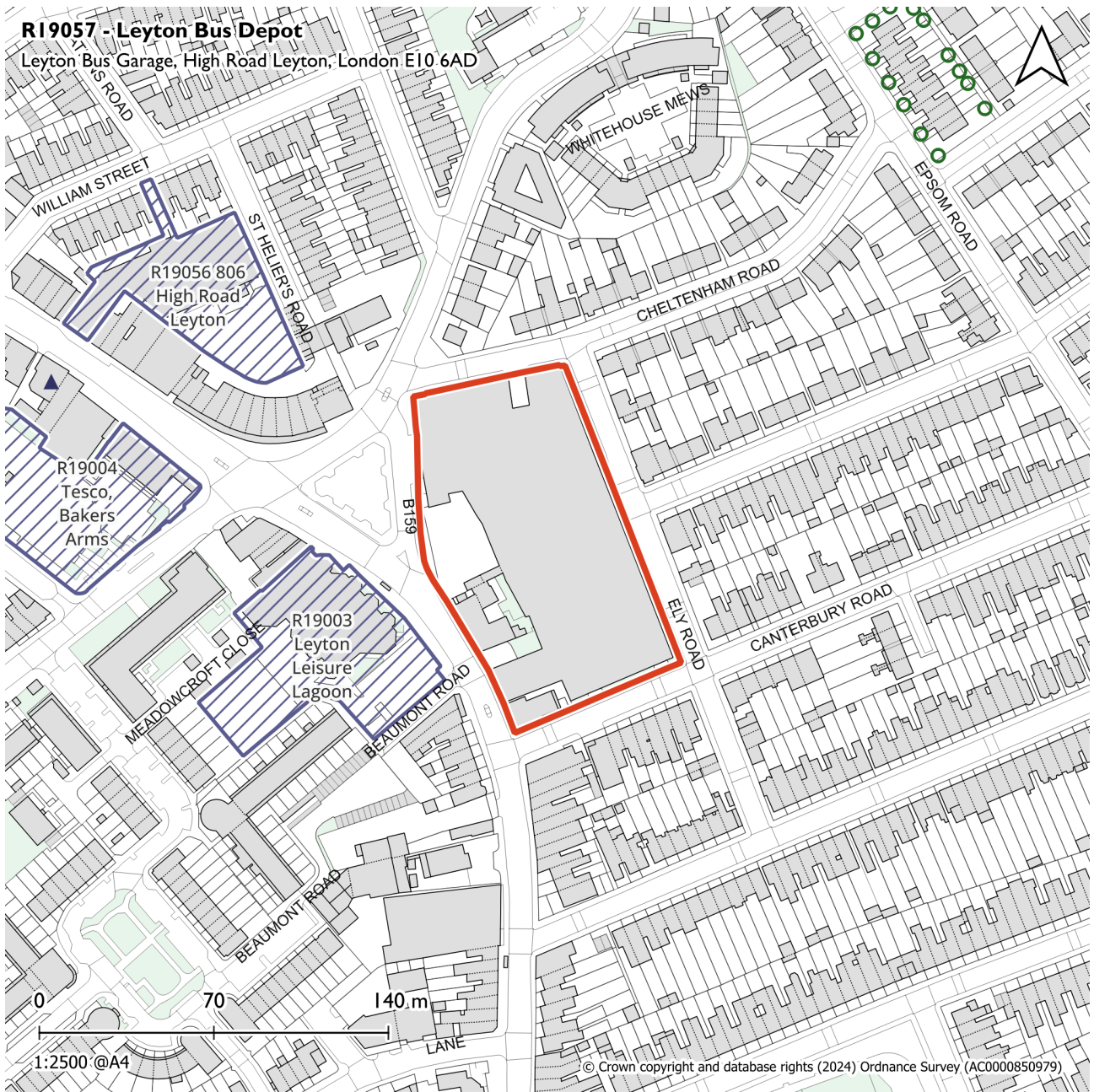


Leyton Bus Depot (R19057)



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

Address:	Leyton Bus Garage, High Road Leyton, London E10 6AD		
Previous site reference:	SA14	Ward:	Forest
Site Size (Ha):	1.00	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Bakers Arms Strategic Location; Bakers Arms District Centre; Area potentially suitable for tall building(s)*; APA; AQFA; AQMA.		

Footnote to Planning Designations - *This site has been identified as a location where a building of 18 storeys may be acceptable, within an indicative range of 3 - 18 storeys. This is subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policies set out within Local Plan Part 1, including Policy 54 Tall Buildings.

Leyton Bus Depot (R19057) - Site Allocation

Site Allocation

- A. Reprovide, improve and modernise the bus depot and provide new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. Modern bus depot
- C. 225 homes
- D. Town centre uses to be determined through detailed application

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. Transformation

*This site has been identified as a location where a building of 18 storeys may be acceptable. This is subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policies set out within Local Plan Part 1, including Policy 54 Tall Buildings.

Leyton Bus Depot (R19057) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 225 high quality, accessible, sustainable homes, including affordable housing. This site allocation, or parts of this site allocation, may be suitable for the provision of high quality, sustainable, accessible Purpose-Built Student Accommodation, including affordable student accommodation, subject to compliance with all relevant planning policy tests and an overall indicative cap for the Bakers Arms Strategic Location of 490 purpose-built student rooms. Purpose-Built Student Accommodation in the borough is expected to have a nomination agreement for occupation by students of one or more higher education provider(s), with the priority being provision for the University of Portsmouth.

- 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. Reprovide community uses on site and provide new town centre uses of a size and scale that is appropriate for the edge of centre location and which complements Bakers Arms District Centre's existing offer. Uses that are considered particularly suitable for this site include food and beverage and retail uses. 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, and their provision must not undermine the viability and vitality of the centre.
- D. Provide well designed active commercial ground-floor frontage onto High Road Leyton and Leyton Green Road and active residential frontage onto Ely Road, Cheltenham Road and Canterbury Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all. Proposals will be expected to create a new street within the site from High Road Leyton to Ely Road with active frontages.
- E. Enhance the existing public realm on High Road Leyton, including by widening it, to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- F. Contribute to the enhancement of Leyton Green and improve its relationship with this site. This could be achieved by extending Leyton Green to form a larger green space connected to the site through the realignment of vehicular routes. The Council's Highways Team should be consulted on any proposed changes to vehicular routes at the earliest possible stage.
- G. Reprovide a bus depot on site, ensuring that the capacity is equivalent to the existing provision (c. 100 buses). The bus depot must remain suitable for operation 24/7 in order to operate an efficient bus network, and its successful operation should be protected through the application of the Agent of Change principle. It should be capable of adaptation to house zero emission buses, such as electric or hydrogen, in the near future. If relocated to an alternative site, it must be well located in relation to the bus network and operational before the existing site is redeveloped to ensure continuity of operation. TfL consultation and approval will be required.
- H. Enhance existing pedestrian and cycling connectivity along High Road Leyton, ensuring that the on-road cycle lane is maintained and kept safe and accessible to all throughout 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 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.

Leyton Bus Depot (R19057/SA14) - Placemaking Plan



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