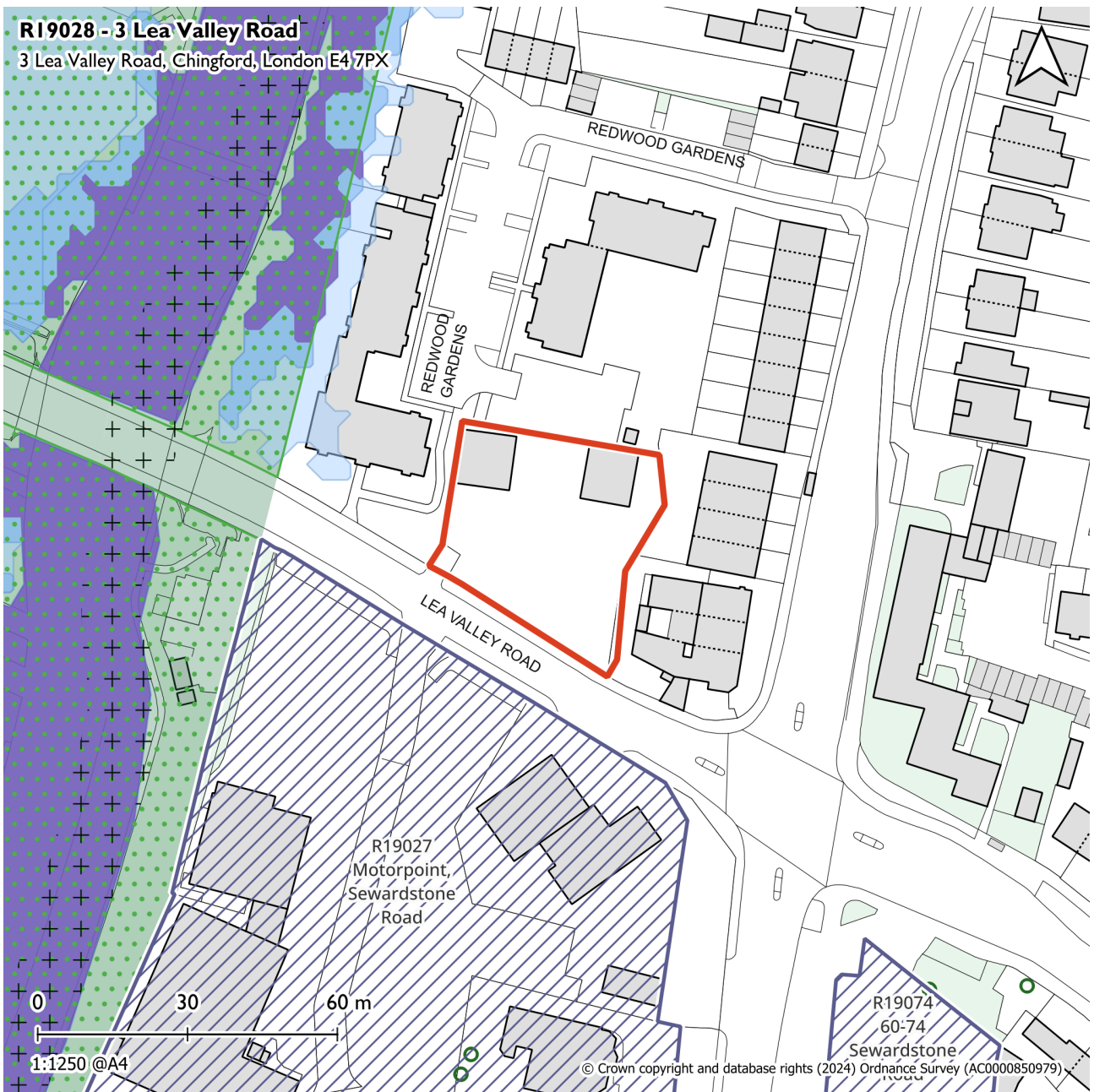


3 Lea Valley Road (R19028)



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

Address:	3 Lea Valley Road, Chingford, London E4 7PX		
Previous site reference:	SA53	Ward:	Chingford Green
Site Size (Ha):	0.15	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Sewardstone Road Strategic Location; Sewardstone Road Neighbourhood Centre; APA; SINC (adjacent); AQMA; MGB (adjacent); LVRP; Green Corridor (adjacent); Greenway (adjacent).		

### 3 Lea Valley Road (R19028) - Site Allocation

#### Site Allocation

- A. Provide new homes, town centre uses, and enhanced public realm with biodiverse landscaping.

#### Indicative Capacities

- B. 15 homes
- C. 190 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. Reinforcement

### 3 Lea Valley Road (R19028) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 15 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide new town centre uses of a size and scale that is appropriate for the edge of centre location and which complements Sewardstone Road Neighbourhood Centre’s existing offer. 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.
- C. Provide well designed active commercial ground-floor frontage onto Lea Valley Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- E. Enhance existing pedestrian and cycling connectivity along Lea Valley Road, linking Kings Head Hill and Sewardstone Road.

- F. Mitigate existing pluvial flood risk to the south and south west of the site to achieve greenfield run off rates through appropriate design, including Sustainable Drainage Systems (SuDS) where appropriate. Development should also make efforts to reduce pluvial flood risk off site.
- G. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, smell, vibrations or light in regard to the continued effective operation of the nearby Thames Water site. Should mitigation measures be required to ensure this, proposals must set out how and when any mitigation measures will be delivered in line with the Agent of Change principle.

### 3 Lea Valley Road (R19028) - Placemaking Plan



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