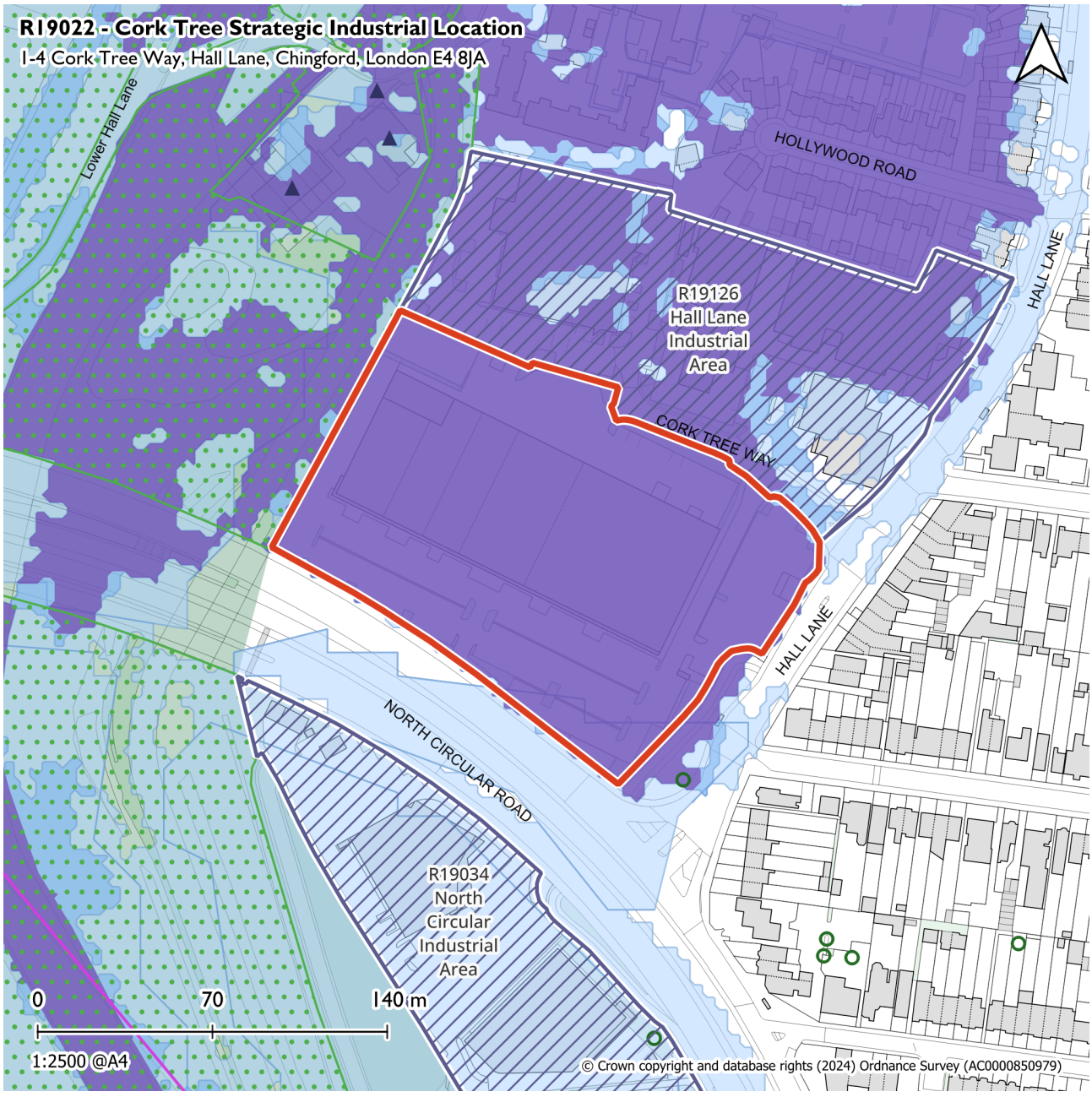
Cork Tree Strategic Industrial Location (R19022)



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

Address:	1-4 Cork Tree Way, Hall Lane, Chingford, London E4 8JA		
Previous site reference:	SA47	Ward:	Valley
Site Size (Ha):	2.22	Ownership:	
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	North Circular Strategic Location; SIL; APA; TPO (adjacent); SINC; AQFA; AQMA; Flood Zone 2; Flood Zone 3a; Flood Zone 3b; CDA; MGB (adjacent); LVRP (adjacent); LNR (adjacent); Green Corridor; Greenway (adjacent).		

North Circular

Cork Tree Strategic Industrial Location (R19022) - Site Allocation

Site Allocation

A. Provide modern storage and distribution uses and enhanced public realm with biodiverse landscaping.

Indicative Capacities

B. Potential for up to 36,700 sqm new storage and distribution industrial floorspace

Potential Delivery Timescale

C. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035

Character-led Intensification Approach

D. Transition

Cork Tree Strategic Industrial Location (R19022) - Site Requirements

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

A. Deliver a modern, multi-storey storage and distribution facility, taking advantage of the site's good access to the North Circular (A406).

B. Provide well designed active industrial ground-floor frontage onto Hall Lane, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.

C. Provide safe, well defined and well managed servicing and delivery access to the site from Hall Lane / Cork Tree Way.

D. Enhance the existing public realm at the eastern part of the site onto Hall Lane and create new high quality public realm at the western part of the site, adjacent to the River Lea, to deliver a pedestrian-focused environment which is green, safe and accessible to all. This should be integrated within a wider network of safe and accessible open spaces, connecting to Banbury Reservoir and the William Girling Reservoir, as well as access to strategic recreational routes such as the Lea Valley Walk and the Lee Valley Pathway. Applicants should engage with the Lea Valley Regional Park Authority to understand aspirations for the development of the site can align with wider development proposals.

E. Enhance existing pedestrian and cycling connectivity along Hall Lane, the Hall Lane underpass and the underpass along the towpath under the North Circular (A406) to enhance safe, inclusive and accessible connectivity from the site across the North Circular.

F. Ensure that the segregated cycle lane is maintained and kept safe and accessible to all throughout construction.

G. Provide ecological and biodiversity enhancements to the setting of the River Lea and its habitat, including rewilding measures. Any development should be appropriately set back from the River Lea to enable access for maintenance and to allow new greening to thrive.

H. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.

I. Retain and enhance trees with Tree Protection Orders (TPOs) and significant and/or mature trees, including the Cork Tree to the south east of the site boundary, 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.

J. Design and site buildings and new green space to protect and enhance the integrity of the Lea Valley Site of Importance for Nature Conservation (SINC), and the associated Green Corridor. The use of lighting or light pollution resulting from industrial uses should be appropriately mitigated through a lighting strategy to ensure it does not negatively impact the existing ecology.

K. Mitigate the impact of any localised poor air quality from the North Circular (A406) 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.

L. Mitigate the Flood Zone 3 fluvial flood risk across 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.

M. Mitigate existing pluvial flood risk on the car park to the south 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.

N. Consider in the design and development of the scheme the plans and emerging development at Meridian Water in the London Borough of Enfield.

North Circular

Cork Tree Strategic Industrial Location (R19022) - Placemaking Plan

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