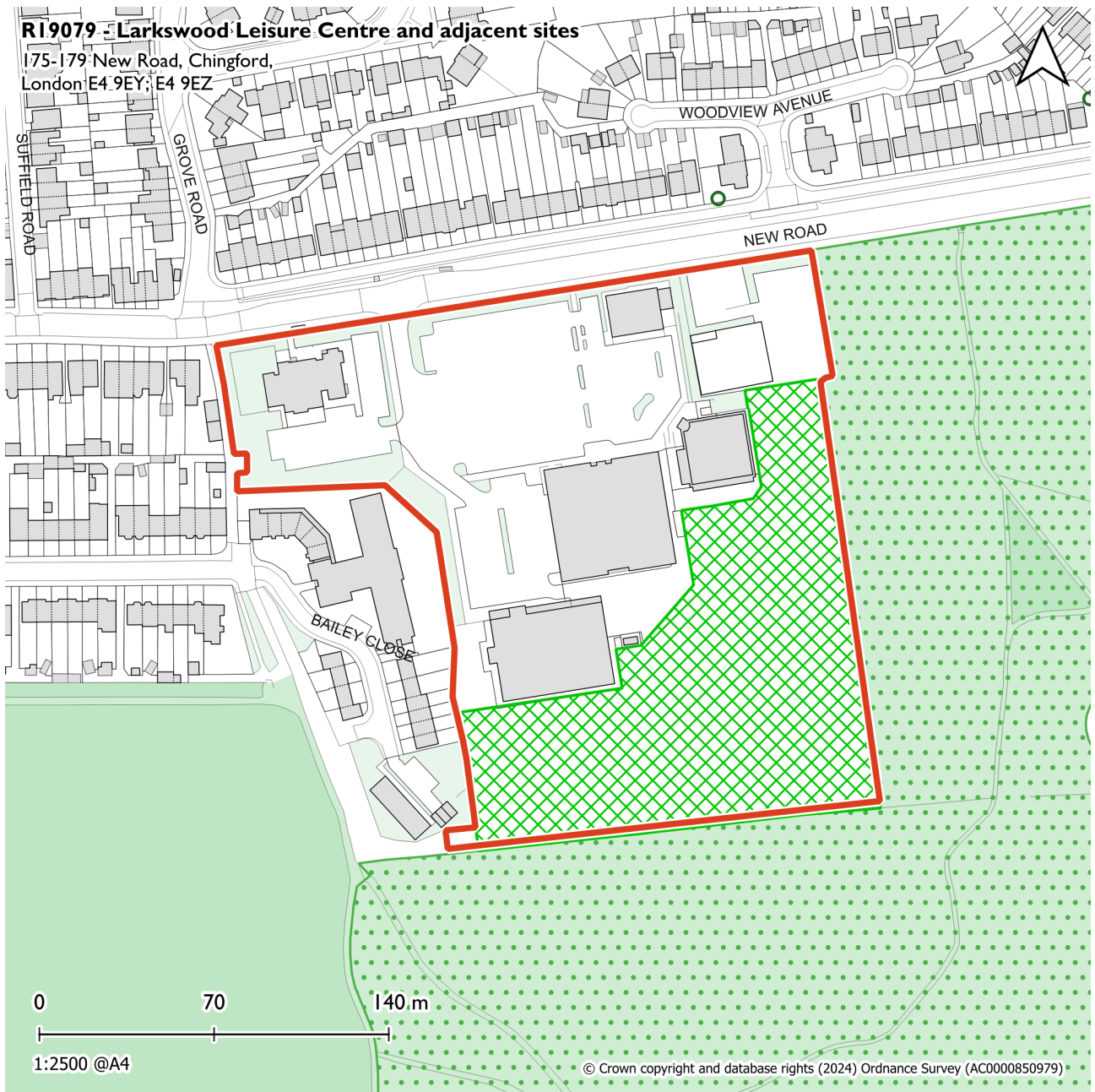


Larkwood Leisure Centre and adjacent sites (R19079)



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

Address:	175-179 New Road, Chingford ,London E4 9EY; E4 9EZ		
Previous site reference:	SA61	Ward:	Larkwood
Site Size (Ha):	4.05	Ownership:	Private
Consent Status:	Part resolution to grant	Planning Reference(s):	222505
Planning Designations:	TPO (adjacent); SINC; LGS*; LIGS (adjacent); AQMA; CDA; MOL (adjacent); Greenway (adjacent); HPNPA.		

Footnote to planning designations: *Part of this site is proposed through this document to be designated as a 'Local Green Space'. This is set out in more detail under 'Policy Map Changes'.

Larkswood Leisure Centre and adjacent sites (R19079) - Site Allocation

Site Allocation

- A. Reprovide the sports and leisure use and the early years facilities and provide new homes and commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces, including the designation and protection of Local Green Space.

Indicative Capacities

- B. 280 homes
- C. 40,500 sqm non-residential 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

Larkswood Leisure Centre and adjacent sites (R19079) - Site Requirements

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

- A. Designate and safeguard land to the east and south of the site as a Local Green Space (LGS), ensuring that no development occurs on this designation and that development references and responds to the conclusions and recommendations of the 2021 Ecological Appraisal on the LGS to preserve and enhance this ecological asset.
- B. Optimise the capacity of the site to deliver approximately 280 high quality, accessible, sustainable homes, including affordable housing.
- C. Reprovide the sports and leisure use and early years facility to deliver facilities of an improved quality to ensure local needs for sport, leisure and recreation opportunities and early years provision are met.
- D. Reprovide commercial uses of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres. Uses that are considered particularly suitable for this site

include local convenience retail and food and beverage 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.

- E. Provide well designed active commercial, community and residential ground-floor frontage onto New Road and the network of new streets and green spaces within the site, ensuring that these relate positively to the surrounding context, including the presence of existing mature street trees, and maximise natural surveillance to ensure community safety for all.
- F. Create new high quality public realm within the site in the form of a linear park connecting New Road and the wider community with Larks Wood and the newly designated Local Green Space. This public realm should promote a landscape-led design to account for level changes within the site, ensuring creating a pedestrian-focused environment that it is green, safe and accessible for all.
- G. Enhance existing pedestrian and cycling connectivity along New Road, and deliver new pedestrian and cycling connectivity through the site, linking New Road with Larks Wood.
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, including implementing within the design an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland, which, depending on the scale and impact of development, a minimum buffer should be at least 15 metres to avoid root damage and at least 50m for pollution or trampling.
- I. Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting and green space, including implementing within the design an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland, which, depending on the scale and impact of development, a minimum buffer should be at least 15 metres to avoid root damage and at least 50m for pollution or trampling.
- J. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- K. Design and site buildings and new green space to protect and enhance the integrity of the Larks Wood Site of Importance for Nature Conservation (SINC), and the associated Green Corridor, and the openness of the Larks Wood Playing Fields Metropolitan Open Land (MOL) to the south and east of the site.
- L. Retain and enhance significant and/or mature trees on site 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.
- M. Mitigate the impact of any localised poor air quality from the New Road (A1009) 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.

- N. Recognise that the site is adjacent to the Highams Park Neighbourhood Plan Area, and where possible to support the principles set out within it.

Larkwood Leisure Centre and adjacent sites (R19079) - Placemaking Plan



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