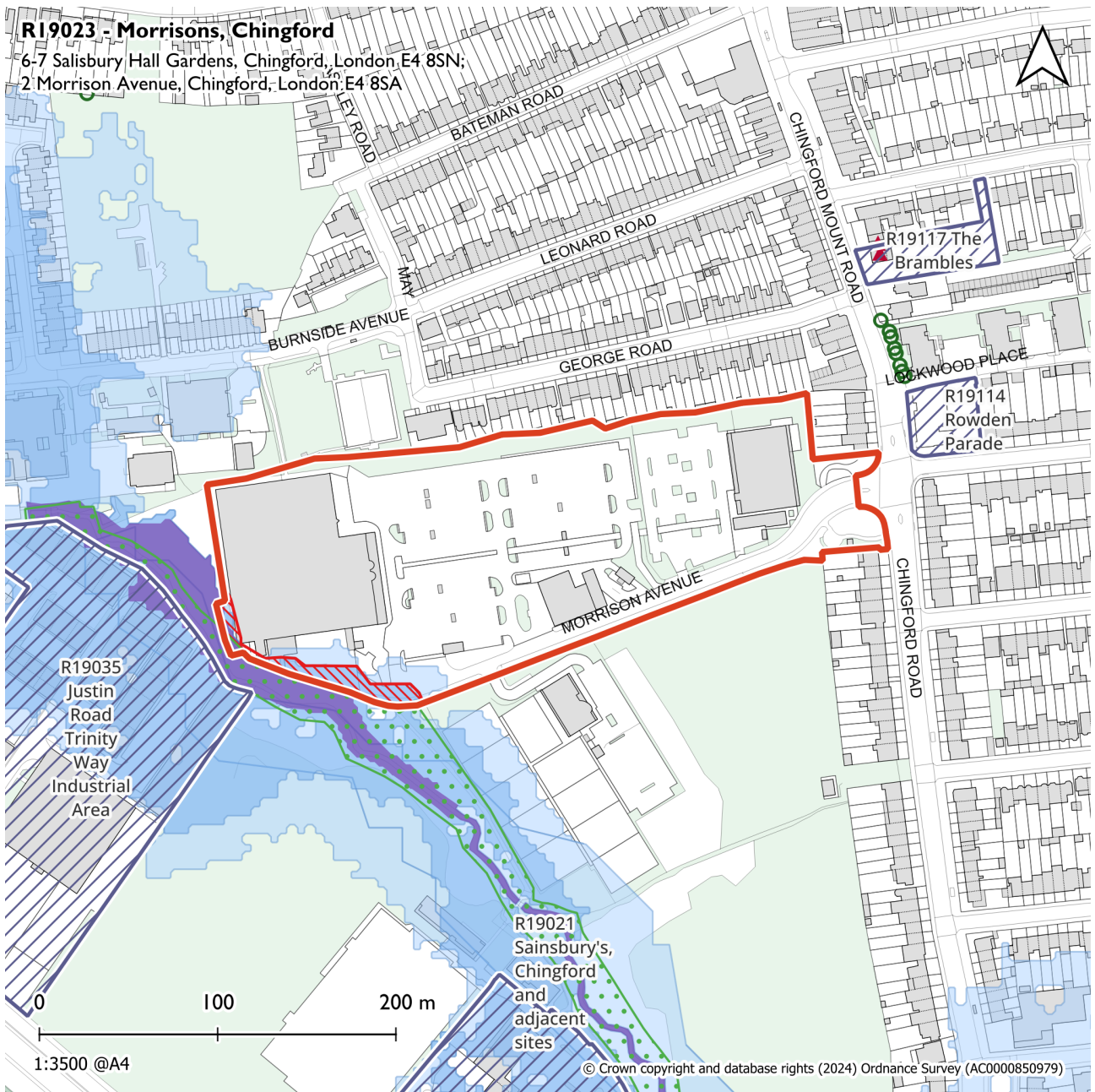


**Morrisons, Chingford (R19023)**



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

Address:	6-7 Salisbury Hall Gardens, Chingford, London E4 8SN		
Previous site reference:	SA48	Ward:	Valley
Site Size (Ha):	4.13	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	North Circular Strategic Location; TPO (adjacent); SINC; AQMA; Flood Zone 2; Flood Zone 3a; Flood Zone 3b; CDA; LNR (adjacent); Playing Fields (adjacent); Green Corridor; Main River (8m).		

**Morrisons, Chingford (R19023) - Site Allocation**

**Site Allocation**

- A. Reprovide a suitably sized supermarket and sports and leisure uses, provide new homes, community facilities, new and enhanced public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 315 homes
- C. Non-residential 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. Transition

**Morrisons, Chingford (R19023) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 315 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide supermarket on site, the format and size of which should be informed by the requirements of the owner or leaseholder at the time an application is submitted, subject to an assessment of local convenience retail needs and balanced against all other planning considerations, including the vision for the site and wider location. Development should take a phased approach to allow for the continuity of trade.
- C. Reprovide the sports and leisure use to deliver facilities of an improved quality to contribute to meeting local sport, leisure and recreation needs.
- D. Explore the potential to provide new high quality, inclusive community facilities on site to contribute to meeting local community infrastructure needs. Uses that are considered particularly suitable for this site include an early years facility.
- E. Provide well designed active commercial and residential ground-floor frontage onto Morrison Avenue ensuring that these frontages relate positively to the surrounding context and maximises natural surveillance to ensure community safety for all.

- F. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- G. Provide safe, well defined and well managed servicing and delivery access from Chingford Mount Road.
- H. Ensure new residential uses do not negatively impact upon the effective operation of the adjacent sports and leisure use. The design of homes should mitigate the impact of noise and light emitted from the facility in line with the Agent of Change principle.
- I. 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 adjacent Thames Water storm tanks site. Should mitigation measures be required to ensure this, proposals should set out how and when any mitigation measures will be delivered.
- J. Create new high quality pedestrian-focused public realm throughout the site, which an area of significant provision which includes street furniture and is green, safe and accessible to all.
- K. Deliver new cycle and pedestrian connectivity through the site, linking Burnside Avenue with Morrison Avenue and the River Ching, and the Sainsbury's, Chingford and adjacent site allocation (R19021) and the Salsbury Hall Playing Field Suitable Alternative Natural Greenspace (SANG).
- L. Contribute to the delivery of new pedestrian and cycling connectivity along the River Ching to create a new Suitable Alternative Natural Greenspace (SANG) contributing to the borough-wide SANG strategy.
- M. Deliver enhanced greening and biodiversity throughout and, where possible, around the site, including through the provision of tree planting, new green space, and green roofs.
- N. Retain and enhance significant and/or mature trees along the north boundary of the 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.
- O. Provide ecological and biodiversity enhancements to the setting of the River Ching to the south west of the site, including new greening. Any development should be appropriately set back from the River Ching to enable access for maintenance and to allow new greening to thrive.
- P. Design and site buildings and new green space to protect and enhance the integrity of the Ching Brook Site of Importance for Nature Conservation (SINC) and the associated Green Corridor to the south west of the site. The use of lighting or light pollution resulting from commercial uses should be appropriately mitigated through a lighting strategy to ensure it does not negatively impact the existing ecology.

- Q. Mitigate the Flood Zone 2 and Flood Zone 3 fluvial flood risk to the south west corner 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. Built development must not encroach into the area of land shown as 'non-developable' on the Site Boundary and Constraints Plan. Applicants must engage with the Environment Agency at the earliest possible opportunity.
- R. Mitigate existing pluvial flood risk to the 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.
- S. Ensure that the overall integrity and efficacy of the adjacent Justin Road/Trinity Way Locally Significant Industrial Site (LSIS3), 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.

### Morrisons, Chingford (R19023) - Placemaking Plan



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