Sewardstone Road

Motorpoint, Sewardstone Road (R19027)

R19027 - Motorpoint, Sewardstone Road
1 Lea Valley Road, Chingford, London E4 7PX; 51 & 53 Sewardstone Road, Chingford, London E4 7PU

REDWOOD GARDENS
REDWOOD
R19028.3 Lea Valley Road
LEA VALLEY ROAD
R19074 60-74 Sewardstone Road
LAUREL GARDENS
MERRYHILL CLOSE

0   70   140 m
1:2500 @A4

© Crown copyright and database rights (2024) Ordnance Survey (AC0000850979)
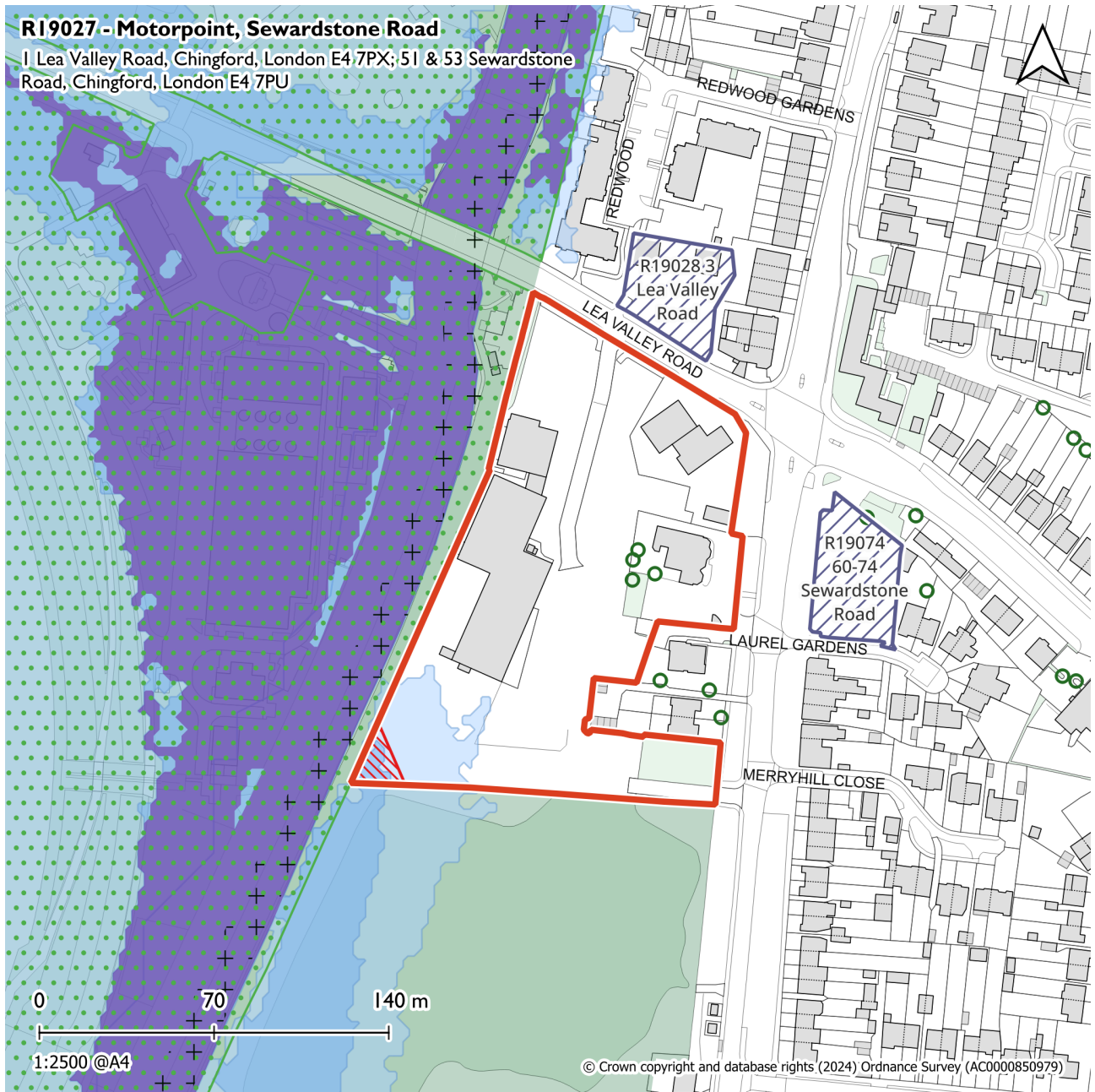
Please read in conjunction with the 'Site Boundary and Constraints Plan Key', which can be found at the end of the document.

Address:	1 Lea Valley Road, Chingford, London E4 7PX; 51 & 53 Sewardstone Road, Chingford, London E4 7PU		
Previous site reference:	SA52	Ward:	Chingford Green
Site Size (Ha):	1.87	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A

Sewardstone Road

Planning Designations: Sewardstone Road Strategic Location; Sewardstone Road Neighbourhood Centre; APA; TPO; EFSAC (400m); SSSI (adjacent); SINC; AQMA; Flood Zone 2; Flood Zone 3a; MGB (adjacent); LVRP; Playing Fields (adjacent); Green Corridor; Greenway.

Motorpoint, Sewardstone Road (R19027) - Site Allocation

Site Allocation

A.   Provide new homes, community facilities and other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

B.   295 homes
C.   2,350 sqm town centre and community uses

Potential Delivery Timescale

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

2020-2025	2025-2030	2030-2035

Character-led Intensification Approach

E.   Transition

## Motorpoint, Sewardstone Road (R19027)- Site Requirements

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

A.   Optimise the capacity of the site to deliver approximately 295 high quality, accessible, sustainable homes, including affordable housing.

B.   Provide new town centre uses on site that enhance and complement the Sewardstone Road Neighbourhood Centre's existing offer. Uses that are considered particularly suitable for this site include retail, food and beverage uses, and community facilities. 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.

C.   Provide well designed active commercial ground-floor frontage onto Sewardstone Road and Lea Valley Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all. Frontages should create a clear and defined building line, but should be sufficiently set back to establish a generous footway and public realm to deliver a pedestrian-focused environment which is green, safe and accessible to all.

Sewardstone Road

D. Provide well designed active residential ground floor frontage onto the River Lea, taking advantage of the site's waterside location.

E. Deliver new and enhanced greening and biodiversity throughout and around the site, through the provision of tree planting, green spaces, and green roofs. Proposals should create a new park in the south west corner of the site, adjacent to and with views over the River Lea.

F. Deliver new north south pedestrian and cycling connectivity through the site running along the River Lea, linking Lea Valley Road with the new area of public realm in the south, and with Sewardstone Road. This connection should be safe and accessible to all, overlooked, well lit and attractively designed.

G. Enhance existing pedestrian and cycling connectivity along Sewardstone Road and Lea Valley Road.

H. Retain and enhance trees with Tree Protection Orders (TPOs) and significant and/or mature trees, including those in the centre 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.

I. Undertake a project level HRA setting out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest SAC.

J. Design and site buildings and new green space to protect and enhance the integrity of the Chingford Reservoirs Site of Special Scientific Interest (SSSI), the Lea Valley Site of Importance for Nature Conservation (SINC), and the associated Green Corridor.

K. Provide a development design that focuses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on site green spaces and minimise access to Epping Forest SAC.

L. Undertake a project level Habitats Regulations Assessment (HRA) setting out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest Special Area of Conservation (SAC). This is required as the site is located within 400m of the Epping Forest SAC.

M. Implement waste management measures for the site in accordance with the borough's Waste and Recycling Guidance for Developments strategy and the Exemplar Design Supplementary Planning Document (SPD), or any updates to these documents.

N. 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.

O. Mitigate existing pluvial flood risk to the northern boundary 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.

P. 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 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.

Sewardstone Road

Sewardstone Road

Motorpoint, Sewardstone Road (R19027) - Placemaking Plan
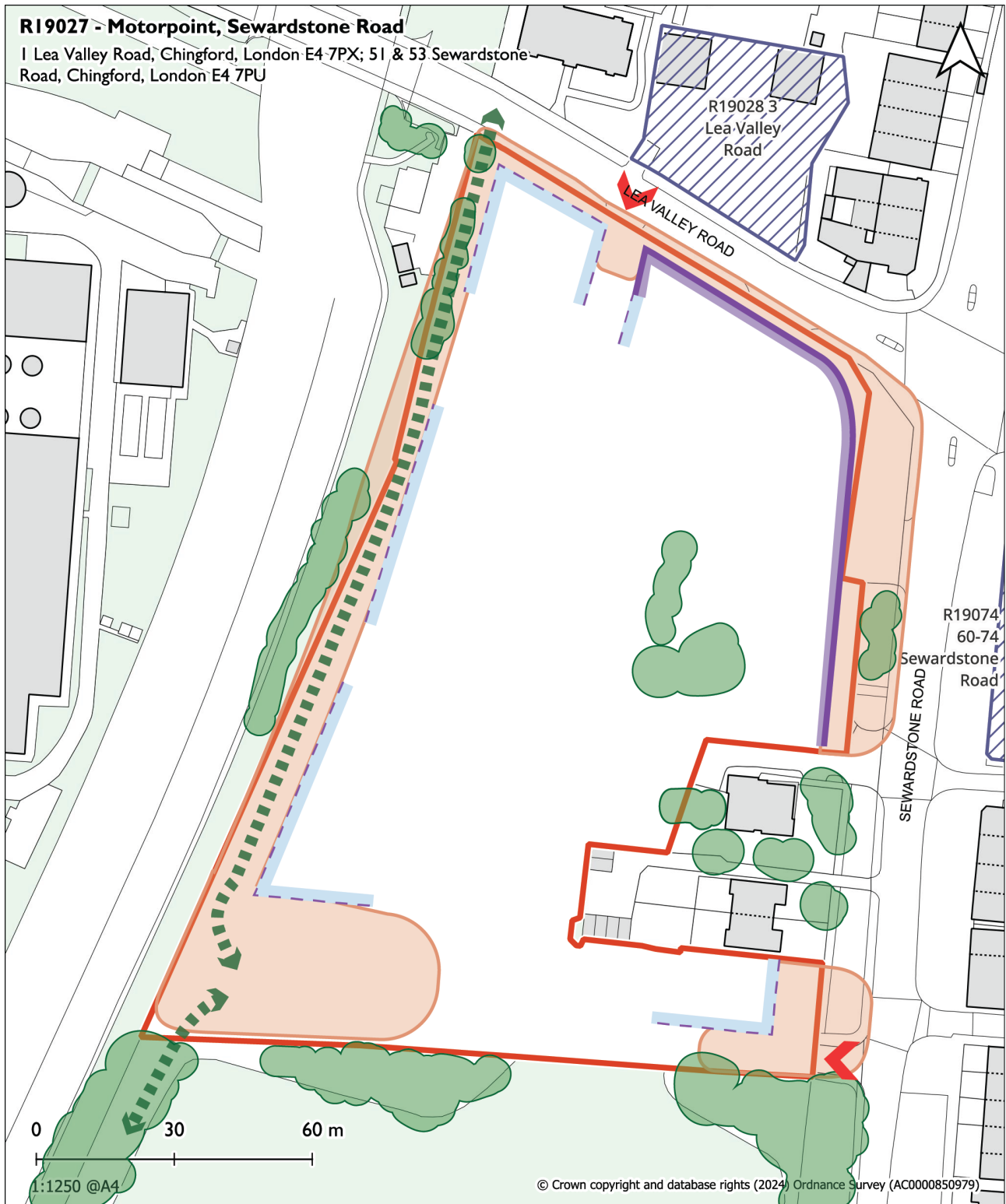
Please read in conjunction with the 'Placemaking Plan Key', which can be found at the end of the document.