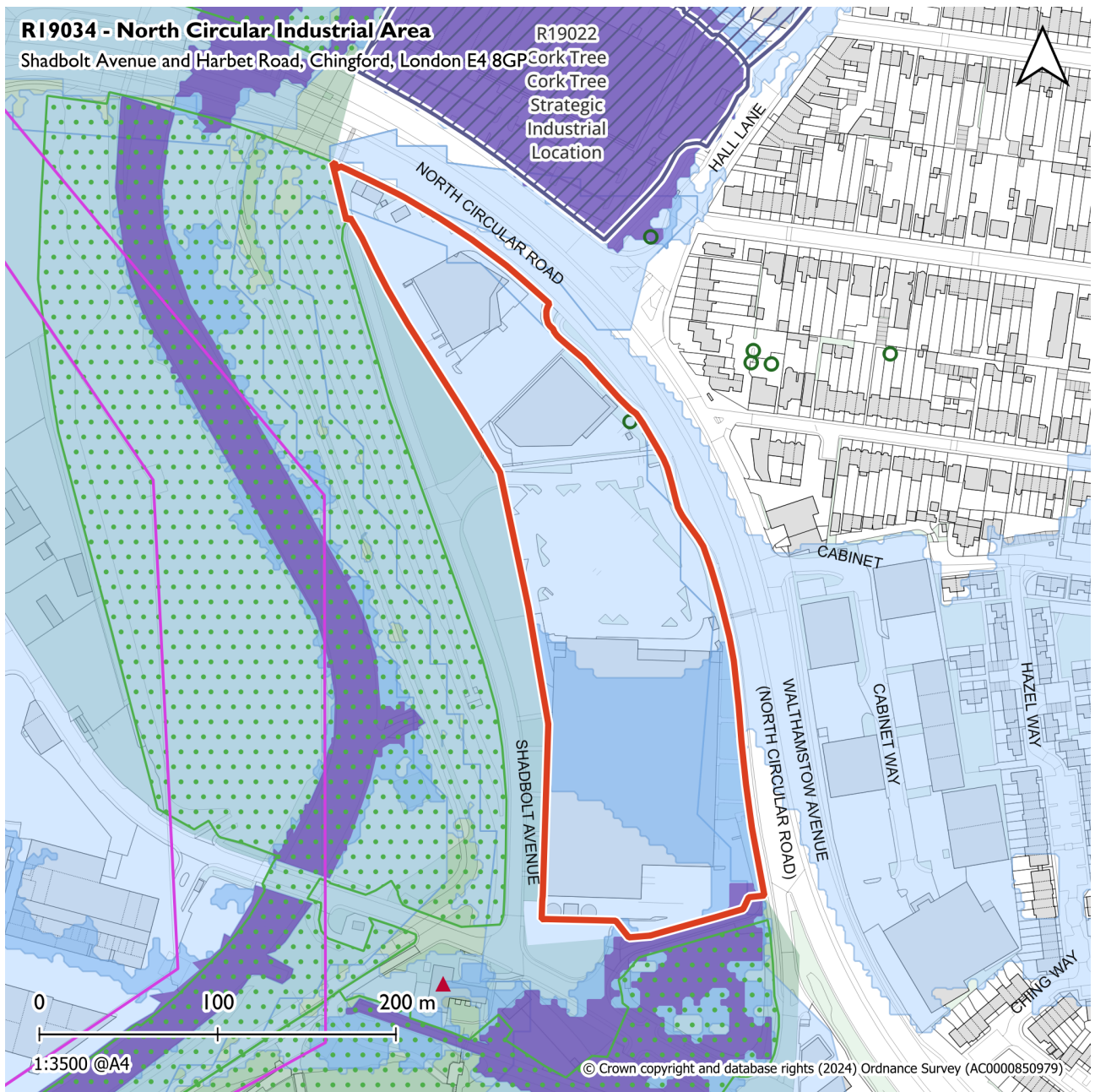


North Circular Industrial Area (R19034)



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

Address:	Shadbolt Avenue and Harbet Road, Chingford, London E4 8GP		
Previous site reference:	SA63	Ward:	Valley
Site Size (Ha):	4.04	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	North Circular Strategic Location; SIL; APA; TPO; SINC; AQFA; AQMA; Flood Zone 2; Flood Zone 3a; Flood Zone 3b; CDA; MGB (adjacent); LVRP (adjacent); Green Corridor; Greenway (adjacent).		

North Circular Industrial Area (R19034) - Site Allocation

Site Allocation

- A. Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. Minimum reprovision of 20,335 sqm of industrial floorspace, with potential to provide 90,000 sqm.

Potential Delivery Timescale

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

2020-2025	2025-2030	2030-2035
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Character-led Intensification Approach

- D. Transition

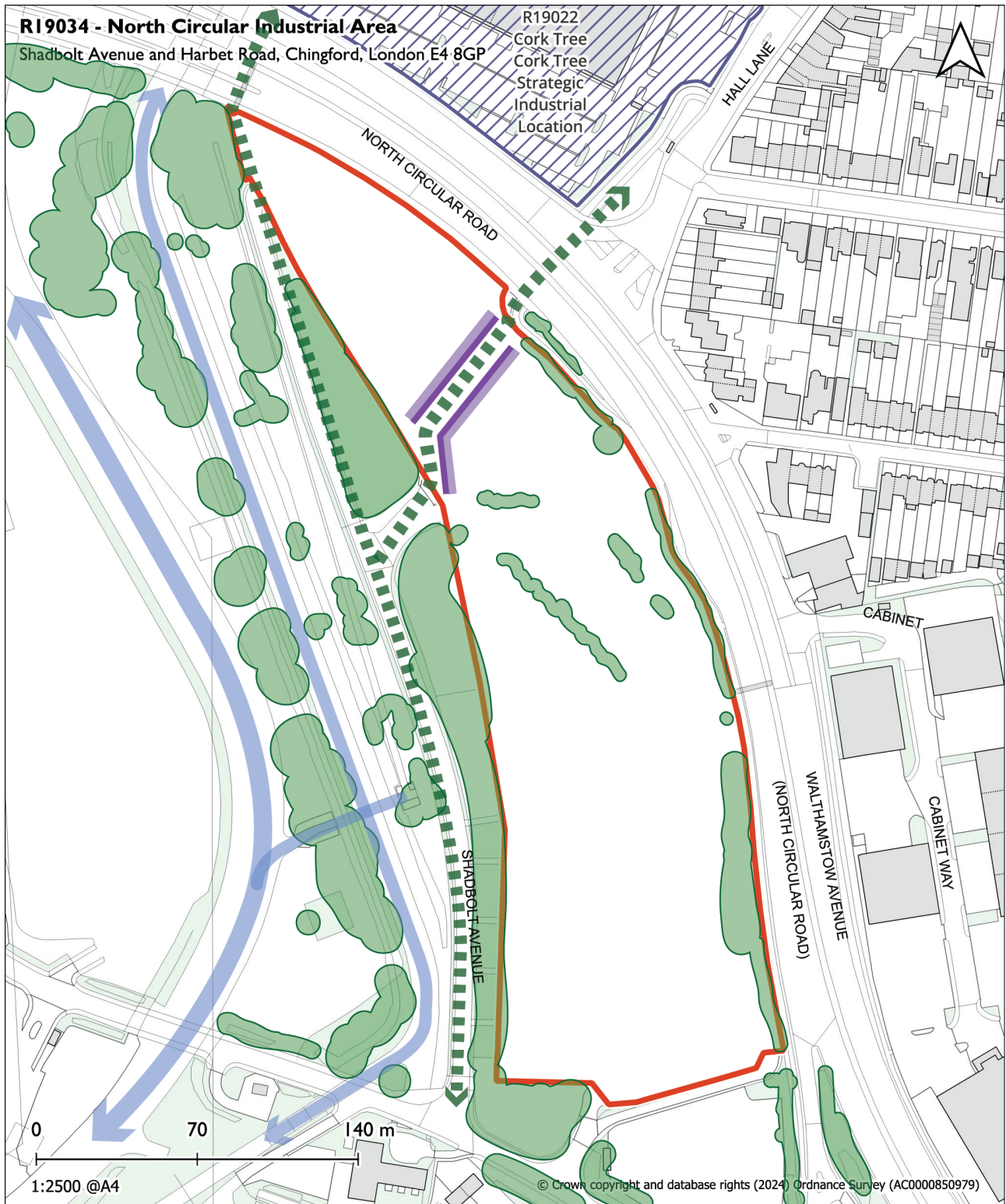
North Circular Industrial Area (R19034) - Site Requirements

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

- A. Provide as a minimum the full replacement of existing industrial capacity with industrial floorspace uses that are acceptable in a Strategic Industrial Location (SIL), and seek to provide an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies. Due to its good access to the North Circular (A406), the site is considered to be particularly suitable for storage and distribution uses. Units should be supported by appropriate yard space, with consideration given to where this could be shared between multiple units and/or businesses. The reference capacity for reprovision is 20,335 sqm.
- B. Enhance existing pedestrian and cycling connectivity along Shadbolt Avenue and Harbet Road, including improvements to 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., ensuring that the segregated cycle lane to the east of the site is maintained and kept safe and accessible to all throughout construction.
- C. Explore the potential of extending the greenway to connect to Banbury Reservoir and the William Girling Reservoir as well as providing 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.

- D. 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.
- E. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- F. Retain and enhance the tree with a Tree Protection Order (TPO) and significant and/or mature trees 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.
- G. 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.
- H. 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.
- I. Mitigate the Flood Zone 2 and 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.
- J. Mitigate existing pluvial flood risk to the northern tip and in 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.
- K. 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 Industrial Area (R19034) - Placemaking Plan



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