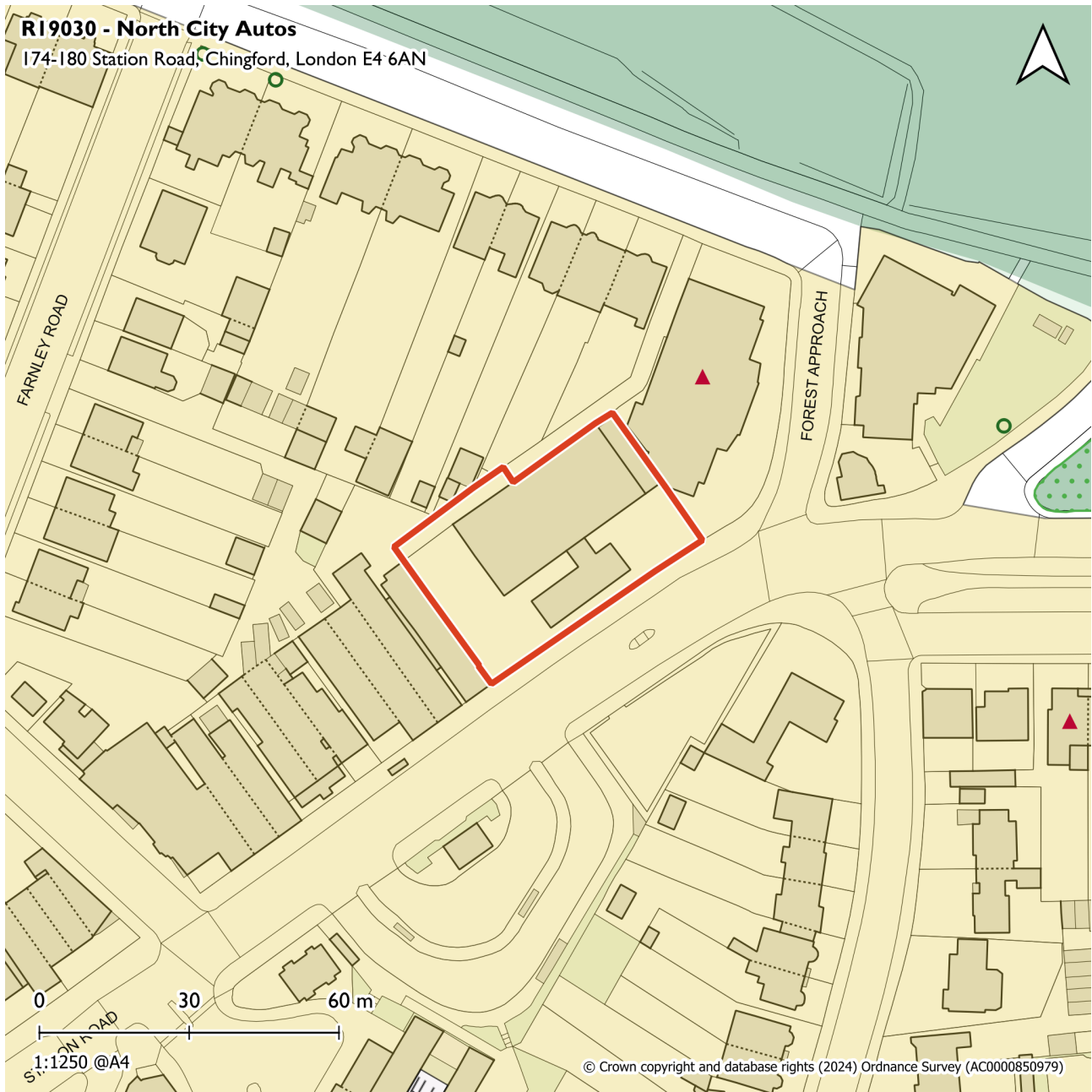


North City Autos (R19030/SA57)



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

Address:	174-180 Station Road, Chingford, London E4 6AN		
Previous site reference:	SA57	Ward:	Chingford Green
Site Size (Ha):	0.17	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	North Chingford Strategic Location; North Chingford District Centre; Conservation Area; Locally Listed Building (adjacent); TPO (adjacent); EFSAC (400m); AQMA.		

North City Autos (R19030) - Site Allocation

Site Allocation

- A. Provide new homes, town centre uses, and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 15 homes
- C. 595 sqm town centre 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. Reinforcement

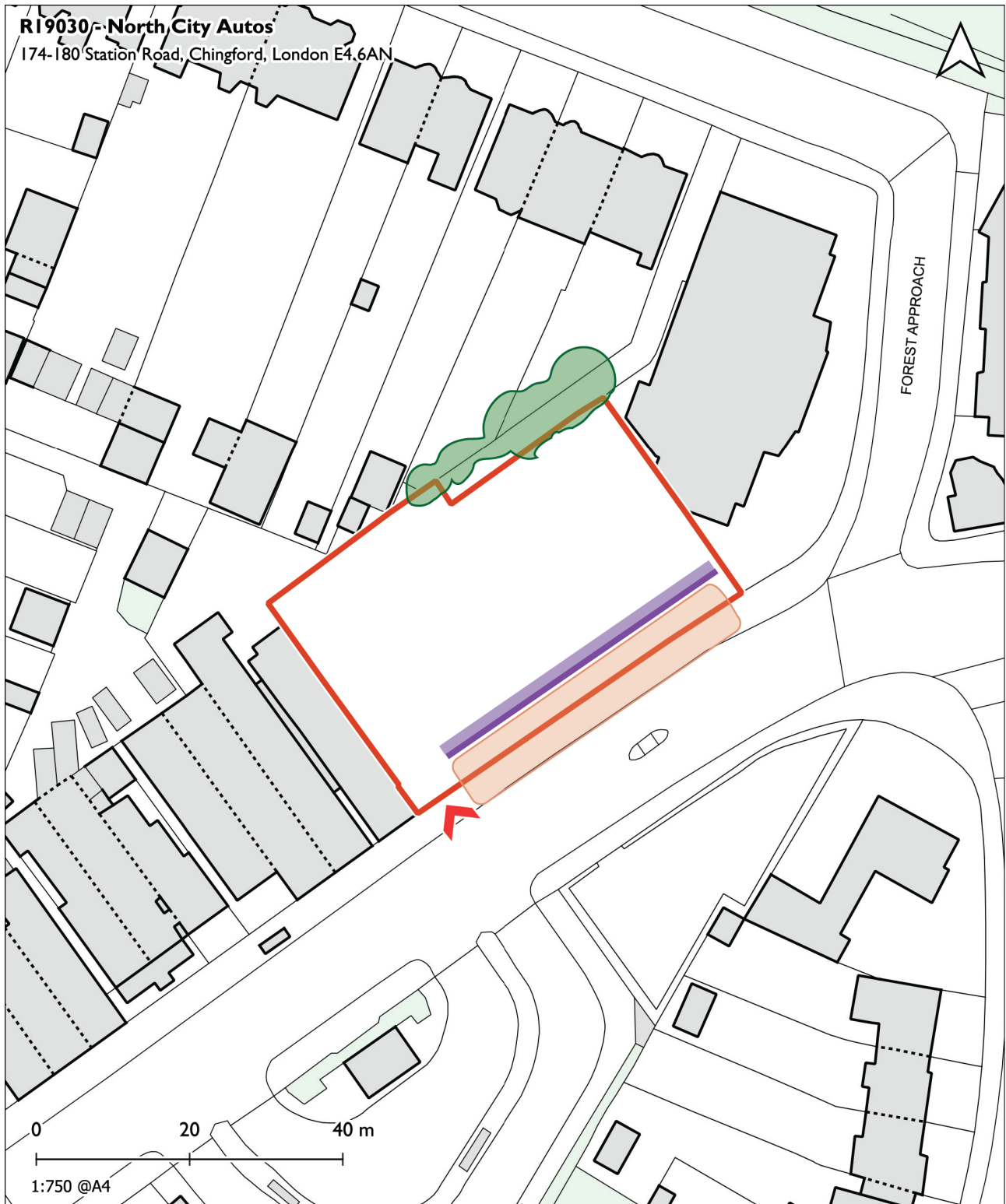
North City Autos (R19030) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 15 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide town centre uses on site that enhance and complement the North Chingford District Centre’s existing offer. 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 Station Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Preserve or enhance the significance, setting and key views of the Station Road Conservation Area and the heritage assets within it. In particular development should respond to the historic building line along Station Road and consider traditional style commercial frontages at ground floor.
- E. Enhance the existing public realm on Station Road to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- F. Enhance existing pedestrian and cycling connectivity along Station Road.

- G. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- H. Provide safe, well defined and well managed servicing and delivery access to the site from Station Road.
- I. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- J. 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.
- K. 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.
- L. 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.
- M. Mitigate the impact of any localised poor air quality from Station Road on the site through the appropriate design 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.

North City Autos (R19030) - Placemaking Plan



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