

Sainsbury's, Hall Lane (R19024)



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

Address:	13 Hall Lane, Chingford, London E4 8HH		
Previous site reference:	SA49	Ward:	Valley
Site Size (Ha):	0.69	Ownership:	Mixed
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Chingford Mount Strategic Location; South Chingford District Centre; PSA; Locally Listed Building (adjacent); TPO (adjacent); AQMA; CDA; LNR (adjacent).		

Sainsbury's Hall Lane (R19024) - Site Allocation

Site Allocation

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

Indicative Capacities

- B. 90 homes
- C. Non-residential floorspace 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. Reinforcement

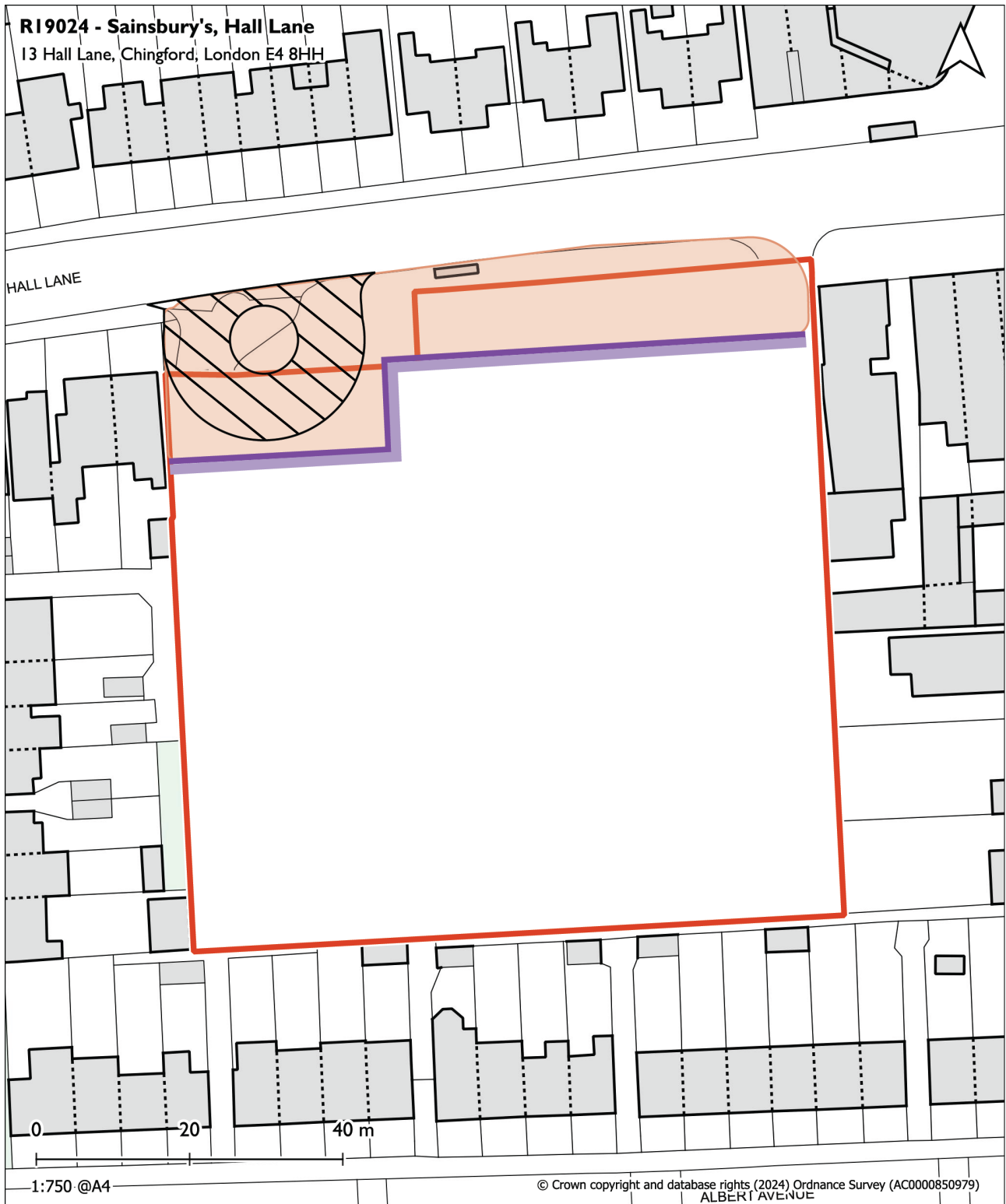
Sainsbury's, Hall Lane (R19026) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 90 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide the 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. Provide town centre uses on site that enhance and complement South Chingford District Centre’s existing offer. Uses that are considered particularly suitable for this site include community facilities, including a healthcare facility, comparison 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, including through reference to vacancy rates within the designated centre.
- D. Provide well designed active commercial ground-floor frontage onto Hall Lane, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.

- E. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- F. Provide safe, well defined and well managed servicing and delivery access to the western boundary of the site. Consideration should be given to the provision of space for vehicular turning in the west of the site.
- G. Enhance the existing public realm on Hall Lane to deliver a pedestrian-focused environment which is green, safe and accessible to all. The provision should consider how it can contribute to delivering the aspirations of the Child-Friendly Chingford programme.
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- I. Enhance existing pedestrian and cycling connectivity along Hall Lane, with consideration of wider connectivity to Meridian Water.
- J. Deliver a new bus turning circle at the north-east corner of the site fronting Hall Lane in order to enable public realm enhancements and pedestrianisation of Albert Crescent.
- K. Mitigate the impact of any localised poor air quality from Hall Lane 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.
- L. Mitigate existing pluvial flood risk to the south east corner 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.
- M. Support the principles set out within the Chingford Mount Town Centre Framework (2021), or subsequent updates to this work.

Sainsbury's Hall Lane (R19024) - Placemaking Plan



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