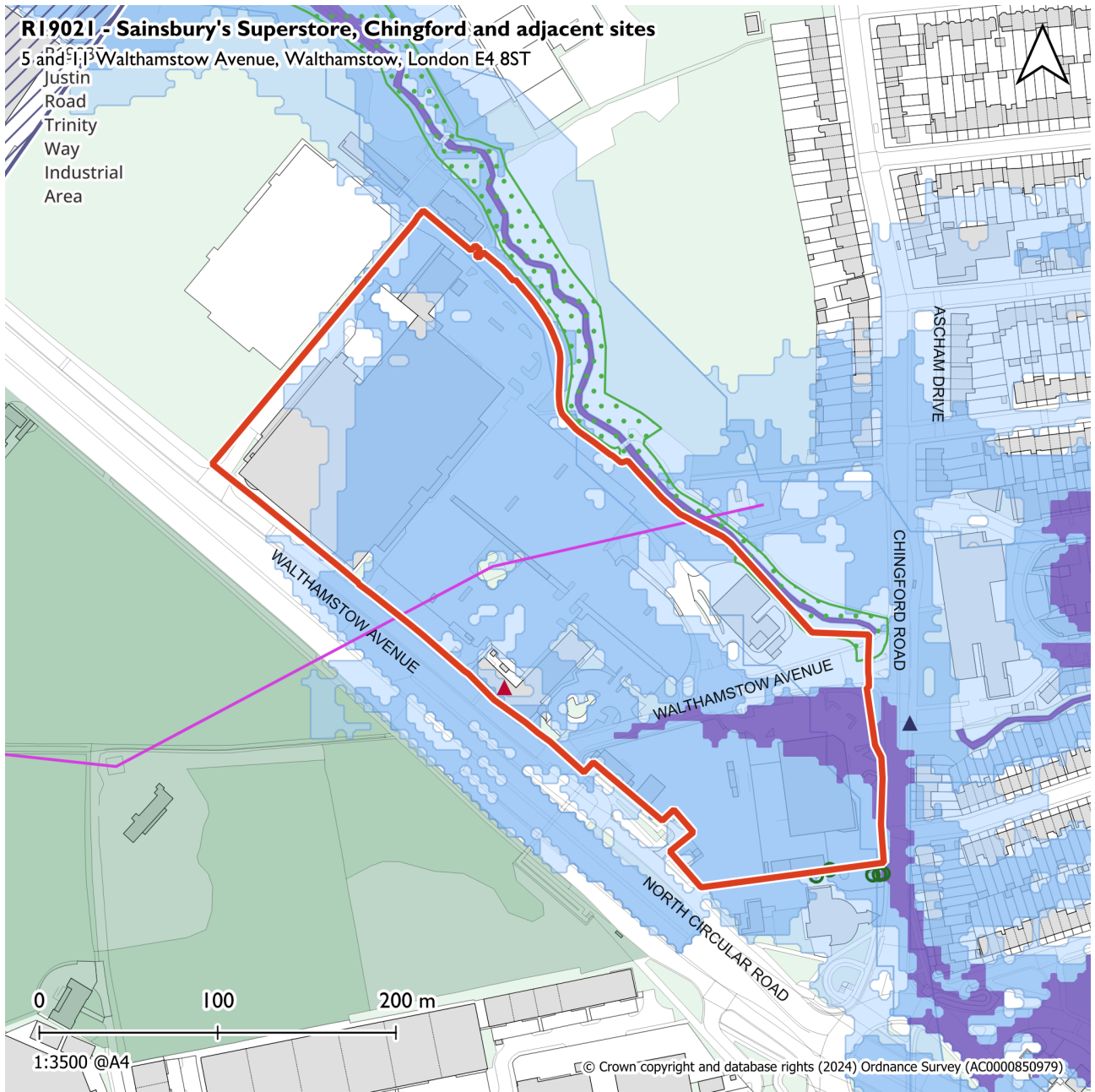


Sainsbury's Superstore, Chingford and adjacent sites (R19021)



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

Address:	5 and 11 Walthamstow Avenue, Walthamstow, London E4 8ST		
Previous site reference:	SA46	Ward:	Valley
Site Size (Ha):	6.24	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	North Circular Strategic Location; Listed Building (adjacent); Locally Listed Building; TPO; SINC; AQFA; AQMA; Flood Zone 2; Flood Zone 3a; Flood Zone 3b; CDA; MGB (adjacent); LVRP (adjacent); Playing Fields (adjacent); Allotments (adjacent); Green Corridor; Main River (8m).		

Sainsbury's Superstore, Chingford and adjacent sites (R19021) - Site Allocation

Site Allocation

- A. Reprovide a suitably-sized supermarket, the hotel use and early years provision and provide new homes, other commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 530 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. Transition

Sainsbury's Superstore, Chingford and adjacent sites (R19021) - Site Requirements

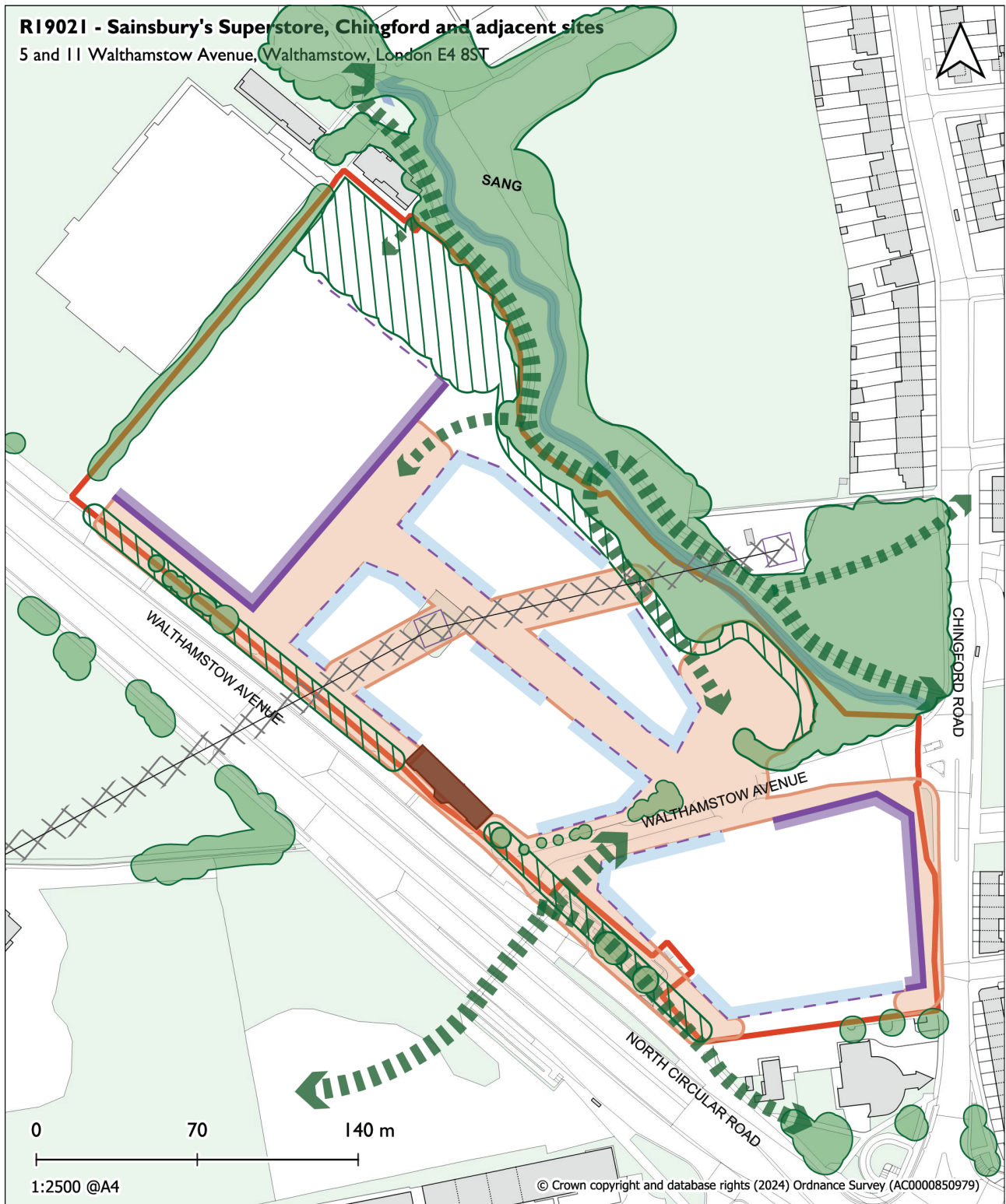
In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 530 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. Reprovide the early years facility on site to contribute to meeting local needs, and provide new commercial uses of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres. Uses that are considered particularly suitable for this site include 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.

- D. Provide well designed active commercial ground-floor frontage onto Chingford Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- E. Ensure that the design and siting of the buildings accounts for and mitigates against the potential impact of noise and/or light disturbance from the adjacent sports and leisure uses site to the north west, with the Agent of Change principle applied.
- F. Create new high quality pedestrian-focused public realm throughout the site which is green, safe and accessible to all..
- G. Deliver new pedestrian and cycling connectivity through the site, linking Walthamstow Avenue, Chingford Road and the Crooked Billet, and enhance the existing pedestrian and cycling path along the River Ching to the Morrisons, Chingford site (R19023) to establish this as a new Suitable Alternative Green Space (SANG).
- H. Provide, or contribute to, improvements to the to the Billet Roundabout underpass and the North Circular footbridge to enhance safe, inclusive and accessible connectivity from the site across the North Circular (A406).
- I. Ensure that the existing bus stop and bus stand space (Stop CB) is retained or appropriately reprovided within the site.
- J. Preserve or enhance the significance, setting and key views of the nearby heritage assets, including the Grade II listed Walthamstow Stadium Entrance Range (including Tote Board).
- K. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs. Proposals should create a new significant green space in the north east of the site adjacent to the River Ching, which should enhance the setting of the river and which should contribute to the borough-wide Suitable Alternative Natural Greenspace (SANG) strategy.
- L. 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 north 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. Any development should be appropriately set back from the River Ching to enable access for maintenance and to allow new greening to thrive.
- M. Retain and enhance trees with Tree Protection Orders (TPOs) and significant and/or mature trees on 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.

- N. 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.
- O. 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.
- P. Mitigate existing pluvial flood risk to the centre and the north 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.
- Q. Account for the National Grid high voltage electricity transmission cable which traverses the site, and the transmission pylon which is located in the centre of the site. The design should minimise the conflict between this infrastructure and other uses and suitably mitigate the impact of this infrastructure on the amenity of residents.

Sainsbury's Superstore, Chingford and adjacent sites (R19021) - Placemaking Plan



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