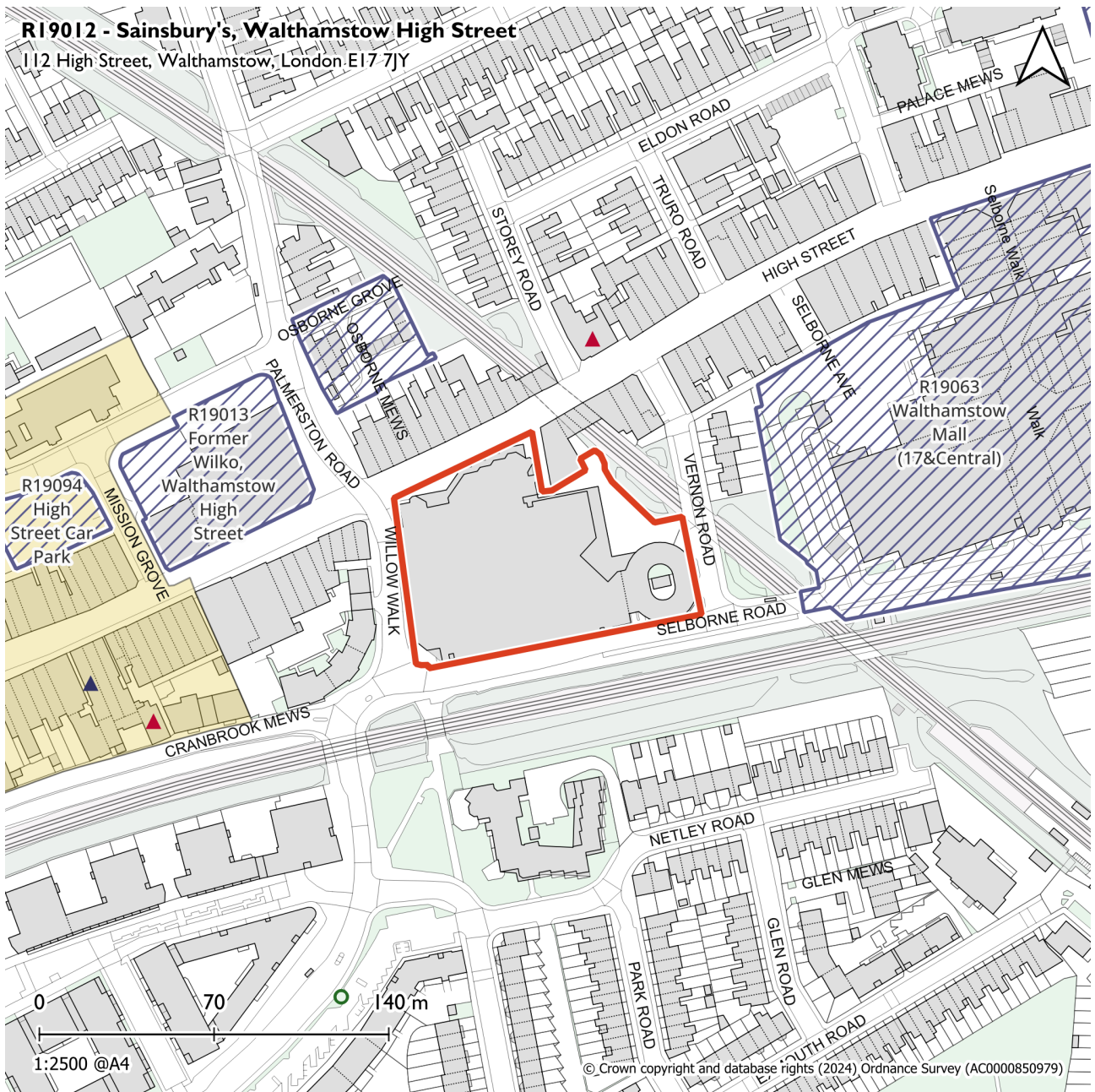


**Sainsbury's, Walthamstow High Street (R19012)**



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

Address:	112 High Street, Walthamstow, London E17 7JY		
Previous site reference:	SA28	Ward:	High Street
Site Size (Ha):	0.76	Ownership:	Public (with long private lease)
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Bakers Arms Strategic Location; Bakers Arms District Centre; Area potentially suitable for tall building(s)*; PSA; Listed Building (adjacent); Conservation Area; Locally Listed Building (adjacent); APA; AQFA; AQMA.		

Footnote to Planning Designations - \*This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, within an indicative range of 18 - 22 storeys. This is subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policies set out within Local Plan Part 1, including Policy 54 Tall Buildings.

### Sainsbury’s, Walthamstow High Street (R19012) - Site Allocation

#### Site Allocation

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

#### Indicative Capacities

- B. 345 homes
- C. 3,905 sqm supermarket retail
- D. 1,255 sqm town centre uses (such as other retail, food and beverage, healthcare and community facilities)

#### Potential Delivery Timescale

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

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

- F. Transformation

### Sainsbury’s, Walthamstow High Street (R19012) - Site Requirements

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

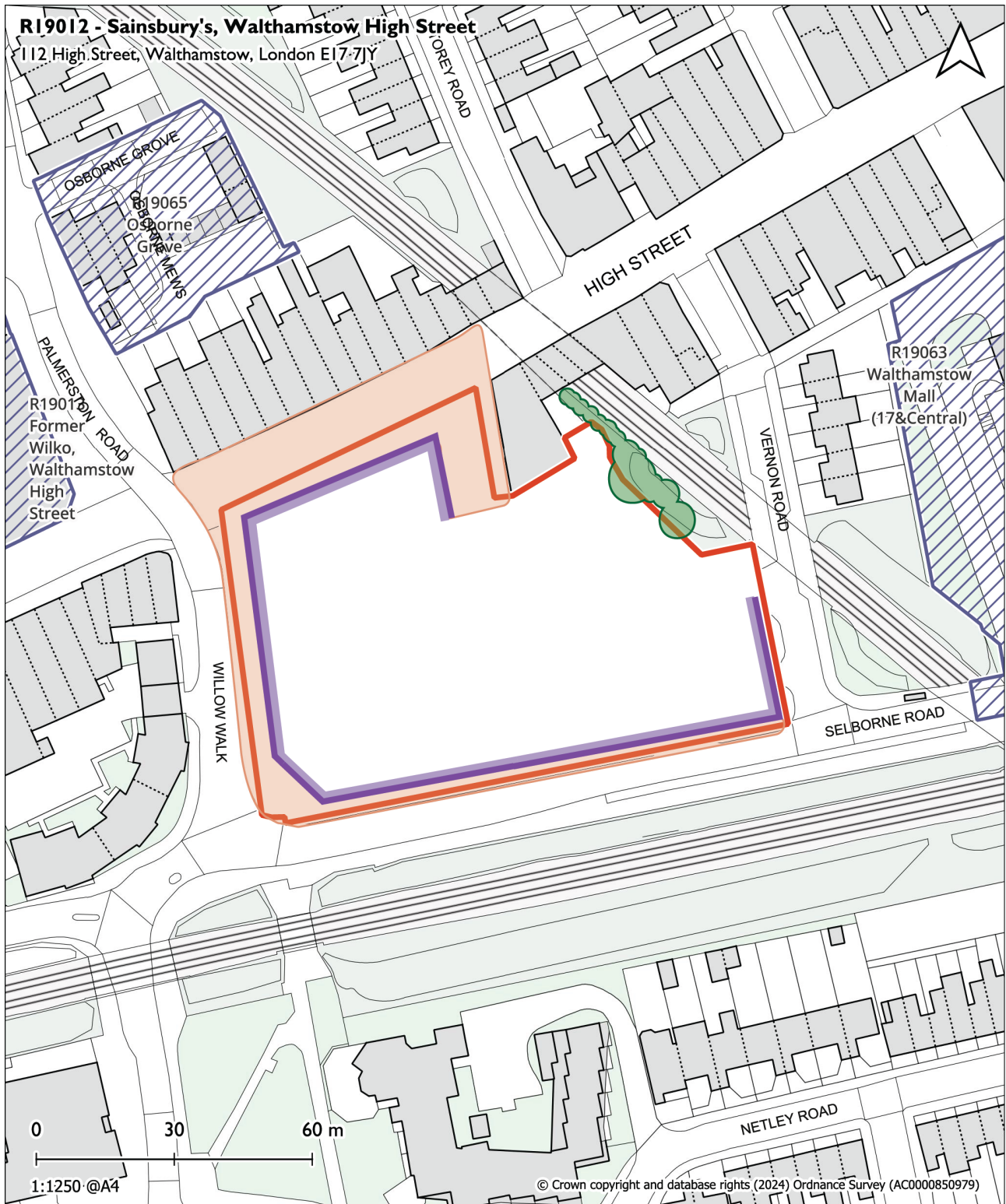
- A. Optimise the capacity of the site to deliver approximately 345 high quality, accessible, sustainable homes, including affordable housing.
- B. Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for this site or parts of this site. All Build to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.

- C. 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.
- D. Reprovide community facilities and provide other main town centre uses that enhance Walthamstow Major Centre's existing offer. Uses that are considered to be particularly suitable for this site include comparison retail, food and beverage uses, workspace, cultural and night time economy 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.
- E. Ensure proposals account for the site's relationship with Walthamstow Market and the needs of traders, including consideration of market storage facilities and provisions for stallholders. Applicants should liaise with the Council at the earliest possible stage to explore opportunities for upgraded market facilities.
- F. Provide well designed active commercial ground-floor frontage onto Walthamstow High Street and Willow Walk, and active residential ground-floor frontage onto Selbourne Road, creating overlooking to maximise natural surveillance to ensure community safety for all.
- G. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, vibrations or light associated with the continued effective operation of the railway. Proposals should consider how effective landscaping can contribute to this, whilst retaining a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- H. Enhance the existing public realm on Walthamstow High Street, Willow Walk and Selbourne Road to deliver a pedestrian-focused environment which is green, safe and accessible to all. Proposals should introduce tree planting and landscaping, as well as seating and places to rest, ensuring the public realm is well activated and overlooked.
- I. Enhance existing pedestrian and cycling connectivity along Walthamstow High Street (without compromising the successful ongoing operation of the market), Willow Walk and Selbourne Road, ensuring that the stepped cycle infrastructure is maintained and kept safe and accessible to all throughout construction.
- J. Preserve or enhance the significance, setting, and key views of the nearby Walthamstow St James Conservation Area.
- 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..

- L. Retain and enhance 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.
- M. Mitigate any groundwater flood risk, which is identified as being greater than 75% across the site, through appropriate design and siting of the buildings. Any basement development or excavation will be required to provide a Basement Impact Assessment and will be required to demonstrate that development will not unduly displace groundwater to neighbouring properties or increase the flood risk of these properties.
- N. Explore the potential for meanwhile uses on the site, including on the car park roof.



### Sainsbury's, Walthamstow High Street (R19012) - Placemaking Plan



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