Chingford Foundation School redevelopment

Progress Update February 2026

Please note that the project remains a 'work in progress ' , consultation is ongoing with stakeholders and in due course the Planning authority to arrive at the final scheme.

Summary:

We are encouraging community and political feedback, listening and responding here to the queries raised.

The planning application will be made in late July 2026 to allow for further surveys to be carried out.

If Planning permission is granted we anticipate construction work would commence in January 2027.

Update

The redevelopment of the school is a priority, we would like to point out that the capacity of the school stays the same, therefore it is not expanding and the works are to rectify the condition need of the buildings.

The table below summarises key queries received so far and our design teams mitigating actions / explanation.

Query	Update response
Traffic during the build process	We are developing plans with our transport consultants to facilitate construction traffic access during the build phase. The delivery periods will be structured and miss the school start and finish times in the day. Our Highway Engineers are tracking delivery vehicles paths on the surrounding roads and as we suggested at the public consultation, we are likely to request for temporary parking suspension on parts of one side of affected roads only during the construction period. The extent of this is yet to be finalised and will need to be agreed by the Local Highway Authority. We shall only apply for traffic measures that are required, conscious of the disruption it may cause and we shall work with local businesses to ensure continuity of access. Discussions with the Local Highway Authority are ongoing to ensure the temporary traffic measures are safe, reasonable and proportionate.
Parking spaces at completion	The number of parking spaces on site is reduced upon completion, however we are planning to incorporate a higher number than required of cycle spaces and LBWF Highways department liaison is ongoing with this matter. We are also reviewing on street parking matters and working with the school to devise a Green Travel Plan with the aim of ensuring there is no greater impact as a result of the proposed development.

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Query	Update response
Community use	We have consulted with the school to describe a community use plan that sets out what facilities will be opened for the community and the planned opening times. This needs to be balanced against the requirements of Sport England as well as neighbour amenity.
Noise and flood lighting from the sports pitch	We are seeking to reduce noise by limiting the community use periods and our acoustician has designed screening to minimise any noise affecting neighbouring residents. Lighting needs to be carefully designed to ensure there is no detrimental impact on bats and neighbouring residents and is being designed at present.
New building cladding type must deal with high exposure levels	Noted, the facade cladding will be designed for the location and resist weather effects.
Condition of the neighbouring fences, trespassing	We will return an answer in due course, as this is an existing issue rather than as a result of the proposed development.
Parking on school events and sports use	Parking out of school hours is planned for the existing car park area and we are exploring extending this to the playground / Multi-use games area (MUGA) areas in the north east corner to maximise provision on site in out of school hour periods.
Existing car park lights shine into neighbours houses.	This has been checked and should now be resolved, could residents advise if they are still affected, and we shall investigate further.
Height of the new building.	The height of the new building is no higher than the existing buildings, a 2-storey building is required to accommodate the school needs. The new building replaces existing buildings with condition issues and level access is required from the existing school.
Sub-station location near to properties would have a serious impact on quality of life. Negative impact on property values due to noise, visual impact, and perceived health risks. Bedrooms would be exposed to EMFs.	The substation must be procured from UKPN. We are following standard, government defined procedures that are routinely followed for the procurement of this equipment and the connection to the UK Power grid. This includes positioning and access requirements. We have obtained technical information from UKPN that confirms no harmful EMF emissions in response to a resident query about Electromagnetic radiation.

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Query	Update response
	Our Acoustician has provided design information for enclosure materials, louvres and doors to achieve LBWF noise level guidance. We have sought to move the substation away from the roadside and further into the site to reduce any perceived impact including visual amenity. The location of the substation is best suited to the southern end of the plot as the most power intensive demand will be in this area and enables the 24hour access required by UKPN, in case of emergencies. We are awaiting confirmation from UKPN that the preferred option is acceptable to them and meets their access requirements. Once confirmed we will be able to share the amended position.
Is a substation necessary?	Yes, the School are experiencing an unstable power supply resulting in power outages and disruption of teaching. The new substation will provide stable power supply from a more secure appropriately sized supply point. Whilst there will be a substantial photovoltaic generation system installed to seek to meet sustainability targets including net zero carbon in operation (NZCIO), there still needs to be a power supply for when the PV system is not generating power. Electricity is powering the new building including the heating system.

Next steps:

- Continue resolving the technical design, carry out further surveys and respond and develop the design further with Consultees.
- We will be working on technical documents such as Construction Logistics Plan, School Management Plan, deliveries and access management.
- Prepare for our Planning application.
- Meet with Councillors and the School management team to update progress of the development regularly.
- Residential neighbours will be requested to engage in formal consultation during the Planning consultation process.

We thank the residents for their engagement throughout the informal consultation so far, further updates will follow.

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External images

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