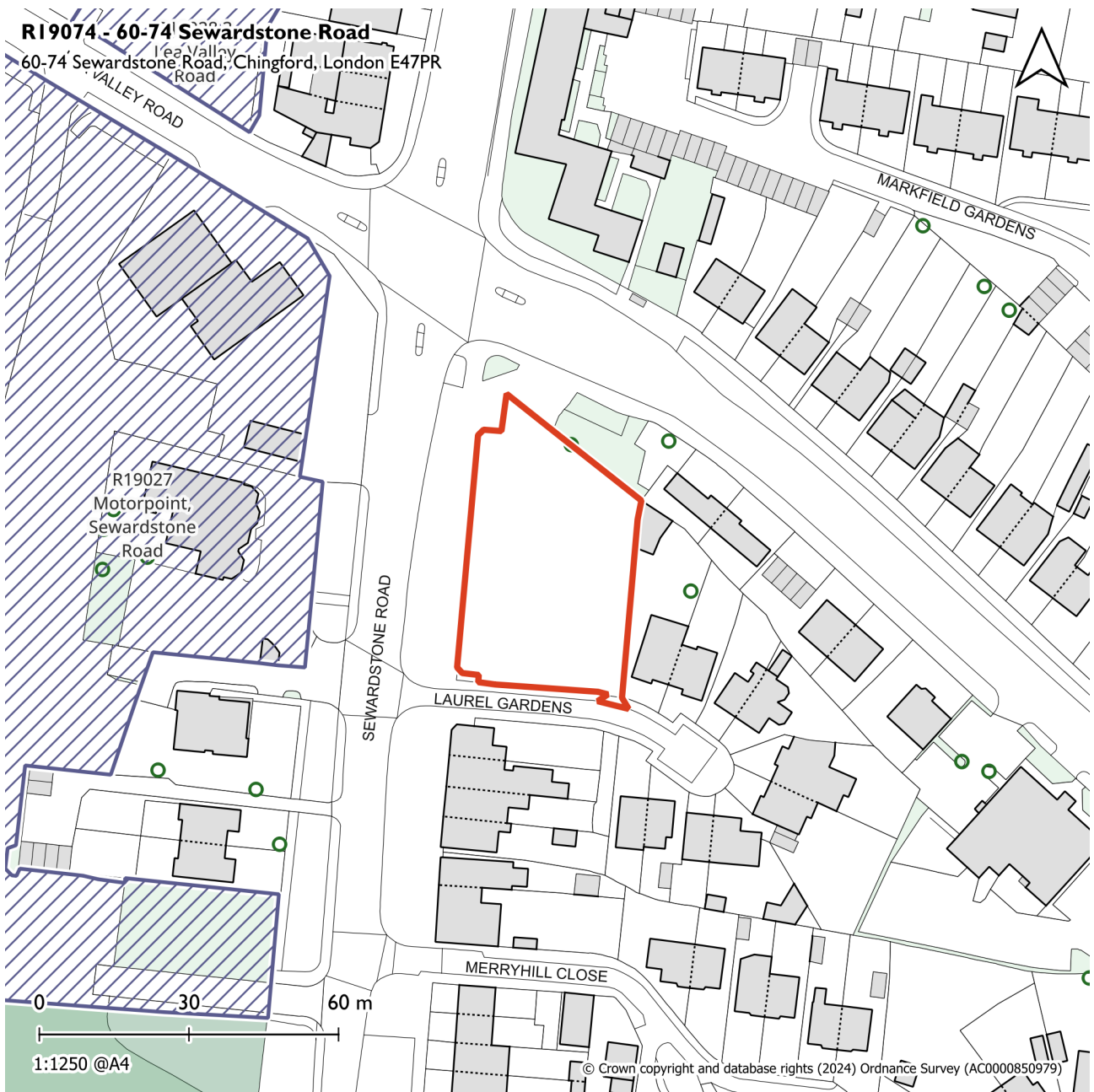


60-74 Sewardstone Road (R19074)



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

Address:	60-74 Sewardstone Road, Chingford, London E47PR		
Previous site reference:	SA54	Ward:	Chingford Green
Site Size (Ha):	0.16	Ownership:	Private
Consent Status:	Resolution to grant	Planning Reference(s):	220957
Planning Designations:	Sewardstone Road Strategic Location; Sewardstone Road Neighbourhood Centre; Neighbourhood Retail Parade; TPO (adjacent); EFSAC (400m); AQMA; LVRP (adjacent).		

60-74 Sewardstone Road (R19074) - Site Allocation

Site Allocation

- A. Provide new homes, town centre uses, new and enhanced public realm and accessible, biodiverse green open space.

Indicative Capacities

- B. 40 homes
- C. 455 sqm town centre uses

Potential Delivery Timescale

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

2005-2025	2025-2030	2030-2035
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Character-led Intensification Approach

- E. Transition

60-74 Sewardstone Road (R19074) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 40 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide new town centre uses on site that enhance and complement Sewardstone Road Neighbourhood Centre’s existing offer. Uses that are considered particularly suitable for this site include 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.
- C. Provide well designed active commercial ground-floor frontage onto Sewardstone Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Enhance the existing public realm on Sewardstone Road, and contribute to the delivery of public realm improvements at the Kings Head Hill junction, to deliver a pedestrian-focused environment which is green, safe and accessible to all. The width of the existing footway provides opportunities for enhanced landscaping and new tree planting.
- E. Enhance existing pedestrian and cycling connectivity along Sewardstone Road and Kings Head Hill.

- F. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- G. Retain and enhance trees with Tree Protection Orders (TPOs) and 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.
- H. 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.
- I. 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.
- J. 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.

60-74 Sewardstone Road (R19074) - Placemaking Plan



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