

**Garages at Hungerdown and St Egberts Way (R19122)**



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

Address:	Hungerdown and St Egberts Way, Chingford, London E4 6QH		
Previous site reference:	N/A	Ward:	Endlebury
Site Size (Ha):	0.10	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	TPO (adjacent); EFSAC (400m); AQMA.		

**Garages at Hungerdown and St Egberts Way (R19122) - Site Allocation**

**Site Allocation**

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

**Indicative Capacities**

- B. 5 homes

**Potential Delivery Timescale**

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

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

- D. Reinforcement

**Garages at Hungerdown and St Egberts Way (R19122) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 5 high quality, accessible, sustainable homes.
- B. Provide well designed active residential, ground-floor frontage onto St Egberts Way, ensuring this relates positively to the surrounding context and maximises natural surveillance to ensure community safety.
- C. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- D. Enhance existing pedestrian and cycling connectivity through the site, linking St Egberts Way to Hungerdown.
- E. 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.
- 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. 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.
- H. 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.
- I. 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.

### Garages at Hungerdown and St Egberts Way (R19122) - Placemaking Plan



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