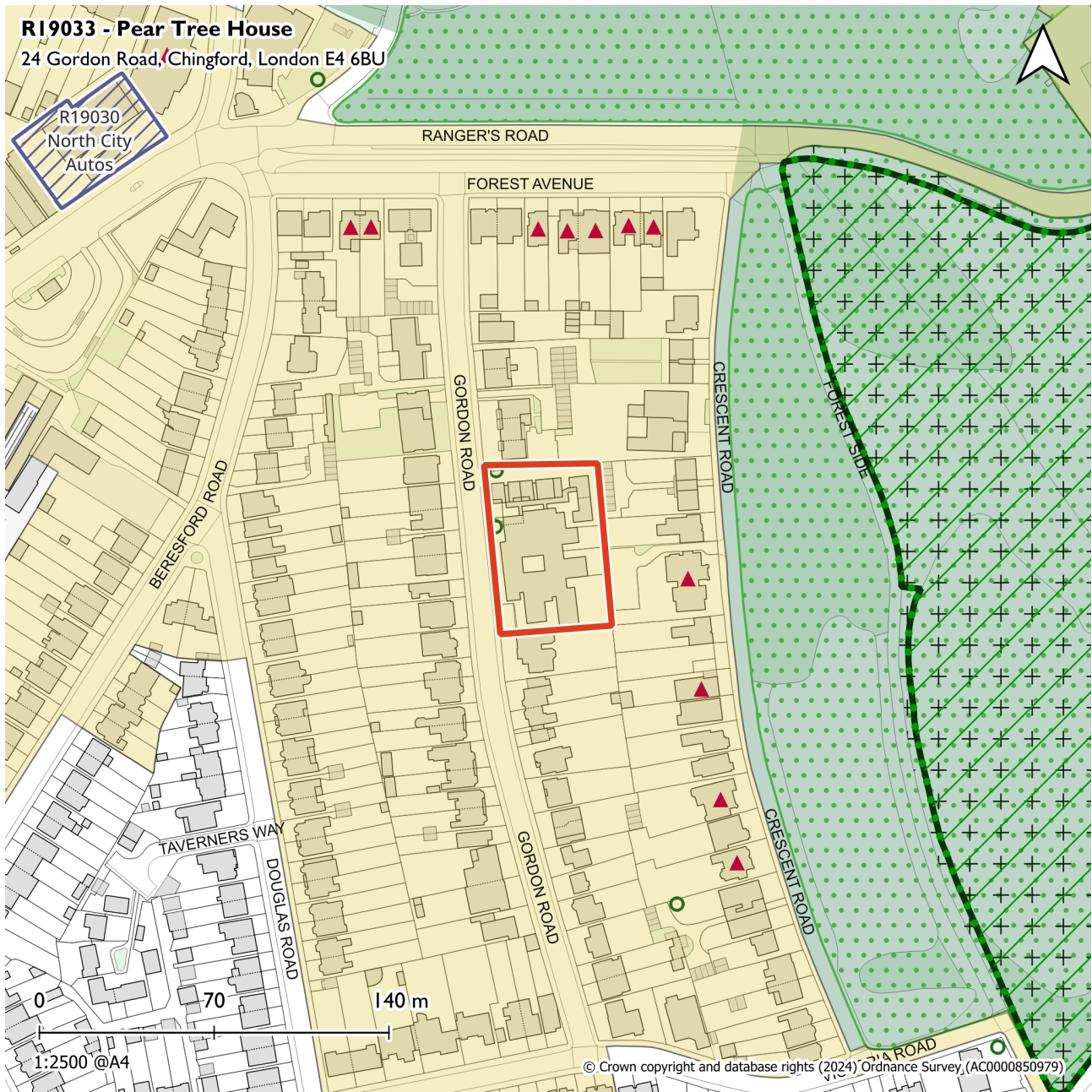


Pear Tree House (R19033)



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

Address:	24 Gordon Road, Chingford, London E4 6BU		
Previous site reference:	SA62	Ward:	Chingford Green
Site Size (Ha):	0.30	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Conservation Area; Locally Listed Building (adjacent); TPO; EFSAC (400m); AQMA; MGB (adjacent); Green Corridor (adjacent).		

Pear Tree House (R19033) - Site Allocation

Site Allocation

A. Provide new homes and enhanced public realm with biodiverse landscaping.

Indicative Capacities

B. 20 homes

Potential Delivery Timescale

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

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

D. Reinforcement

Pear Tree House (R19033) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 20 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide well designed active residential ground-floor frontage onto Gordon Road, that relates positively to the surrounding context.
- C. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- D. Preserve or enhance the significance, setting and key views of the Station Road Conservation Area.
- E. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- F. 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.
- 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.
- J. Make contributions to mitigate for the loss of the community facility provision, planning for the provision of healthcare infrastructure in line with the borough's inclusive growth ambitions, as set out within the Infrastructure Delivery Plan.

Pear Tree House (R19033) - Placemaking Plan



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