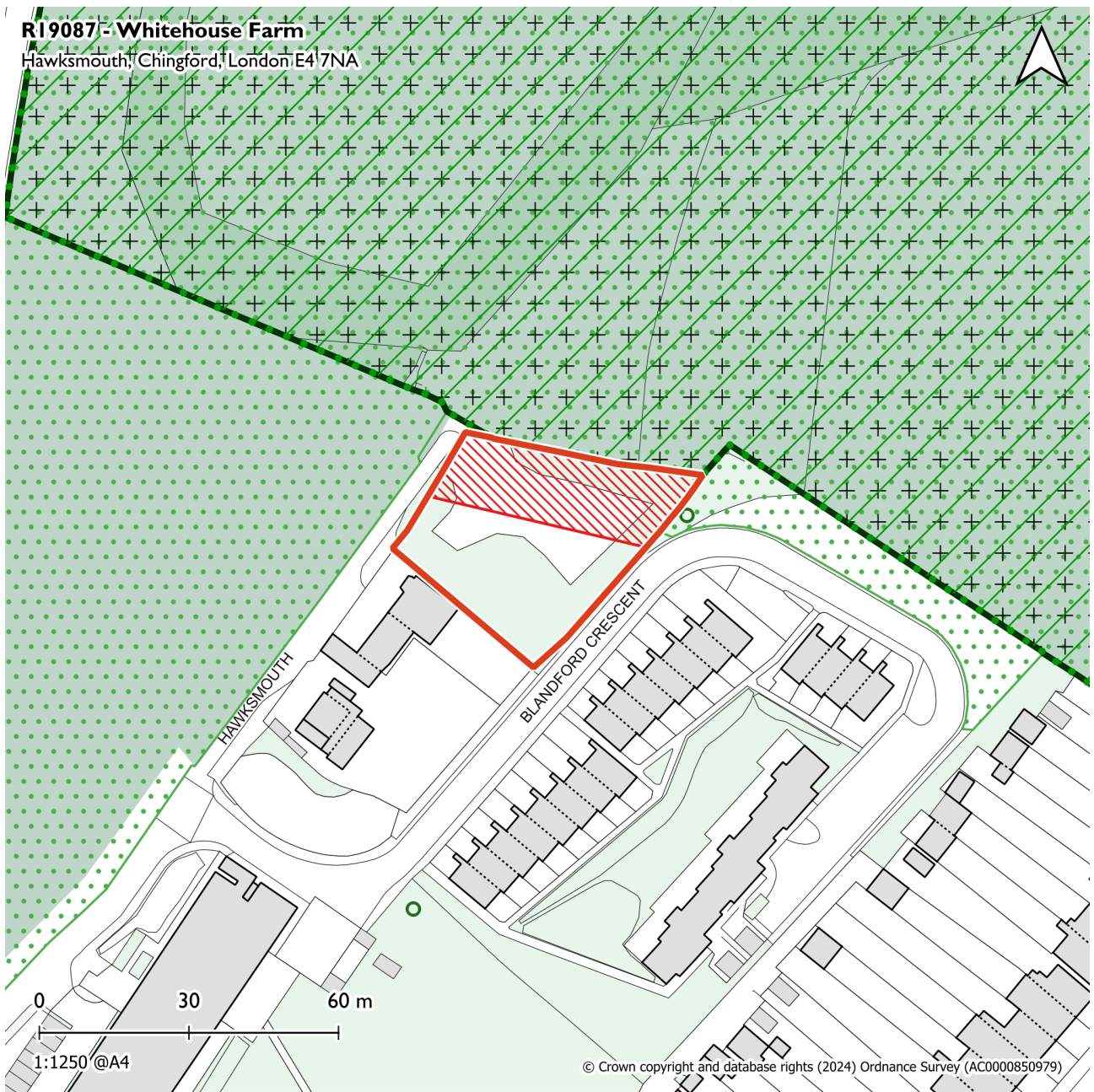


Whitehouse Farm (R19087)



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

Address:	Hawksmouth, Chingford, London E4 7NA		
Previous site reference:	N/A	Ward:	Chingford Green
Site Size (Ha):	0.16	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	APA; TPO (adjacent); EFSAC (adjacent); EFSAC (400m); SSSI (adjacent); SINC; AQMA; MGB (adjacent); Green Corridor (adjacent).		

Whitehouse Farm (R19087) - Site Allocation

Site Allocation

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

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

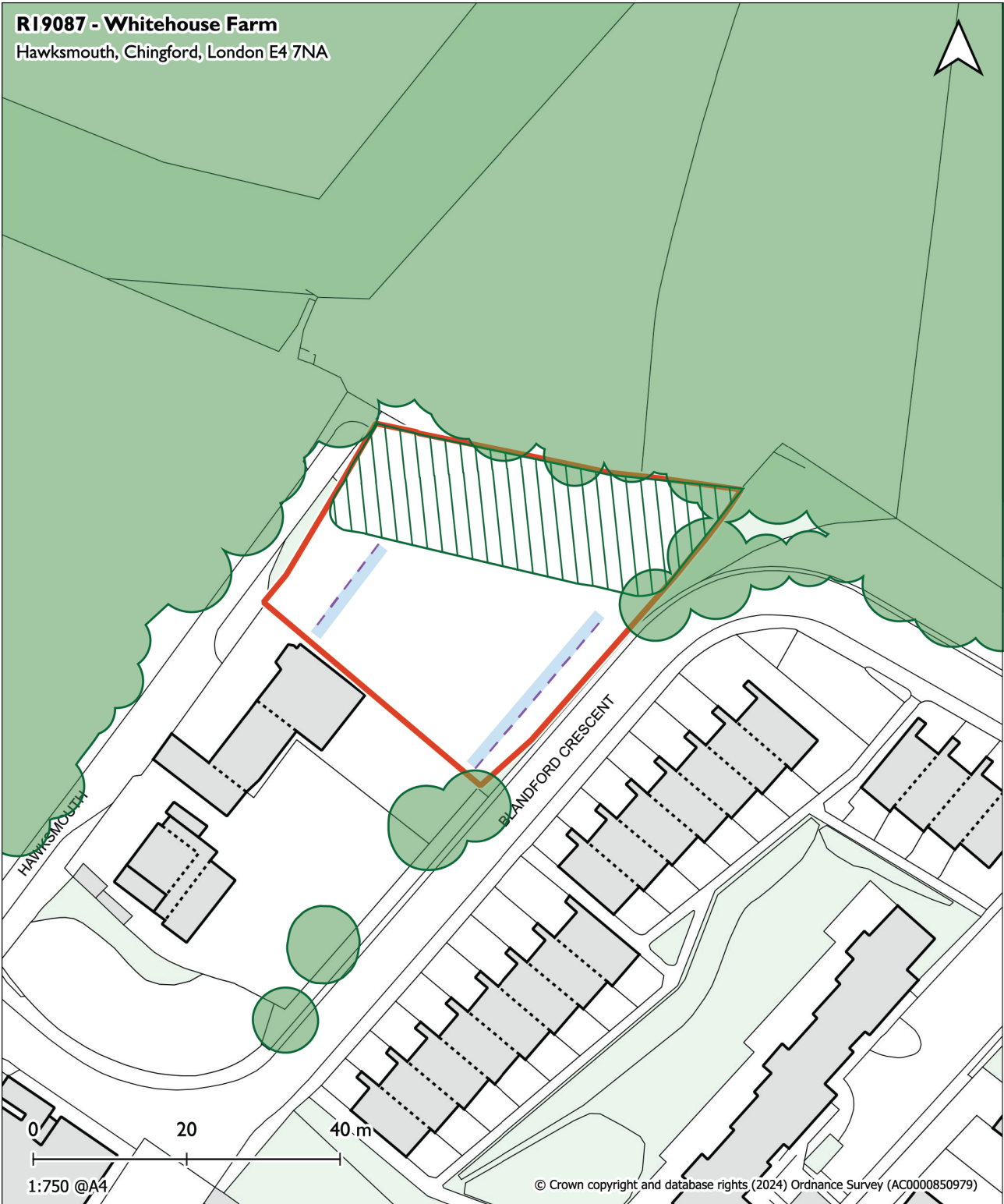
Whitehouse Farm (R19087) - Site Requirements

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 Blandford Crescent, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- C. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- D. Retain and enhance the adjacent tree with the 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.
- E. 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. Proposals must incorporate a 15m minimum deep non-amenity green space screening between the site and Epping Forest. Built development must not encroach into the area of land shown as 'non-developable' on the Site Boundary and Constraints Plan.

- F. 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.
- G. 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.

Whitehouse Farm (R19087) - Placemaking Plan



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