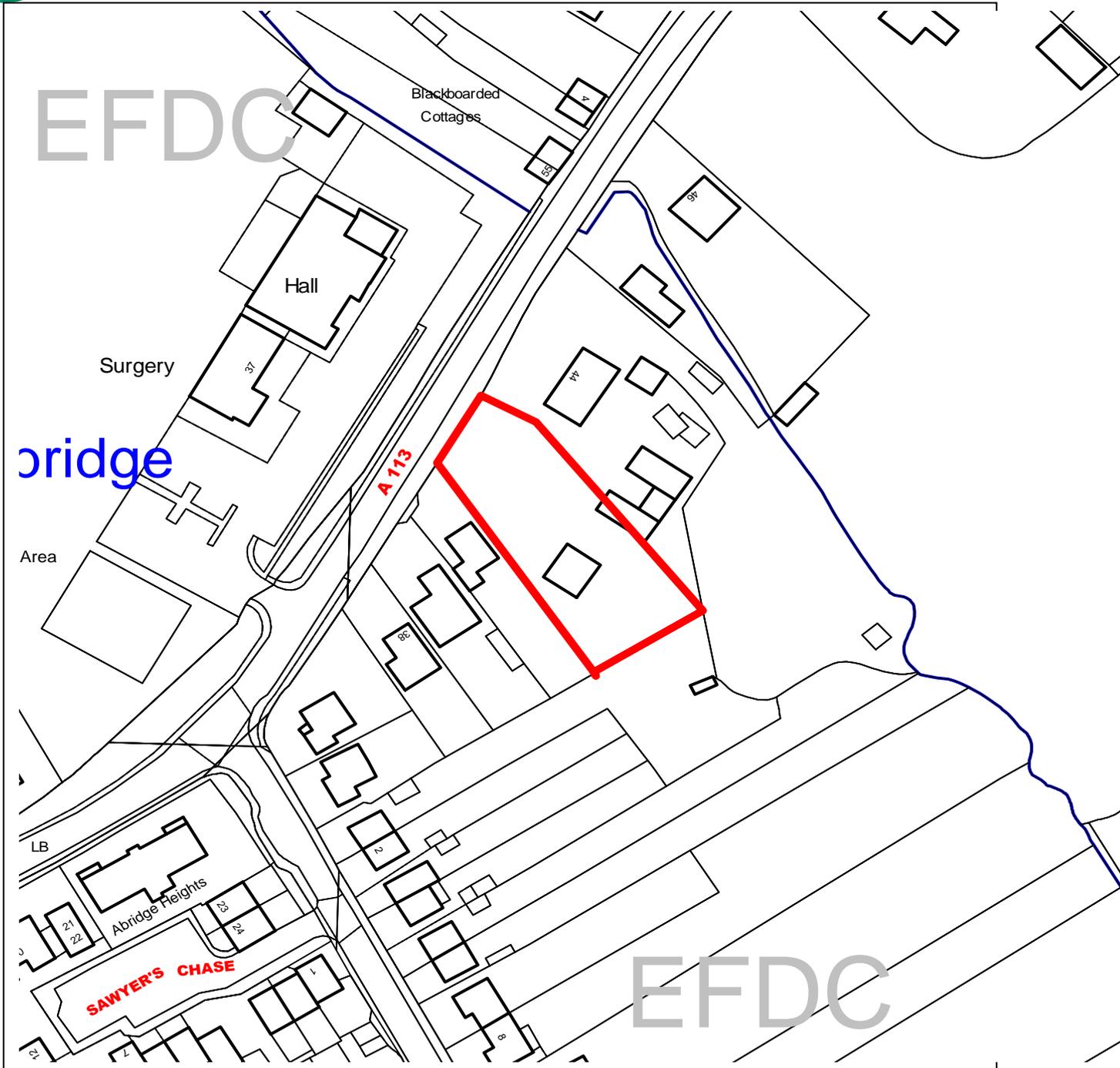




# Epping Forest District Council



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Application Number:	EPF/1624/21
Site Name:	Land Between 42 And 44 Ongar Road Lambourne RM4 1UH
Scale of Plot:	1:1250

**Report Item No: 15**

<b>APPLICATION No:</b>	EPF/1624/21
<b>SITE ADDRESS:</b>	Land Between 42 And 44 Ongar Road Lambourne Romford RM4 1UH
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	Mr Rory Anderson
<b>DESCRIPTION OF PROPOSAL:</b>	2 x 4 bedroom new detached houses on infill site.
<b>RECOMMENDED DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=653655](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653655)

**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

Drawing No. TCT-001 - Site Location Plan  
Drawing No. TCT-101 Rev A dated 19/07/21 - Site Plan Proposed  
Drawing No. TCT-102 Rev A dated 19/07/21 - Site Block Plan - Proposed  
Drawing No. TCT-103 - House Plans  
Drawing No. TCT-104 - House Elevations  
Drawing No. TCT-105 - Streetscape elevation, site photos  
Drawing No. TCT-106 - 3D Visualisation Sheet 1  
Drawing No. TCT-107 - 3D Visualisation Sheet 2  
Drawing No. TCT-108 - 2D Visualisations Elevations  
Drawing No. TCT-111 - Topographical Survey  
Drawing No. TCT-112 - Site Block Plan - Existing  
Drawing No. 30070IPLS-02A - Measured Building Survey Elevations  
Planning, Design and Access Statement, Thompson Planning Ltd, May 2021  
Covering Letter, landdiplomacy, undated  
Surface Water Drainage Statement, stomar, May 2021  
EFSAC Technical Note, Ardent, 4th June 2021  
Phase I Geoenvironmental Assessment, GEMCO, May 2021  
Low Impact EclA, Hybrid Ecology Ltd, May 2021  
Arboricultural Impact Assessment, Roberts Arboriculture Ltd, 24th May 2021  
Draft Unilateral Undertaking.

- 3 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
  7. Tree protection measures.
- 6 The dwellinghouses hereby approved shall not be occupied until after the existing structures in the rear gardens shown on drawing number TCT-101 Rev A (Site Plan Proposed) have been demolished and are removed in their entirety from the application site.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B, E, F of Part1, and Class A and B of Part 2 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 Prior to first occupation of the dwellings hereby permitted the windows in the flank elevations at first floor level and above, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those windows that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 9 Prior to first occupation of the development hereby permitted a plan indicating the position, design, materials and type of boundary treatment to be erected, shall have been submitted to and approved by the Local Planning Authority. The approved boundary treatment shall be implemented prior to the occupation of the development and thereafter permanently retained.
- 10 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

11 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.

12 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary. Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.

The above measures are to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, policies ST4 & ST6 of the Local Plan and policy T1 of the Local Plan Submission Version 2017.

13 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway. Reason: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety.

14 Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports and Tree protection shall be installed as shown on Roberts Arboriculture Ltd drawing number RA.021.TPP Rev C dated 24th May unless the Local Planning Authority gives its prior written approval to any alterations.

15 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

16 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 17 A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.
- B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.
- 18 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 19 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter on each new property for use by the occupants of the site.
- 20 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the LPA.

***And subject to the applicant first entering into a legal agreement under Section 106 to provide appropriate contributions towards management and monitoring measures on any adverse impact on the Epping Forest Special Area of Conservation with regard to and air quality.***

*This application is before this committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, supported by 1 local resident (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)*

**Description of Site:**

The application site is Metropolitan Green Belt land between Nos 42 and 44 on the eastern side of Ongar Road.

The application site along with what is now a detached dwelling known as 44 Ongar Road formerly comprised Rodingbrook Poultry Farm.

The site falls just outside of the Abridge Village settlement boundary as defined by the Local Plan 1998 Abridge Inset Map 13 but is within the developed area and directly opposite the Abridge Village Hall.

**Description of Proposal:**

2 x 4 bedroom new detached houses on infill site.

Total 4 cars parking spaces (2 per house).

**Relevant Planning History:**

EPF/0897/10 - Erection of detached two storey building providing garage and residential accommodation annexe (in a more recessed position to that approved under EPF/0350/10.)  
Refused 6<sup>th</sup> July 2010.

EPF/0350/10 - Conversion of rear conservatory to an extension with roof terrace above, provision of porch and alterations to front elevation. Demolition of portakabin, shed and garage/garden room. And erection of detached two storey building to be used as a garage and additional living accommodation as an annexe to the existing dwelling.  
Approved 20<sup>th</sup> April 2010.

Condition 3 – The existing garage and garden room, timber shed and portacabin shall be demolished before the hereby approved detached two storey building is first occupied.

Condition 4 – The two storey building shall only be used as an annexe and garaging in connection with the existing house at No. 44 Ongar Road.

Condition 5 – The garage space shall be used for garaging of vehicles and domestic storage and not additional residential accommodation.

Condition 6 – The development shall be carried out in accordance with amended plan 3/5740 Rev A received 16/4/10.

EPF/2352/02 - Outline application for one detached dwelling. Refused 14<sup>th</sup> February 2003

Reasons for refusal:

1. The site is in the Metropolitan Green Belt. The proposed works represent inappropriate development and are therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and the Replacement Structure Plan. The latter state that within the Green Belt permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension to existing buildings except for the purposes of agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, cemeteries or similar uses which are open in character. In the view of the Local Planning Authority the application does not comply with these policies.
2. The proposed development would perpetuate and intensify an undesirable ribbon of development intruding into an attractive area of open country. This would be contrary to Policy DBE4 of the adopted Local Plan.

Appeal (Hearing) dismissed 14<sup>th</sup> November 2003.

EPF/0068/02 - Retention of vehicular access. Approved 24<sup>th</sup> April 2002.

EPF/1134/99 - Outline application for the erection of two detached dwellings. Refused and Appeal dismissed.

EPF/1133/99 - Outline application for the erection of two detached dwellings. Refused and Appeal dismissed.

**Policies Applied:**

*Adopted Local Plan:*

CP2 Protecting the quality of the rural and built environment  
GB2A Development in the Green Belt  
GB7A Conspicuous Development  
H3A Housing Density  
H4A Housing Mix  
DBE1 Design of New Buildings  
DBE2 Effect on Neighbouring Properties  
DBE4 Design in the Green Belt  
DBE6 Car Parking in New Development  
DBE8 Private Amenity Space  
DBE9 Loss of amenity  
LL10 Adequacy of Provision for Landscape Retention  
LL11 Landscaping Schemes  
ST1 Location of Development  
ST4 Road Safety  
ST6 Vehicle Parking  
U1 Infrastructure Adequacy  
RP4 Contaminated Lane  
CP1 Achieving Sustainability Objectives  
C1 Protecting the Quality of the Rural and Built Environment  
CP3 New Development  
CP4 Energy Conservation  
CP5 Sustainable Building  
I1A Planning Obligations

NPPF (July 2021):

The National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Epping Forest District Local Plan Submission Version) 2017 (LPSV):

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019.

The appointed Inspector issued her initial advice on 2 August 2019 and since then, the Council has undertaken further work to address the actions identified by the Inspector. This has led to the production of a number of proposed changes to the Local Plan Submission Version 2017 (known as the Schedule of Main Modifications) and additional supporting documents associated with the Main Modifications. These are to address issues of soundness and/or legal compliance identified by the Inspector.

The Main Modifications include changes to some of the supporting text and Policies within the Plan, deletion and amendment to some site allocations, updated Housing Supply data to March 2020, along with associated changes to the mapping contained within the Plan.

The Main Modifications are put forward without prejudice to the Inspector's final conclusions on the Plan. Following the close of the consultation (ends 23<sup>rd</sup> September 2021), the representations will be passed to the Inspector for her consideration before the publication of the Inspector's final report.

The following policies in the LPSV are considered to be of relevance to the determination of this application:

SP1: Presumption in Favour of Sustainable Development  
SP6: Green Belt and District Open Land  
H1: Housing mix and accommodation types  
DM2: Epping Forest SAC and Lee Valley SPA  
DM4: Green Belt  
DM9: High Quality Design

DM10 Housing design and quality  
DM11: Waste Recycling facilities in New Development  
DM16: Sustainable Drainage Systems  
P13: Rural Sites in the East of the District

### **Consultation Carried Out and Summary of Representations Received**

Lambourne Parish Council (14<sup>th</sup> July 2021) - Objection:

1. Over-development of the site with there not being enough room for 2 x 4 bedroom properties.
2. Not in keeping with street scene.
3. The Council feels that the development would set a precedent for building on Green Belt on other sites locally around the Parish.

Number of neighbours Consulted: 21

4 objections received (42, 46 and 57 Ongar Road and 3 New Farm Drive). All comments were from one of the 21 neighbours consulted.

42 Ongar Road - Objection:

Concerns relating to loss of light, views and privacy.

46 Ongar Road - Strong Objection:

Concerns relating to precedent being set for future infill development, Green Belt impact, highway safety, drainage, loss of trees, impact on wildlife.

57 Ongar Road - Objection:

Concerns relating to precedent being set for future infill development, Green Belt impact, highway safety, drainage, loss of trees, impact on wildlife.

3 New Farm Drive – Objection:

Concerns relating to character and appearance.

### **Consultation Responses**

#### **Essex Highways:**

No objection subject to conditions.

#### **EFDC Land Drainage:**

No objection subject to conditions.

#### **EFDC Trees (7<sup>th</sup> July 2021):**

No objection subject to conditions.

#### **EFDC Contaminated Land comments 20<sup>th</sup> July 2021:**

No objection subject to conditions.

## **Main Issues and Considerations:**

### **Green Belt**

There is a long planning history associated with the application site including residential proposals which have been refused and dismissed at appeal on Green Belt grounds, the most recent example being in 2003.

Since the previous refusals and appeal dismissals, the limited infilling in villages exception has been introduced to Green Belt policy in the form of the NPPF 2012 and its subsequent iterations.

The most recent version of the NPPF (July 2021) states that:

Paragraph 149:

*“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

*e) limited infilling in villages;”*

Whilst the NPPF provides no formal definition of ‘limited infilling’, the LPSV does provide a definition as follows:

#### ***Infill Development***

*Infill development refers to the development of a small gap in an otherwise continuous built up frontage, or the small scale redevelopment of existing properties within such a frontage.*

The application site falls just outside of the Abridge Village settlement boundary as defined by the Local Plan 1998 Abridge Inset Map 13, however, in physical terms it is considered that the site falls within the Village of Abridge as it is located between two existing residential dwellings No. 44 and No. 42 and within the developed village envelope area, directly opposite the Abridge Village Hall.

Case Law has determined that development can be considered limited infilling even where the application site falls outside of the Village boundary as defined by the Local Plan.

In *Wood v SSCLG and Gravesham Borough Council* [2015], the Court of Appeal held that, in considering the question of limited infilling, a village boundary as defined in a local plan would be a relevant consideration. However, the court also held that this factor is not necessarily determinative, particularly where a defined boundary does not accord with the Decision Maker’s assessment of the real extent of a village on the ground.

It is considered that the proposed two detached dwellings can be satisfactorily accommodated on the application site and that the proposed development itself amounts to ‘limited infilling’ in a village.

In this context the proposed development is considered to amount to limited infilling for planning policy purposes meeting the exceptions test of Paragraph 149 e) of the NPPF and as such would not constitute inappropriate development in the green belt and, by definition, would not have an adverse impact on openness or the purposes of including land within Green Belt.

The proposed development is therefore considered to be acceptable in Green Belt terms.

## **Design, Character and Appearance**

Two detached dwellings are proposed and it is considered that the proposed development can comfortably be accommodated on the application site in footprint / site coverage terms.

The dwellings are orientated to be slightly staggered but square to the building line of the neighbouring property No. 42 and this is considered to be acceptable. The front and rear building lines are generally consistent with the immediate neighbouring properties Nos. 42 and 44.

The submitted Street Scene Elevation drawing shows that the ridge and eaves height of the proposed dwellings would be below the respective ridge and eaves height of the neighbouring No. 44. The eaves height would match that of the neighbouring property No. 42 with the ridge height some 85cm higher. The height of the proposed dwellings is acceptable set in the context of these immediate neighbouring properties.

The proposed dwellings have a pitched roof with a gable element fronting the road for visual interest but with a partial hip to reduce bulk and to reflect the design of neighbouring properties.

Materials - The houses would be traditional brick build with mock-tudor cream and brown detailing. The proposed design is considered to be acceptable and materials would be subject of a condition in the event of an approval.

## **Impact on the Residential Amenity of Occupiers of Neighbouring Residential Properties**

House 2 would be angled away from the neighbouring No. 44 and would not extend beyond its rear building line. First floor windows are proposed in the facing northern flank elevation serving the staircase and bathroom but it is not considered that any harmful loss of privacy would arise from these windows or from the rear facing bedroom windows of House 2 which would allow some overlooking of No. 44's rear garden but only in the usual way that a neighbouring rear garden can be seen from bedroom windows.

House 1 would be the immediate neighbour to No. 42. First floor windows are proposed in the facing southern flank elevation serving the staircase and bathroom but it is not considered that any harmful loss of privacy would arise from these windows or from the rear facing bedroom windows of House 1 which would allow some overlooking of No. 42's rear garden but only in the usual way that a neighbouring rear garden can be seen from bedroom windows.

The rear building line of House 1 is set back from the rear building line of No. 42 which has been extended into the rear garden by way of the recently approved extension which is currently being built out.

Care has been taken to ensure that sufficient outlook and light are maintained to the flank of No. 42 with a flank to flank distance of over 4m and a hipped roof form.

It is considered that the proposed development would not have a harmful impact on the visual or residential amenity (including loss of light or outlook) of Nos. 42 and 44 Ongar Road or any other neighbouring residential property.

## **Quality of Accommodation**

The proposed dwellings exceed the minimum national residential space standards for 4-bedroom houses.

The rear gardens of both houses are over 400 sq. m in area which is well in excess of the required amenity area for a 4-bedroom house.

All habitable rooms benefit from good levels of light and outlook.

The proposed dwellings are acceptable in terms of quality of accommodation.

### **Epping Forest Special Area of Conservation:**

A significant proportion of the Epping Forest Special Area of Conservation (the EFSAC) lies within the Epping Forest District Council administrative area. The Council has a duty under the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) to assess whether the development would have an adverse effect on the integrity of the EFSAC. In doing so the assessment is required to be undertaken having considered the development proposal both alone and in combination with other Plans and Projects, including with development proposed within the Epping Forest Local Plan Submission Version (LPSV).

The Council published a Habitats Regulations Assessment in January 2019 (the HRA 2019) to support the examination of the LPSV. The screening stage of the HRA 2019 concluded that there are two Pathways of Impact whereby development within Epping Forest District is likely to result in significant effects on the EFSAC. The Pathways of Impact are effects of urbanisation with a particular focus on disturbance from recreational activities arising from new residents (residential development only) and atmospheric pollution as a result of increased traffic using roads through the EFSAC (all development). Whilst it is noted that the independent Inspector appointed to examine the LPSV, in her letter dated 2 August 2019, raised some concerns regarding the robustness of elements of the methodology underpinning the appropriate assessment of the LPSV, no issues were identified in relating to the screening of the LPSV or the Pathways of Impact identified. Consequently the Council, as Competent Authority under the Habitats Regulations, is satisfied that the Pathways of Impact to be assessed in relation to this application pertinent to the likely significant effects of development on the EFSAC alone and in-combination with other plans and projects are:

1. Recreation activities arising from new residents (recreational pressures); and
2. Atmospheric pollution as a result of increased traffic using roads through the EFSAC.

### **Stage 1: Screening Assessment**

This application has been screened in relation to both the recreational pressures and atmospheric pollution Pathways of Impact and concludes as follows:

1. The site lies outside the Zone of Influence as identified in the Interim Approach to Managing Recreational Pressure on the Epping Forest Special Area of Conservation' (the Interim Approach) adopted by the Council on 18 October 2018 as a material consideration in the determination of planning applications. Consequently, the development would not result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.
2. The development has the potential to result in a net increase in traffic using roads through the EFSAC.

Consequently, the application proposal would result in a likely significant effect on the integrity of the EFSAC in relation to atmospheric pollution Pathways of Impact.

Having undertaken this first stage screening assessment and reached this conclusion there is a requirement to undertake an 'Appropriate Assessment' of the application proposal in relation to both the recreational pressures and atmospheric pollution Pathways of Impact.

## **Stage 2: 'Appropriate Assessment'**

### Atmospheric Pollution

The application proposal has the potential to result in a net increase in traffic using roads through the EFSAC. However, the Council, through the development of an Interim Air Pollution Mitigation Strategy (IAPMS), has provided a strategic, district wide approach to mitigating air quality impacts on the EFSAC through the imposition of planning conditions and securing of financial contributions for the implementation of strategic mitigation measures and monitoring activities. Consequently, this application can be assessed within the context of the IAPMS.

The applicant has agreed to make a financial contribution in accordance with the IAPMS. In addition the application will be subject to planning conditions to secure measures as identified in the IAPMS. Consequently, the Council is satisfied that the application proposal would not have an adverse impact on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions.

### **Conclusion:**

Recommended for approval subject to conditions and legal agreement.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Kie Farrell Telephone Number: 01992 564000 Ext 2025.***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***