

[SAC CASE NOW PROGRESSING**]**

Address: 48 Russell Road, Buckhurst Hill, IG9 5QE

Subject: EPF/0826/18 – Demolition of existing bungalow and erection of three flats

Officer contact for further information: (Mr) Cuma Ahmet (Ext.2158).

Democratic Services Officer: Gary Woodhall (Ext 4243)

Recommendation(s):

(1) That planning application EPF/0826/18 be granted planning permission, subject to the completion, within 6 months, of a Section 106 Legal Agreement to secure appropriate financial contributions towards (a) access management and monitoring of visitors to the Epping Forest Special Area of Conservation (EFSAC) and b) mitigation of air pollution in the vicinity of the EFSAC.

And subject to the following planning conditions:

- 1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.**
- 2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos:**

318-PL-11 Rev A - Site & Location Plans

318-PL-12 Rev A - Proposed & Existing Street Elevation

318-PL-13 Rev A – Proposed Ground Floor Plan

318-PL-14 Rev A – Proposed Lower Ground & First Floor Plans

318-PL-15 Rev A – Proposed Second Floor & Roof Plans

318-PL-16 Rev A – Proposed Elevations

318-PL-17 – Proposed & Existing Section A-A

318-EX-01 Rev A – Existing Lower Ground & Ground Floor Plans

318-EX-02 Rev A – Existing Roof Plan

318-EX-03 Rev A – Existing Elevations

Supporting Documents:

Tree Constraints Plan CA/RUS/01 Rev A

- 3. No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.**

- 4. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.**
- 5. No development, including works of demolition or site clearance, shall take place until foundation details have been submitted to the Local Planning Authority and approved in writing. The foundations shall consist of piles and an above ground beam design. Drawings submitted shall include cross sectional detail of pile and beam join and the location of piles in plan form. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.**
- 6. 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. These works shall be carried out as approved. 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.**
- 7. No services shall be installed within the root protection area of the retained trees on or adjacent to the site unless the Local Planning Authority gives its prior written approval.**

- 8. The lift shown on the approved plans shall be provided as part of the construction of the approved building and completed prior to first occupation and maintained thereafter.**
- 9. The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.**
- 10. Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:
 - Location of active and passive charging infrastructure;**
 - Specification of charging equipment; and**
 - Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:
 - a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;**
 - b) How charging point usage will be charged amongst users;**
 - c) The process and the triggers for identifying when additional passive charging points will become activated; and**
 - d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.******
- 11. 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.**

- 12. Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.**
- 13. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.**
- 14. All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.**
- 15. If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or 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. No construction works above ground level shall take place until the documentary and photographic details showing the fenestration to be completed in timber have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.**

Context

Previous committee resolution

This planning application was previously reported to this committee in August 2018 when it was resolved to grant planning permission subject to conditions and completion of a S106 Agreement to secure EFSAC related mitigations (see Appendix A for original committee report and associated minutes). Planning permission has since been withheld pending officers completing an *Appropriate Assessment* of the effects on the EFSAC and securing relevant mitigations, which is in accordance with this committee's decision made in April 2021.

Why is the application being reported back again?

This case has been brought back again following the identification of new material considerations and facts which this committee may not have been previously aware and could therefore be considered material to a final decision. This approach is consistent with Section 70(2) of the Town and Country Planning Act 1990 (as amended) and relevant case law which states:

'In dealing with ... an application [for planning permission], the [local planning] authority shall have regard to ... the development plan and to any other material considerations'

What are the new facts that have been identified?

The new facts and material considerations are:

1. The neighbouring property at No.46 Russell Road (east of application site) has been altered by virtue of successive developments (some approved) since the August 2018 resolution.
2. There have been successive updates to national planning guidance in the form of National Planning Policy Framework (2021) and Planning Practice Guidance.
3. The emerging Local Development Plan in the form of the Submission Version Local Plan (2017) is now at an advanced stage in its preparation and therefore can now be given greater weight in decision making (in accordance with paragraph 48 of the NPPF).

Procedure for Determination

The decision of the Councillors at Area Planning Sub-Committee South on 27 June 2018 to refer the full determination of this application to DDMC remains valid and in accordance with the provisions contained in Article 10 of the Council's adopted constitution. A copy of Article 10 has been included under Appendix B of this report.

Description of Site & Immediate Surroundings

The application site comprises of a large single storey detached dwelling on a hillside location which slopes downwards to the south at the rear and downwards to the east from the front elevation. Due to the complicated levels of the site the bungalow has 1 non habitable room at lower ground floor level, however it cannot be considered a two-storey dwelling. Adjoining the western boundaries are three storey terraced houses, the nearest of which is No.50 Russell Road and adjoining the eastern boundary is a pair of two storey semi-detached dwellings, the nearest of which is No. 46 Russell Road. Russell Road is made up of a mixture of dwelling types and styles. The site is within an urban area and is not listed nor within a conservation area.

The neighbouring property at No.46 Russell Road (east of application site) has been extended to its side, rear including roof. The existing part side and rear extensions (including roof dormer) are currently unlawful. However, these additions are now the subject of a further planning permission granted under reference EPF/2243/21 which in its effect secures a reduction in their scale and design. We have therefore assessed the position in light of the lawful development and not what is currently unlawful.

The neighbouring property at No.50 Russell Road is located to the immediate west of the application site. This property has not been previously extended. The rear garden is L-shaped extending in part around the rear of the application site.

There is one tree to the front of the application site which is not protected. A further five protected trees in total are located to the front and rear gardens of No.50 Russell Road.

Description of Proposal

Planning permission is sought for the demolition of the existing bungalow and the construction of a block of 3 flats over three floors. Car parking, with two disabled bays, bin and cycle storage would be situated in the front forecourt. **For avoidance of doubt, the design and layout of the proposals remains identical to the scheme considered by Members in August 2018.**

Vehicle access into the site is as existing. 1 parking space is provided for each flat and storage area for up to 6 bicycles. The bike and in shed measures 5m (depth) x 2m (width).

The schedule of accommodation to be provided is as follows:

	No. of Bedrooms	Floor Area (GIA m2)	Private Amenity Space (m2)
Flat No.1	2	75.5	6
Flat No.2	2	75.5	11
Flat No.3	1	60.1	12

Relevant History

EPF/0108/20: Demolition of existing bungalow and construction of 5 flats (Revised application to EPF/2483/18). **Decision pending.**

EPF/2483/18: Demolition of existing bungalow and erection of 5 flats. **Appeal dismissed by Inspector on grounds that the development proposals have not satisfactorily demonstrated that they will not adversely affect the integrity of the EFSAC.**

EPF/3212/17: Demolition of existing bungalow and erection of 5-bedroom house. **Refused on the basis of the loss of a bungalow and consequent reduction in housing choice.**

Development Plan

Section 38(6) Planning and Compulsory Purchase Act 2004, as amended, requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

- CP1 Achieving Sustainable Development Objectives
- CP2 Protecting the Quality of the Rural and Built Environment
- CP3 New Development
- CP7 Urban Form and Quality
- H2A Previously Developed Land
- H3A Housing Density
- H4A Dwelling Mix
- H9A Lifetime Homes
- NC1 SPA's, SAC's and SSSI's
- UA1 Infrastructure Adequacy
- U3B Sustainable Drainage Systems
- DBE1 Design of New Buildings
- DBE2 Effect on Neighbouring Properties
- DBE3 Design in Urban Areas
- DBE5 Design and Layout of New Development
- DBE6 Car Parking in New Development
- DBE8 Private Amenity Space
- DBE9 Loss of Amenity
- LL7 Planting, Protection and Care of Trees
- LL8 Works to Preserved Trees
- LL10 Adequacy of Provision for Landscape Retention
- L11 Landscaping Schemes
- ST1 Location of Development
- ST2 Accessibility of Development
- ST4 Road Safety
- ST6 Vehicle Parking
- I1A Planning Obligations

Epping Forest District Local Plan Submission Version 2017 (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the Council's District, on 14th December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

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. On the 2nd August 2019, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

Following the Examination Hearing Sessions for the emerging Local Plan, the Council has prepared a number of changes, known as **Main Modifications**, to the Epping Forest District Local Plan Submission Version (2017) to address issues of soundness and/or legal compliance identified by the Inspector. These are put forward without prejudice to the Inspector's final conclusions on the Plan.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional Main Modifications, the **highest weight** should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following policies are relevant to the determination of this application:

- SP1 Presumption in Favour of Sustainable Development
- SP2 Spatial Development Strategy
- H1 Housing Mix and Accommodation Types
- DM2 Epping Forest SAC and the Lee Valley SPA
- DM9 High Quality Design
- DM10 Housing Design and quality
- DM11 Waste recycling facilities on new development
- DM16 Sustainable Drainage Systems
- DM18 On Site Management of Waste Water and Water Supply
- DM19 Sustainable Water Use

DM21 Local Environmental Impacts, Pollution and Land Contamination
DM22 Air Quality
T1 Sustainable Transport Choices
D1 Delivery of Infrastructure

National Planning Policy Framework (July 2021)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either; (a) approving development proposals that accord with an up-to-date development plan without delay; or (b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework. The Government's Planning practice guidance is also a material consideration to decision making and is therefore relevant to the determination of this planning application.

Consultation Carried Out and Summary of Representations Received

The first round of neighbour notifications took place in April 2018 and attracted 5 objections from the following properties (see Appendix A1):

**31, 63 Russell Road
6,8 Westbury Road
Buckhurst Hill Residents Association**

The concerns raised were:

Impact on parking, out of keeping with the character and appearance of the surrounding area

A second round of neighbour notifications took place in October 2021 where all original objectors were advised by letter of updated plans. In addition to this, a separate site notice was also posted adjacent to the site. On this occasion, a total of 11 objections have been received from the following addresses:

**Nos: 42, 46, 49, 50, 51, 52, 61, 63, 73 and 87 Russell Road
No. 6 Westbury Road**

The concerns raised on this occasion are summarised below:

- Size of development too big for the site/plot;
- Overbearing and loss of privacy to neighbouring properties;
- Insufficient parking provision made for development of this size;
- Local school (St John's) and GP surgeries are oversubscribed;
- Process of notifying neighbours has been inadequate;
- Loss of property values;
- Increase in noise and air pollution during development;
- Proposals would block sunlight to nearest gardens;
- Loss of daylight to living areas of nearest properties;
- Replacement development would spoil the road and set a precedent for similar developments to come forward;
- Increased flooding;
- Bungalows are already in short supply; and
- Updated plans do not include any side elevations that accurately and fully depict the relationship between the proposed and adjoining site proposals.

The previous comments of both statutory and non-statutory consultees remain the same as 2018. For clarity their respective comments are summarised below.

BUCKHURST HILL PARISH COUNCIL — OBJECT - Scale of the Development is out of keeping with street scene. Overbearing on adjacent properties. Insufficient amenity space for 3 flats.

EFDC TREE OFFICER— No objections subject to conditions to secure details of

EFDC LAND CONTAMINATION – No objections although one condition to cover the potential incidence of 'unexpected' contamination should be included.

ESSEX COUNTY COUNCIL HIGHWAYS: No objections.

Main Issues and Considerations

This section revisits the same planning issues considered in the 2018 committee report and includes relevant updates and/or clarifications where necessary. It does not preclude members reconsidering the issues.

Issue 1: Loss of bungalow

The previous refusal in 2017 under LPA Ref, EPF/3212/17 for a single 2 storey dwelling house is relevant to this particular case. The reason for refusal was:

The proposed loss of this bungalow would reduce housing choice, particularly for people with accessibility needs, including the current and future needs of older people, which would be at odds with this Council's objective of achieving mixed and balanced communities, contrary to Policy H1 of the Epping Forest District Local Plan Submission Version 2017.

Policy H1 of the emerging Submission Version Local Plan (2017) lists a number of requirements regarding housing mix, which includes H1 part F, which states that “the loss of bungalows and specialist accommodation will be resisted”. The proposed redevelopment of this site would result in a loss of an existing bungalow that would be contrary to this part of the emerging policy.

Nonetheless, there is currently an identified need for additional housing in the District since the Council is unable to demonstrate it has a 5-year land supply for housing. Accordingly, this proposed scheme to provide 3 flats would in a small way address the current shortfall and avoids further pressure for sites to be identified in the Green Belt. Furthermore, the proposed redevelopment would provide 2no. 2 beds and 1no. 1 bed flats built to Lifetime Home Standards, with a lift to all floors accommodated into the design, which would need to comply with the Building Regulations requirements and would provide replacement accommodation suitable for potential older future occupants.

Therefore, in this instance the benefits of redeveloping this site for additional housing would be sufficient enough to outweigh the harm that would result through the loss of the existing bungalow.

In terms of current Government guidance, the site is previously developed land and in line with the NPPF, the redevelopment of this land is encouraged. The NPPF presumption in favour of sustainable development requires local planning authorities to positively seek opportunities to meet the development needs of the area and requires Council's to be able to identify a 5-year land supply for housing. As such the redevelopment of this site assists in meeting these key objectives.

Accordingly, the proposals comply with aims and objectives of Policies CP1, CP3, CP7, H2A, H3A, H4A and H9A of the Combined Local Plan and Alterations (2006) including Policies SP1, SP2 and H1 of the Submission Version Local Plan (2017). **Officers are also satisfied that none of the new facts or neighbour objections reported would alter the conclusions made in this particular respect.**

Issue 2: Impact on character and appearance of the surrounding area

Russell Road is varied in character, and architectural design and style. Dwellings located on this street primarily comprise of large 2 storey detached Victorian, and twentieth century dwellings built on generous plots, a number of which have been converted into apartments, 1930's semi-detached properties, as well as 1950's town houses and apartments. Whilst the application dwelling would represent an increase in the bulk and size, it would still retain a similar footprint to neighbouring buildings on this street.

In terms of the overall design and appearance of the proposed dwelling (particularly when it is viewed from the front), despite the significant change, it would result in an interesting design with more visual interest than the existing red brick bungalow. Given also the significant variation in the style and design of dwellings on this street, the proposed development would appear acceptable when viewed from the general street scene.

As the application dwelling is set back by approximately 7.5m from the highway, the proposed development would not appear significantly prominent or overbearing in terms of its bulk or massing when viewed from the general street scene. Moreover, the development has a front building line which is not too dissimilar to neighbouring dwellings so would not appear significantly intrusive when viewed from the frontage. The proposed roof height and form also respects the neighbouring semi-detached and terraced properties and will continue the pattern of roof heights within the street scene.

The prominent front bay element, as well as the material palette, would reference surrounding 19th century properties and create a property with an interesting visual appearance that would sit well against the neighbouring properties and create a positive contribution to the street scene.

Overall, the proposals comply with the aims and objectives of Policies DBE1 and DBE3 of the Combined Local Plan and Alterations (2006) including Policies DM9 and DM10 of the Submission Version Local Plan (2017). **Officers are also satisfied that none of the new facts or neighbour objections reported would alter the conclusions made in this particular respect.**

Issue 3: Impact on neighbouring residential amenity

The amenities of occupiers at Nos. 46 and 50 Russell Road are potentially the most affected by the current development proposals. The following assessment reviews the relative impacts in terms of the concerns received from these properties relating to loss of daylight and sunlight to habitable areas and gardens and loss of privacy and outlook.

No.46 Russell Road

The property at No.46 Russell Road has previously been extended to its side and rear at two storeys including addition of a dormer to its roof. As indicated earlier, part of the side and rearward extensions, including roof dormer are the subject of a further planning permission granted in late 2021 under LPA Ref: EPF/2243/21. For avoidance of doubt, the impacts of the current development proposals on the amenities of the occupier at No.46 are assessed against the current lawful permitted position.

The applicants updated plans have illustrated the rearward most extent of the proposals at No.46 although it is noted that some of the approved details are not shown. Despite the discrepancies, officers consider that a proper assessment of the impacts on the amenities of occupiers at No.46 can still be made.

The rearward projection of the proposed development has been stepped in 3 metres from the side garden boundary whilst projecting an additional 1.2 metres beyond the furthest part of No.46 (as approved). No additional openings are proposed to the flank wall (east elevation).

In terms of daylight and sunlight to habitable areas of No.46, the relative extent and proximity of the proposed development will not cause undue loss and therefore the impact is considered acceptable. Similarly, the impacts on outlook and privacy will be sufficiently limited by the design of the proposals.

No.50 Russell Road

This property is sited at a relatively higher ground level to the application site and ranges between 5 and 8 metres to nearest respective flanks. Given the relative position and proximity of the application development to No.50, there would be no harmful impact on the daylight or sunlight to habitable areas nor their immediate outlook and privacy. Concerns are also raised in relation to the increased overlooking and the resulting loss of privacy to part of their private garden to the south. However, officers consider that the existing trees and vegetation along the garden boundary and within the garden of No.50 offers adequate screening from the application site and will therefore maintain (continued) enjoyment of its garden. Additional soft landscaping and planting of trees on the application site will be secured should Members be minded to grant planning permission.

With regard to objections in respect of increased noise and air pollution from construction, should Members be minded to grant planning permission both these matters can be adequately controlled via a suitably worded planning condition.

Overall, the impact of the proposed development on the amenities of the adjoining occupiers is considered acceptable and therefore comply with Policies DBE2 and DBE9 of the Combined Local Plan and Alterations (2006) including Policy DM9 of the Submission Version Local Plan (2017). **Officers are also satisfied that none of the new facts or neighbour objections reported would alter the conclusions made in this particular respect.**

Issue 4: Quality of residential accommodation

In terms of internal space standards, the proposals would exceed the minimum requirements for both 1 and 2 beds as specified in the National Prescribed Space Standards (Marc 2015). Habitable areas to each flat will be have adequate natural daylight.

Adopted Policy DBE8 of the Local Plan specifies that new residential development (dwellings and flats) is expected to provide private amenity space. The proposed development provides both private amenity space for each flat in the form of balconies including shared communal garden space to the rear (approximately 150 sqm in area). The combination of dedicated private and communal spaces and their southern aspect will provide a good quality of amenity.

Overall, the proposed quality of residential accommodation is considered acceptable and therefore comply with Policies DBE5 and DBE8 of the Combined Local Plan and Alterations (2006) including Policies DM9 and DM10 of the Submission Version Local Plan (2017). **Officers are also satisfied that none of the new facts or neighbour objections reported would alter the conclusions made in this particular respect.**

Issue 5: Highways and parking provision

Essex County Highways have previously reviewed the plans and consider that the proposals would not have a detrimental impact on highway safety. Given that the site is within easy walk of the town centre and local services including London Underground rail and local bus connections, one parking space per dwelling would be considered acceptable. Concerns relating to the potential significant increase for on street parking demand as a result of the development have been noted although it is considered that the abovementioned proximity of local services and transport connections including the presence of on street parking restrictions would discourage this from occurring.

Overall, the impact of the proposed development on the safety and function of the highways including level of parking provision is considered acceptable. Therefore it would comply with Policies DBE6, ST4 and ST6 of the Combined Local Plan and Alterations (2006) including Policy T1 of the Submission Version Local Plan (2017). **Officers are also satisfied that none of the new facts or neighbour objections reported would alter the conclusions made in this particular respect.**

Issue 6: Epping Forest Special Area of Conservation

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

- a. The site lies within 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 result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.
- b. 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 both the recreational pressures and 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.

Recreational Pressures

The application proposal has the potential to increase recreational pressures on the EFSAC. However, the Council, through the development of the Interim Approach, has provided a strategic, district wide approach to mitigating recreational pressures on the EFSAC through the securing of financial contributions for access management schemes and monitoring proposals. Consequently, this application can be assessed within the context of the Interim Approach. In doing so the Council has sought to take a proportionate

approach to the securing of such financial contributions, and currently only seeks these from proposals for new homes within 3km of the EFSAC, as is the case with this planning application. The applicant has agreed to make a financial contribution in accordance with the Interim Approach. 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.

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.

Officers consider satisfied that, subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions that would secure provision for electric car charging onsite including measures to enable home working, the application proposal would not have an adverse effect on the integrity of the EFSAC. Accordingly, the proposals comply with Policies of the Combined Local Plan and Alterations 2006 including Policy DM2 and DM22 of the Submission Version Local Plan (2017). **Officers are also satisfied that none of the new facts or neighbour objections reported would alter the conclusions made in this particular respect.**

Other matters

Neighbour concerns are also made in relation to potential increase in surface water flooding and additional pressure on local health and education services from new development. In terms of surface water flooding, the site is not located within a known flood risk zone (fluvial or surface water risks). With regard to the impact on local health and educational services, it is considered that a small scheme like this is unlikely to create an unmanageable demand on existing services.

Conclusion

This application will provide a well-designed residential scheme that makes good use of an existing urban site. The proposed design in terms of its scale, bulk and mass and relationship with neighbouring buildings is acceptable as are the impacts on neighbouring amenities. The proposed development will not cause harm to highway safety and the level of parking close to local services and local public transport modes is acceptable. Overall, the proposal complies with the aims and objectives of national planning guidance and the relevant policies contained within the adopted Combined Local Plan and Alterations 2006 and the Submission Version Local Plan 2017.

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: Cuma Ahmet or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk