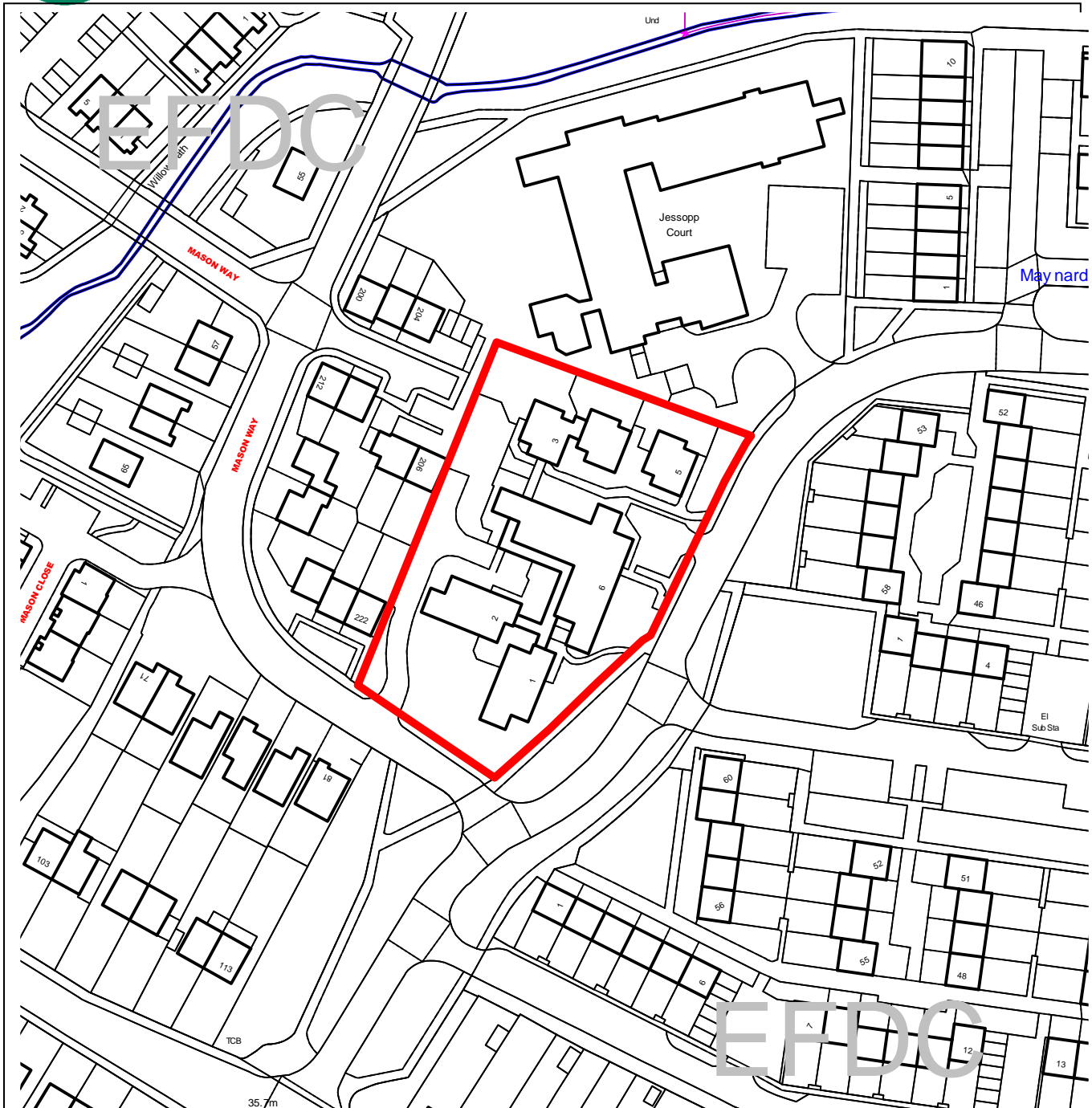




# Epping Forest District Council



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Application Number:	EPF/2609/19
Site Name:	1-6 Shernbroke Road Hostel Shernbroke Road, Waltham Abbey EN9 3JF
Scale of Plot:	1:1250

**Report Item No:**

<b>APPLICATION No:</b>	EPF/2609/19
<b>SITE ADDRESS:</b>	1-6 Shernbroke Road Hostel Shernbroke Road Waltham Abbey EN9 3JF
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>APPLICANT:</b>	C/O Agent
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 26 flats with associated parking & landscaping following demolition of the former Shernbroke Hostel.
<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=629854](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629854)

**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 and retained strictly in accordance with the approved drawings numbers:  
001 Rev I, 002 Rev G, 003 Rev G, 004 Rev G, 005 Rev G, 201 Rev G, 203 Rev E, 205 Rev F, 207, 208, 209, 501 Rev M and 901 Rev C;  
54 064.21, 23 and 24;  
22182se-01;  
PSF1076WA 100 Rev I, 101 Rev I and 200 Rev I;  
18159-SYM-XX-XX-DR-C-3000 Rev T4 and 3001 Rev T4;  
2867/SK/E/230 Rev T1 and 2867/E/230 Rev T3
- 3 No development shall take place, including any works of demolition, until measures set out in the Construction Method Statement prepared by DCH Construction to accompany the application have been fully installed. The approved Statement shall be adhered to throughout the construction period.
- 4 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.

- 5 No development, including works of demolition or site clearance, shall take place until the measures in the Tree Protection Plan, and Arboricultural Method Statement set out in the Arboricultural Impact assessment accompanying the application, particularly drawing number P3141.1 . 002 rev B in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations). 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 No increase in the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas shown in the drawings hereby approved shall take place without prior consent from the Local Planning Authority.
- 7 The development be carried out in accordance with the Surface Water Drainage Strategy set out in the approved drainage plans ( Drainage Layout Sheet 1 and 2, 18159-SYM-XX-XX-DR-C-3000, Rev T4, and 18159-SYM-XX-XX-DR-C-3001, Rev T4, September 2020) submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 8 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.
- 9 Hard and soft landscaping works as detailed in drawings PSF1076WA 100 Rev I and 101 Rev I shall be undertaken during the first appropriate planting season following substantial completion of the buildings, unless otherwise agreed by the Local Planning Authority. 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.

- 10 External lighting within the development in accordance with the details shown on drawing 28567/SK/E/230 Tev T1 shall be fully installed prior to first occupation of any residential unit within the development, unless otherwise agreed by the Local Planning Authority. No further lighting shall thereafter be installed on any external elevation of the above 3 metres above ground level without the consent of the Local Planning Authority.
- 11 Cycle and refuse stores in accordance with details shown on drawings 207, 208 and 209 hereby approved shall be fully installed in accordance with the agreed details, and made available for use by residents within the development prior to first occupation of any residential unit within the development, unless otherwise agreed by the Local Planning Authority.
- 12 Prior to first occupation of the development, ecological enhancements set out in section 5.4 of the Ecological Assessment accompanying the application (by AGB Environmental dated 28 October 2019) shall be implemented in full, unless otherwise agreed by the Local Planning Authority.
- 13 No removal of hedgerows, trees or shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.
- 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 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.
- 16 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.
- 17 No trenches or pipe runs for services and drains required to service the development hereby approved shall be cut or laid otherwise than in accordance with BS5837:2012 (Trees in relation to design, demolition and construction - Recommendations), except with the approval of the local planning authority.

- 18 Prior to first occupation of the development hereby approved, the active Electric Vehicle Charging Points shown on drawing 2867/E/230 Rev T3, and infrastructure indicated on the said plan for future installation of additional Electric Vehicle Charging Points shall be installed and retained thereafter for use by the occupants of the site.
- 19 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 20 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.
- 21 Prior to the first occupation of the development, the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 22 Prior to the first occupation of the development the Developer shall implement raised kerbs to the two adjacent bus stops (Morris Court and Gants Court), with all details being agreed with the Highway Authority.
- 23 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 24 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 25 External balconies indicated on the plans hereby permitted shall not be infilled or enclosed above the height of the external means of enclosure thereto without prior consent from the Local Planning Authority.

***This application is before this Committee since it is an application for residential development consisting of 10 dwellings or more (other than an application for approval of reserved matters) and is recommended for approval (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).***

### **Site and Surroundings**

The application site is a 0.4ha parcel of land located within the middle of Waltham Abbey. Shernbroke Road runs directly to the east of the site and Mason Way is to the south. The site is currently occupied by the former Shernbroke Hostel, which was formally a residential care home, providing respite for up to 25 adults. The site is formed of a number of buildings, which range from one, two and three storey and pitched roofs. There are areas of hardstanding along the western part of the site and a small courtyard to the east providing car parking. The southern section of the site contains bungalows which are very effectively screened from public view due to a severe

slope from south to north and a row of mature trees on the boundary. The application site is not located within a conservation area and it is not within the Green Belt.

### **Proposal**

The proposed development is for the erection of 26 flats with associated parking & landscaping following demolition of the former Shernbroke Hostel. 10 of the new homes will be utilised by Essex County Council to provide social care for vulnerable adults.

### **Relevant Planning History**

EPF/2715/19 – Application for Prior Notification of a proposed demolition of former hostel. – Prior approval not required

### **Development Plan Context**

*Local Plan (1998) and Alterations (2006)*

Section 38(6) Planning and Compulsory Purchase Act 2004 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
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix
U3B	Sustainable Drainage Systems
GB2A	Development in The Green Belt
GB7	Conspicuous Development
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST4	Road Safety
ST6	Vehicle Parking

*National Planning Policy Framework (NPPF) (February 2019)*

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.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 108 - 110  
 Paragraph 117  
 Paragraph 124  
 Paragraph 127  
 Paragraph 130  
 Paragraph 131  
 Paragraph 133  
 Paragraph 143 - 145

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

Although the LPSV does not currently form part of the statutory development plan for the district, on 14<sup>th</sup> 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 2<sup>nd</sup> August, 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.

The following table lists the LPSV policies relevant to the determination of this application and officers' recommendation regarding the weight to be accorded to each policy.

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant

SP2 Spatial Development Strategy 2011-2033	Some
H1 Housing Mix and Accommodation Types	Some
T1 Sustainable Transport Choices	Significant
DM2 Epping Forest SAC and the Lee Valley SPA	Significant
DM3 Landscape Character, Ancient Landscapes and Geodiversity	Significant
DM4 Green Belt	Significant
DM5 Green and Blue Infrastructure	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant
DM11 Waste Recycling Facilities on New Development	Significant
DM15 Managing and Reducing Flood Risk	Significant
DM16 Sustainable Drainage Systems	Significant
DM17 Protecting and Enhancing Watercourses and Flood Defences	Significant
DM18 On Site Management of Waste Water and Water Supply	Significant
DM19 Sustainable Water Use	Significant
DM21 Local Environmental Impacts, Pollution and Land Contamination	Significant
DM22 Air Quality	Significant

### **Summary of Representations**

132 neighbours consulted – No comments received

Waltham Abbey Town Council – Objection

Whilst the Council is not objecting to the principle of the development, the Committee feel that the design is not sympathetic to the surrounding area and is therefore out of keeping, a four storey development is too high in that location and so would be over dominant and concerns were raised regarding the designing out crime report from the Police expressing their concern regarding the design.

### **Planning Considerations**

The following report will set out the material considerations relevant to this case as well as analysis of the proposal against the requirements of the Development Plan.

#### **Principle**

This application site has not been proposed for allocation in the emerging Local Plan to deliver new housing in the District. A small number of windfall sites have been assumed in the Local Plan, but they are not required for the Council to meet its objectively assessed housing need. However since the Local Plan assumes a certain number of windfall sites will be delivered during the Plan Period, it follows that such sites can be acceptable, providing an application for such development complies with the requirements of the Development Plan. This issue is considered further in the final planning balance section of this report.

#### **Highway safety and parking provision**

Essex County Council as the Local Highway Authority have considered this application and commented that there will be no adverse impact on the local highway network subject to the imposition of planning conditions. Such conditions relate to the provision of clear parking and turning areas, new raised kerbs for the adjacent bus stops on Morris Court and Gants Court, the



provision of a residential travel information pack and the prevention of unbound material within 6m of the highway boundary. Each of these conditions are reasonable and necessary to impose.

Turning to parking provision, the applicant proposes to deliver 39 new car parking spaces and 30 new bicycle spaces, which will include 16 enclosed spaces for Block A and 10 enclosed spaces for Block B as well four cycle spaces for visitors. The former hostel had car parking for 7 cars and therefore the development will increase the number by 32. It is concluded that the increased level of car parking is justified to serve the needs of the proposed new development, without increasing pressure for parking on surrounding roads. It is also noted that the hostel did not have any bicycle spaces, whereas the proposed development will deliver 30, facilitating and encouraging sustainable travel movements for new residents.

### Character and appearance

The proposed development is split into two residential blocks, referred to as Block A and Block B. Block A will provide 16 new flatted homes for private sale and Block B will provide 9 flatted homes as supported living housing for people with learning impairments. Block B will also provide 1 flatted home that will be used by carers and include a meeting room for communal use.

Block A will be located in the southern portion of the site, close to the boundary with Shernbroke Road and Mason Way. It will be a four storey building, finished with a variety of materials including red brick and grey cladding. Block B is a three storey building which steps down to two storey on its northern portion. Similarly to Block A, Block B will have a red brick and grey cladding finish.

Extensive new areas of landscaping are proposed throughout the site, notably on the eastern and western boundaries of the site and the creation of new communal garden amenity areas for each Block.

The emerging Local Plan requires that new development must achieve a high specification of design and contribute to the distinctive character and amenity of the local area. It is important to firstly have an understanding of the prevailing character of the street scene. In this case, there are a vast number of different architectural designs and use of building materials in the viewable street scene, notably two storey flat roofed dwellings on the other side of Shernbroke Road, conventional two storey dwellings with hipped and gabled roofs on Honey Lane and chalet bungalows with front dormer windows on Mason Way. Jessop Court is also located just behind Shernbroke Hostel and is a building with a mixture of two and three storey buildings.

As a result, the street scene has a very varied and distinct character with very little uniformity when considered as a whole. Considering the proposed design of the development together, both Blocks follow a similar architectural design to each other and would read as a coherent development. The relatively modern style of design and use of materials can be accommodated in this location given the varied character of the area.

The proposed development would introduce buildings up to 4 storeys in height, which has the potential to be somewhat prominent in the street scene. However this 4 storey height is constrained to Block A, which as previously noted is located on the southern portion of the site, where there is a significant slope from south to north. As such the building will appear more akin to a three storey building when viewed from Shernbroke Road and it is notable there are many examples of three storey buildings in the local area. Indeed, there is also robust landscaping on this boundary which further lessens the potential impact in the local area.

Considered as a whole, it is concluded that the development would preserve the character of the area by contributing to its already varied appearance, adding a further interesting architectural style into the area. The proposal is therefore compliant with the requirements of the Local Plan from a design perspective.

### Living conditions of neighbours

The Local Plan requires that new development must take account of the privacy and living conditions of the neighbours. This includes ensuring that neighbours will not suffer a significant loss of light, overlooking, an overbearing impact or noise, light or vibration issues.

There are a number of single storey bungalows to the immediate west of the site, which have very little space in their rear gardens and could therefore be significantly impacted by a four storey building. However in this case, Block A has been positioned approximately 26m from the shared boundary with the closest of these neighbours and a close boarded fence and landscaping will be erected on the shared boundary. In addition the proposed balconies for the new development will be located on the eastern elevations fronting Shernbroke Road. As a result of this design and distance from the shared boundary, there will not be a significant loss of light or overlooking to these neighbours, nor will the development appear overbearing given the significant distance it will be from the boundary.

The highest section of Block B will be fronting onto Shernbroke Road, which will then step down to a modest two storey height towards the western boundary. Such a design will ensure that the neighbouring properties to the west, who have similarly small garden areas to the neighbours noted above, will not have significant harm caused to their living conditions.

### Residential amenity of future occupiers

The proposed development will provide 26 new homes of suitable sizes for their proposed number of bedrooms, each with access to private amenity space outside. Residents of Block A will also have the benefit of balconies for their enjoyment. The proposed development will therefore deliver a good standard of accommodation for new residents.

### Affordable and specialist housing

The former hostel was used by Essex County Council as a residential care home which catered for vulnerable adults. The site offered 24/7 support for its residents who require trained and experienced support staff to meet their needs. Essex County Council are now moving away from residential care in favour of supported living accommodation, giving residents more independence and community engagement. Indeed, the demand for the hostel had been in decline in the two years before its closure to under 30% of its capacity, equivalent to 7 permanent residents. As such the continued operation of the hostel was no longer financially viable and led to its inevitable closure.

The development proposes to deliver 9 new homes for social care, plus one unit as communal space and an office. Similarly to the former hostel, carers will be on the site 24/7 to facilitate the needs of its residents. Considering that the former hostel did not offer an adequate standard of accommodation to meet the modern needs of its residents and that there were only 7 permanent residents, the delivery of 9 purpose-built homes for use by vulnerable adults does not result in the loss of specialist accommodation in the District; rather it delivers an improved offer for such needs.

In terms of affordable housing, a viability assessment has been submitted that was assessed by the Council's independent consultants. This concludes that the scheme cannot viably provide affordable housing, even if developed as a pure open-market housing development. Nonetheless, the specialist nature of the new dwellings for use by vulnerable adults is akin to the delivery of affordable housing; a position which has been confirmed by the Council's Affordable Housing Team. The delivery of 9 new homes and new communal space in the context of this scheme which will deliver 26 new homes in total and is supported by a viability assessment, is compliant with the required quantum for affordable housing required by the emerging Local Plan.

The use of the 9 homes will be secured by formal Nominations Agreement with the appropriate housing association. The District Council will be involved in this process and it is considered that this will sufficiently secure their delivery.

### Land Drainage

The applicant has provided a flood risk assessment and SuDS strategy with the application and the Council's Land Drainage Team have commented that they agree with the findings in principle. The details of the strategy can be secured by condition, which is reasonable and necessary to impose.

### Land contamination

The Land Contamination Team have considered the application, including the submitted Contaminated Land report and have concluded that since the site was once used for horticultural purposes and residential use is vulnerable, it is appropriate to attach conditions to ensure that further investigations are undertaken to ensure there are no potential hazards to human health. These are reasonable and necessary conditions to impose.

### Trees and landscaping

The proposed development includes a robust planting scheme, which includes significant new areas of landscaping in and around the site to provide for amenity, ecological value, screening and to enclose spaces and soften the built form of the development. The delivery of the planting scheme will ensure a high quality finish and these details can be secured through planning conditions.

### Impact on the Epping Forest SAC

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 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.
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 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.

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

#### 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.

## **Conclusion**

The proposed development will provide 26 new homes which will deliver a good standard of accommodation for new residents. Of these 26 new homes, 9 of them will deliver state of the art accommodation for vulnerable adults, thereby providing important new specialist accommodation for the local community. There are no conflicts with the policy requirements of the Development Plan or the emerging Local Plan and therefore it is recommended that planning permission is granted subject to conditions and subject to completion of a S106 Legal Agreement to secure appropriate financial contributions for the management and monitoring of visitors/air quality to the Epping Forest Special Area of Conservation.

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

**Planning Application Case Officer: James Rogers  
Direct Line Telephone Number: 01992 564371**

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