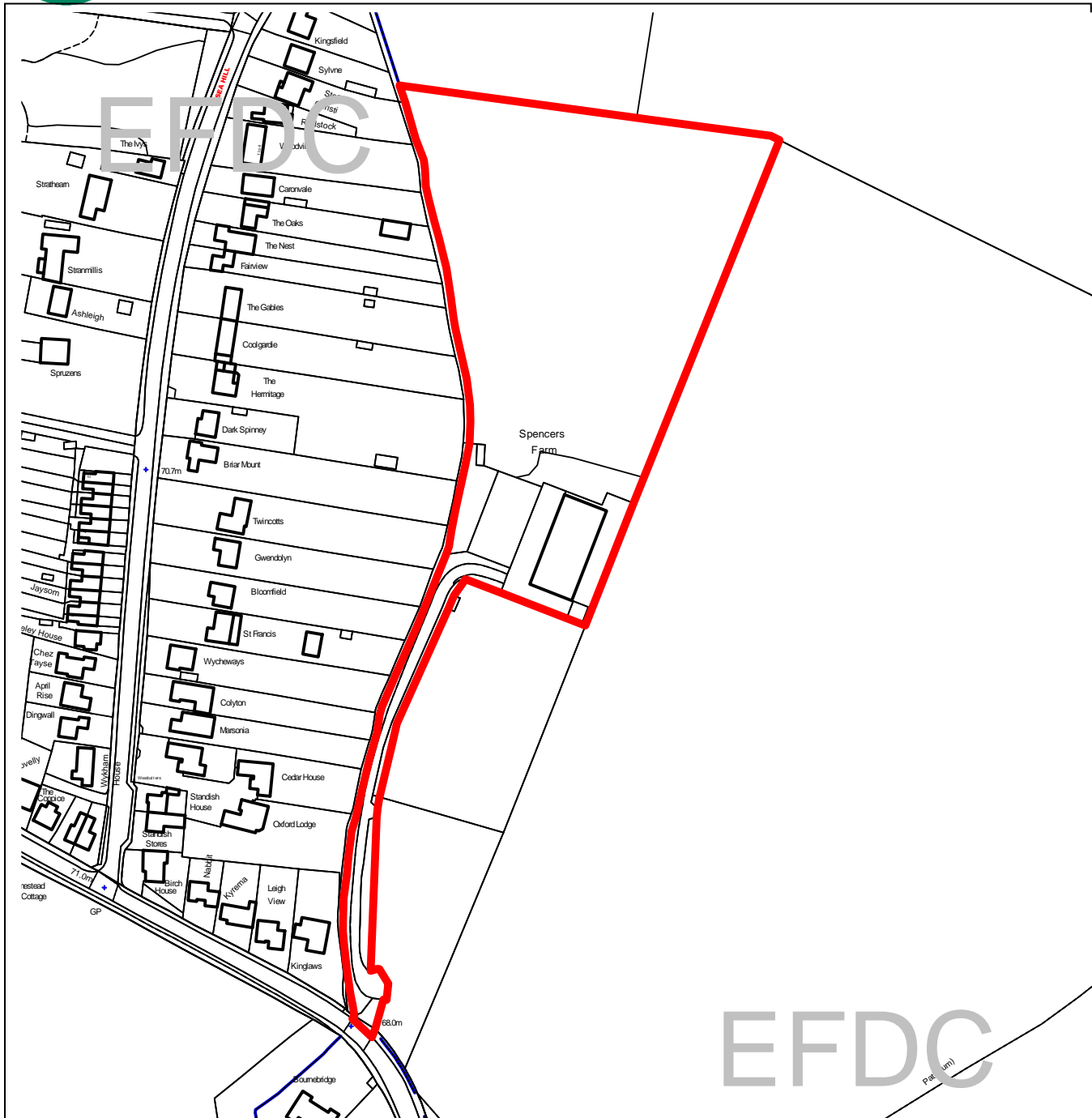




# Epping Forest District Council



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Application Number:	EPF/2579/19
Site Name:	1:2500
Scale of Plot:	Spencers Farm Oak Hill Road, Stapleford Abbots RM4 1JH

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2579/19
<b>SITE ADDRESS:</b>	Spencers Farm Oak Hill Road Stapleford Abbots Romford Essex RM4 1JH
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Mr Alex Piggott
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of x6 no. new dwellings, parking and associated landscaping. ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING**
<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=629733](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629733)

**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:  
  
2632.1 (Site and Block Plans)  
2632.2A (House Design/Floor Plans)  
2632.3A (House Design Elevations)  
2632.4 (Existing & Proposed Site Plans)  
2632.5 (Existing & Proposed Site Plans)  
2632.6 (Existing & Proposed Facing Views)  
2632.7 (Site Location Plan)  
OS- 1892-19.2 (Hard Landscape Plan)  
OS-1860-19.2-1 (Hard Landscape Plan)  
OS-1892 -19.2-1 (Tree Protection Plan)  
OS-1892-19.3 (Soft Landscape Plan)  
557/P/001 REV.A (Refuse Strategy)
- 3 Prior to any above ground works, details of levels shall have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

- 4 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.
- 5 Prior to first occupation of the building/extension hereby permitted the window(s) in the flank elevation(s) 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 window[s] 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.
- 6 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.
- 7 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.
- 8 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.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Class A, B and E of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.
- 10 Hard and soft landscaping shall be implemented as shown on Open Spaces drawing numbers OS1860-19.2-1 dated 31st July 2019 ; OS1892-19.2 and OS1892-19.3 both dated 13th August 2019 and the accompanying planting schedule unless the Local Planning Authority gives its prior written approval to any alterations 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.
- 11 The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Open Spaces Tree Protection Plan drawing OS1892-19.2-1 and OS1892-19.2-2 both dated 14th August 2019.
- 12 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). 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.

- 13 Following completion of the measures identified in the approved remediation scheme, and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 14 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 15 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.
- 16 The development shall be carried out in accordance with the SuDS Statement supplied by EAS, dated 06th September 2019 and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 17 An external lighting plan shall be submitted to and agreed in writing by the Local Planning Authority prior to first occupation. Any external lighting shall be installed in accordance with such agreed details.

- 18 Prior to the first occupation of the development the passing bays, as shown on drawing no.2632.4, shall be fully implemented and shall be retained in perpetuity for their intended purpose.
- 19 Prior to the first occupation of the development the passing bays, as shown on drawing no.2632.4, shall be fully implemented and shall be retained in perpetuity for their intended purpose.

*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 3 local residents (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).*

### **Description of Site**

The application site measures approximately 0.5 hectares, located at the end of a c.200m long single width track on the north side of Oak Hill Road and directly to the rear of residential properties in Tysea Hill, Stapleford Abbots Parish. Prior to their demolition and removal in 2020, the site comprised a substantial barn-style building, part 2 and 1 storeys in height, with menage and parking forecourt area to the front (west).

The site is wholly within the Metropolitan Green Belt, although the residential properties on Tysea Hill are within the built-up area. The site is not within a Conservation Area although the site is subject to risk of surface water flooding.

### **Description of Proposal**

This application is an amendment to the scheme granted planning permission in 2016 (see planning history below) which now seeks full planning permission for the erection of 6 semi-detached dwellings, resident and visitor parking, boundary treatment and hard and soft landscaping.

The proposed dwellings adopt a typical suburban design, measuring approximate dimensions of 7.5m in height, 6.6m in width and 11.2m in depth. The proposed buildings are sited north to south in a linear arrangement with parking and landscaped areas to the west.

### **Relevant History**

In chronological order (most recent first), relevant planning applications are:

EPF/2163/19: Approval of Details Reserved by Conditions 3 'Types and colours of external finishes', 6 'Hard and soft landscaping', 7 'Tree protection methods', 9 'Details of levels', 17 'Flood Risk Assessment', 18 'Foul and surface water', 21 'External lighting' and 22 'Refuse plan' of EPF/2484/16 (Demolition of existing buildings, erection of four detached houses with integral garages, provision of passing bays, boundary treatment and hard and soft landscaping). **Details Approved 01/11/2019.**

EPF/0475/19: Application for approval of details reserved by condition 14 'contaminated land remediation' of EPF/2484/16 (Demolition of existing buildings, erection of four detached houses with integral garages, provision of passing bays, boundary treatment and hard and soft landscaping). **Details Approved 17/04/2019.**

EPF/3428/17: Application for approval of details reserved by condition 13 'contaminated land - phase 2' on planning application EPF/2484/16 (Demolition of existing buildings, erection of four

detached houses with integral garages, provision of passing bays, boundary treatment and hard and soft landscaping). **Details Approved 26/11/2018.**

EPF/1429/17: Application for approval of details reserved by condition 12 'contaminated land phase 1' on planning application EPF/2484/16 (Demolition of existing buildings, erection of four detached houses with integral garages, provision of passing bays, boundary treatment and hard and soft landscaping). **Details Approved 28/07/2017.**

EPF/2484/16: Demolition of existing buildings, erection of four detached houses with integral garages, provision of passing bays, boundary treatment and hard and soft landscaping. **Conditional Approval 14/12/2016.**

### **Development Plan**

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
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix
H9A	Lifetime Homes
NC1	SPA's, SAC's and SSSI's
U3B	Sustainable Drainage Systems
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE4	Design in the Green Belt
DBE5	Design and Layout of New Development
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
ST2	Accessibility of Development
ST4	Road Safety
ST6	Vehicle Parking
I1A	Planning Obligations
U1	Infrastructure Adequacy
U2A	Development in Flood Risk Areas
U3B	Sustainable Drainage Systems

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

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 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, 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 policies in the LPSV are considered to be of relevance to the determination of this application, with the weight being afforded by your officers in this particular case indicated:

<b>POLICY</b>	<b>WEIGHT AFFORDED</b>
SP1 - Presumption in Favour of Sustainable Development	Significant
SP2 - Spatial Development Strategy 2011-2033	Significant
SP6 - Green Belt and District Open Land	Significant
SP7 - The Natural Environment, Landscape Character and Green and Blue Infrastructure	Significant
H1 - Housing Mix and Accommodation Types	Significant
T1 - Sustainable Transport Choices	Significant
DM1 - Habitat Protection and Improving Biodiversity	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

DM18 - On Site Management of Waste Water and Water Supply	Significant
DM19 - Sustainable Water Use	Significant
DM20 - Low Carbon and Renewable Energy	Significant
DM21 - Local Environmental Impacts, Pollution and Land Contamination	Significant
DM22 - Air Quality	Significant
D 1 – Delivery of Infrastructure	Significant
D3- Utilities	Significant

### 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.

### Summary of Representations

STAPLEFORD ABBOTTS PARISH COUNCIL – OBJECTS on the following grounds:

- Flood and sewage risks to Tysea Hill
- Access drive into Spencers Farm inadequate.
- Native species are being removed to make way for a wider access drive.
- Lay-bys insufficient for 6 dwellings to pass each other.
- Emergency vehicle access has not been addressed adequately.
- Will future residents be responsible for carrying refuse to access frontage?
- Access into development is on a dangerous bend.
- Major gas pipeline crosses the drive and therefore unsuitable for HGV's.

32 neighbours were consulted of which 3 Objections have been received raising the following concerns:

- Harm to amenity (privacy and quality of living environment) from increase in HGV traffic for deliveries, emergency services and waste disposal.
- No crossing permission given over gas pipeline at entrance to site.
- Disturbance to wildlife.
- Increased flood risk.
- Safety risks at entrance to site/junction with B175 from gates.
- Sewage disposal or waste collection details not provided/clear.
- Require developer to erect 2m high fence between mitigate impact on privacy of Oakwood.
- No lights to be installed along access road.
- Impacts on Green Belt must be taken into account.



## **Issues and Considerations**

The main issues to consider are the general principles of the development in the Green Belt, design and appearance, neighbouring amenities, landscaping, flooding and refuse storage.

### **Principle of the development in the Metropolitan Green Belt**

The previous planning approval in 2016 (see LPA Ref: EPF/2484/16) has established the principle of redeveloping the former equestrian use for residential uses in the Metropolitan Green Belt. To recap, officers considered that the former equestrian use and the associated barn style building(s) were consistent with the definition of being previously developed land which therefore meant that the redevelopment of the site may not be inappropriate subject to ensuring that the replacement proposals did not have a materially greater impact on the open character of the MGB. It was also concluded that the approved 4 detached dwellings comprised a much reduced volume compared to the former barn building onsite and would improve openness.

In this case, the main issue to consider is whether the increase in the number of dwellings from 4 detached dwellings to 6 semi-detached dwellings would now cause significant harm to the openness and character of the MGB.

In total, the replacement volume of the 6 new dwellings would equate to 2638m<sup>3</sup> which when compared to that of the former existing barn-style building (3387m<sup>3</sup>) would still represent a 22% reduction in the pre-existing built form (volume). Alternatively, the difference in volume between the extant and current proposals equates to a marginal 3% increase. Furthermore, the retention of their siting on the footprint of the pre-existing barn buildings would again minimise the harm caused to openness within the site and wider location. Based on these figures, officers consider that the 6 new dwellings would maintain a net improvement in the openness of the MGB.

With regard to the character of the MGB, it is considered that the site's secluded location and surrounding topography will assist in minimising the impacts of residential use and its associated activities. In addition to this, it is also considered reasonable to control further development at the site with the removal of permitted development rights for extensions, roof extensions and outbuildings. Given the above reasons, the harm caused by the residential use on the character of the MGB would be acceptable.

The site is only just outside of the village envelope. The village of Stapleford Abbots does not offer a wide variety of services/shops, however it would be possible to walk from this site to the local shop on Tysea Hill and to a Public House and a bus service does serve the village. It therefore is a sustainable development in this respect.

Overall, the proposals for 6 semi-detached homes on a previously-developed site is not inappropriate development by definition and will not have a materially greater impact on the Green Belt in physical terms and therefore complies with policies CP1, CP2, GB2A and H2A of the Adopted Local Plan and Alterations (2008); policy DM4 of the Submission Version Local Plan (2017) and Green Belt objectives set out in the NPPF.

### **Design and Layout**

The proposed dwellings are typically suburban in character and appearance and would not be out of character with the nearest properties located on Tysea Hill/Oak Hill Road. Whilst details of materials (including surfacing) were agreed at post planning stage for the previous 4 unit scheme (see planning history above) it is not clear from the submission information whether the applicant would seek to use the same in this instance. Accordingly, officers recommend details of external facing materials of the proposed dwellings are secured by planning condition should planning permission be given by the Committee.

Details of hard and soft landscaping have been provided and are not objected to by the Councils' Tree and Landscape Officer subject to compliance with the submitted information.

With regards to the proposed parking area, this is laid out to the front of the properties off the main access road into the site.

Overall the proposed quality of design and appearance of development are acceptable and therefore would comply with the requirements of Policies DBE1, DBE4 and DBE5 of the adopted Local Plan (2008) and Policies DM 9 and DM 10 of the emerging SVLP (2017).

### Neighbouring Amenity

The proposed properties would provide a reasonable amount of amenity space for future occupants. Furthermore there is open countryside to the rear of the site. All side facing windows/openings at first floor level can be conditioned as obscure glazed.

There are no neighbours close enough to be seriously affected in amenity terms, although loss of privacy has been raised as an objection, the nearest residential properties are some 120m away and this is not considered a significant issue given this distance. Additionally the site is well screened by an existing mature tree screen to the rear of the properties at Tysea Hill.

Officers note neighbour concerns with regard to noise levels from traffic movements but given that the scale of the scheme it is not considered that these movements will be excessive. In addition those properties that are closest to the access road would be approximately 38m at their nearest point and therefore it is not considered that any attributable noise disturbance will be excessive. Amenity harm therefore is very difficult to justify in this case.

The impact on existing residential amenities is therefore acceptable and comply with policy DBE9 of the adopted Local Plan (2008) and policy DM 9 of the emerging SVLP (2017).

### Trees and Landscaping

As stated above, the Council's Tree and Landscape Officer has no objection to the proposal. It is considered that the proposal will have minimal adverse visual impact on the landscape character of the area.

Existing tree screening adjacent to the western boundary are shown to be retained and will require protection during development activities. A tree protection plan has been submitted by the applicant's and will be secured by condition if planning permission is given.

In this regard the proposals would comply with Policies LL10 and LL1 of the Adopted Local Plan and Alterations (2008) and Policies DM 5 and DM 9 of the Submission Version Local Plan (2017).

### Highways/Parking

The proposals are not considered to result in any significant increase in traffic above the current use of the site.

Essex County Council Highways maintain its no objection stance as the proposed development benefits from an existing access that has suitable visibility and geometry onto Oak Hill Road. They have indicated that the proposed residential use will not increase vehicle movements above the existing lawful use of the site, to the benefit of all highway users.

In the period that has elapsed since the application was made, the proposed upgrading of the access road including lay-bys have been substantially completed. Whilst officers acknowledge that the Parish Council (and neighbouring residents) maintain objections regarding the adequacy of the access to accommodate future resident and emergency vehicles, it is considered that the proposals in this instance will not be detrimental to highway safety or efficiency at this location and would on the whole benefit access and egress to/from the site.

Accordingly, the impact of the proposals on the highways and parking are acceptable and therefore comply with policy ST2, ST4 and ST6 of the adopted local plan (2008) and policy T 1 of the Submission Version Local Plan (2017).

### Contamination and Land Drainage

Under the extant consented scheme, the applicant has satisfied the Council through provision of a Phase 1 Desktop Geo-Environmental and Phase 2 Remediation Statement in relation to potential land contamination risks. However, the Council's Land Contamination Officer has requested inclusion of planning conditions to secure a contamination verification report at post construction stage and mitigation for unidentified contamination being subsequently discovered.

In terms of surface water drainage matters, the development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff. The applicant's submitted SuDS Statement has been reviewed and verified by the Council's Land Drainage Officer. Accordingly, no objections are raised by them subject to compliance with their submitted details.

With regard to neighbouring comments relating to sewage disposal in the neighbouring residents' gardens, officers have been advised by the applicant that their site will be connected to a mains sewage connection in Oak Hill Road and not into any rear gardens/sewage treatment on the opposite side of their development.

In this regard the proposals would comply with Policies U2B and U3B of the Adopted Local Plan and Alterations (2008) and Policies DM15, DM16 and DM21 of the Submission Version Local Plan (2017).

### Strategic Gas Infrastructure

Neighbours have raised concerns regarding a gas infrastructure under the entrance of the access road. The applicant has since advised that any intrusive works at or near to this pipeline will be carried out in full adherence and observance of Cadent Gas as is standard practice. Cadent Gas has equally indicated no objection to the current proposals.

Officers are therefore satisfied that the potential risks to neighbouring amenities are minimal.

### Epping Forest Special Area of Conservation (SAC)

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 outside of the 6.2 km 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 will not 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. Therefore, the proposal has the potential to result in a likely significant effect on the integrity of the EFSAC as a result of atmospheric pollution.

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 the atmospheric pollution Pathways of Impact.

### *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.

The Council is satisfied that, subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions as set out above, the application proposal would not have an adverse effect on the integrity of the EFSAC in accordance with Policy NC1 of the Adopted Local Plan and Alterations (2008) and Policies DM2 and DM22 of the Submission Version Local Plan (2017).

### Ecology

A preliminary ecological appraisal dated September 2016 has been submitted with this application which highlights the need to avoid demolition during the bird nesting period and require further details of lighting. Given that the demolition of all building(s) have now been completed, there is no reasonable need to request an updated assessment. In addition, the details of external lighting agreed post planning under the previous consent must be secured in this instance should planning permission be given.

### Refuse Storage

The refuse storage and collection arrangements for this scheme will all take place within the site as illustrated on plan number 557/P/001 REV/A. Officers have also noted the query raised by the Parish Council regarding the potential for refuse tenders to block residents leaving the development on collection days and consider that this is a temporary and/or infrequent situation that would similarly occur in most existing developments. Accordingly, the refuse storage and collection arrangements for the proposed development is considered acceptable.

In this regard the proposals would comply with Policies U2B and U3B of the Adopted Local Plan and Alterations (2008) and Policies DM10 and DM11 of the Submission Version Local Plan (2017).

## **Conclusion**

The proposed development for 6 semi-detached dwellings is considered to be acceptable in principle and would not have a materially greater impact on the Green Belt. The design and layout is appropriate, highway access shows improvements and there is no excessive impacts on surrounding amenity.

The impact of the proposed development on the EFSAC can be avoided and mitigated by securing relevant financial contributions under S106 Agreement including the imposition of planning conditions that will support electric car charging and home working.

For the reasons outlined above this proposal complies with the relevant policies under both the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006), the Epping Forest Local Plan Submission Version 2017 as well as guidance contained in the NPPF.

***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](mailto:contactplanning@eppingforestdc.gov.uk)***