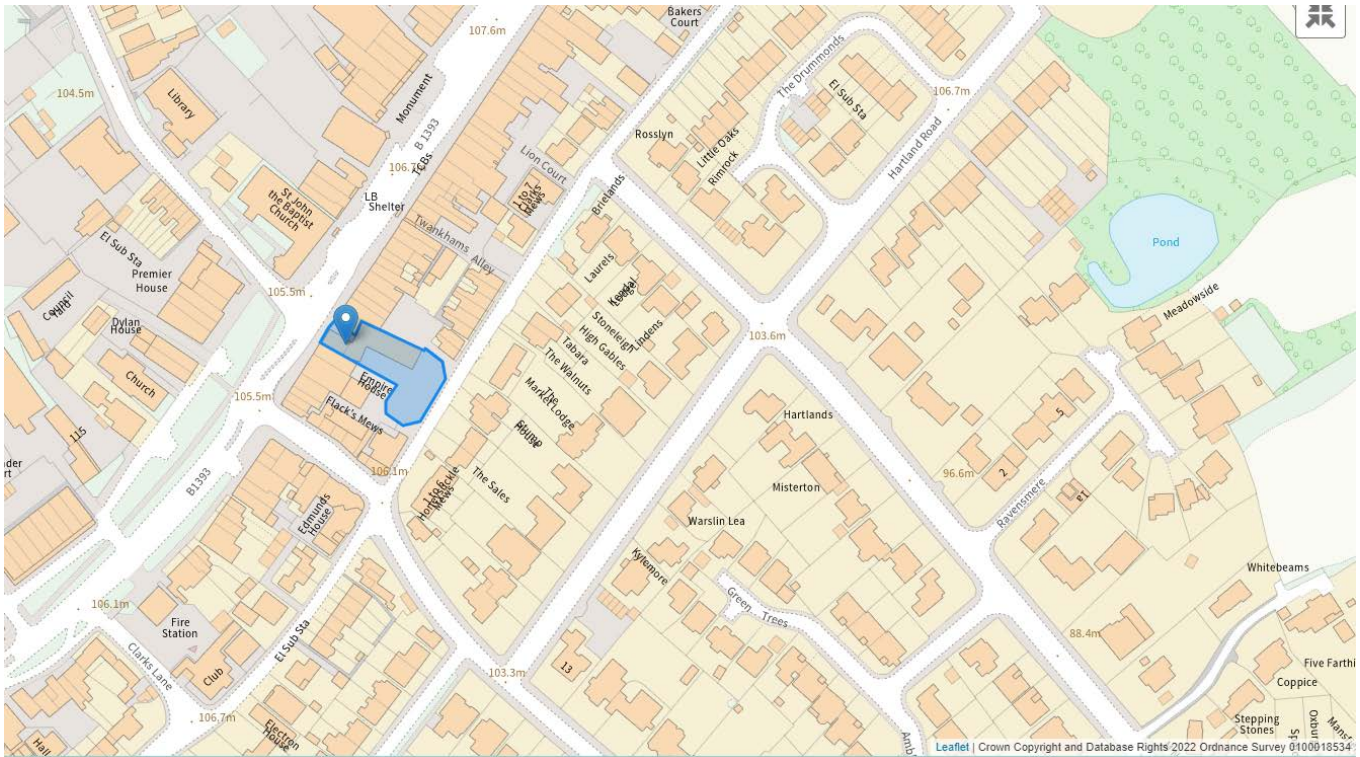


# OFFICER REPORT

**Application Ref:** EPF/2198/22  
**Application Type:** Full planning permission  
**Applicant:** Mr Lewis Jones  
**Case Officer:** Muhammad Rahman  
**Site Address:** 140, High Street, Epping, CM16 4AG  
**Proposal:** Demolition of the existing buildings on the site and the erection of 20 flats and one commercial unit with associated car and cycle parking and additional landscaping (Revised scheme to EPF/0028/22 - Dismissed at Appeal).  
**Ward:** Epping Hemnall  
**Parish:** Epping  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OtoK>  
**Recommendation:** Approve with Conditions



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***This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).***

## **Site and Surroundings**

The application site lies on southeast side of High Street with rear frontage to northwest side of Hemnall Street. The site is vacant having last been used by Travis Perkins as a builders merchants. The

frontage building comprises a two-storey shop unit attached to an L-shaped warehouse building at the rear in the centre of the site. The rear yard was used for vehicle access and external storage.

The site lies opposite the junction with St Johns Road and is wholly within the Epping Conservation Area, the listed St Johns Church is opposite.

The area comprises a mix of built development, on the High Street generally 2 -3 storeys but the immediate adjoining building (in separate ownership) is single storey. Hemnall Street displays a greater mix, on the corner with station Road is a substantial three storey block, more modest 2 -3 storey house and flats lie opposite, and to the north-east lie more modest dwellings.

## **Proposal**

The proposal is for the demolition of the existing buildings on the site and the erection of 20 flats (+ 8 affordable houses) and one commercial unit (Class E) with associated car and cycle parking and additional landscaping. This is a revised scheme to EPF/0028/22 which was refused and subsequently dismissed at Appeal. The main changes to the refused scheme are:

- General Layout – Removal of central section (linking all 3 buildings);
- Reduction in overall height to Mansard and Semi-Detached Building by approx. 200mm;
- Changes to car parking spaces, reduced from 19 to 8 spaces;
- Changes to private amenity spaces and windows; and
- Changes to housing mix from 13 x 1 bed & 7 x 2 bed units to 15 x 1-bed flats & 5 x 2-bed flats.

The application proposes complete redevelopment of the site to provide 20 dwellings comprising 15 x 1 bed and 5 x 2 bed units, and a ground floor shop (approx. 65.2 m<sup>2</sup>) on High Street. The development is predominantly 3 storey, on the High street the building is set back at second floor to reflect the adjoining building. At the rear, the southern portion includes a mansard building and is broken by the access before a two-storey semi-detached building.

A car park is provided at central courtyard for 8 vehicles with access from Hemnall Street. Cycle parking for 20 cycles is located in at the Ground Floor of the Mansard Building along with a communal bin store. Residential access is available from the High street, adjacent to the shop.

## **Relevant Planning History**

EF\2021\ENQ\00591 - Pre application for a proposed redevelopment of land at 140 High Street, Epping for residential use (20 apartments), retention of Poppy's Grill takeaway & an additional element of retail/commercial use at ground floor level. The site was previously used by Travis Perkins and is a previously developed site in a highly sustainable location in Epping Town Centre - Advice Given

EPF/0028/22 - Demolition of the existing buildings on the site and the erection of 20 flats and one commercial unit with associated car and cycle parking and additional landscaping – Refused & Dismissed at Appeal

EPF/2207/22 - Demolition of the existing buildings on the site and the erection of 20 flats and one commercial unit with associated car and cycle parking and additional landscaping - Withdrawn

## **Development Plan Context**

*Epping Forest Local Plan 2011-2033 (2023)*

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main

Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

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

SP1	Spatial Development Strategy 2011-2033
SP2	Place Shaping
H1	Housing Mix and Accommodation Types
H2	Affordable housing
T1	Sustainable Transport Choices
DM1	Habitat protection and improving biodiversity
DM2	Epping Forest SAC and the Lee Valley SPA
DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM5	Green and Blue Infrastructure
DM6	Designated and Undesignated Open Spaces
DM7	Heritage Assets
DM9	High Quality Design
DM10	Housing Design and Quality
DM11	Waste Recycling Facilities on New Development
DM16	Sustainable Drainage Systems
DM19	Sustainable Water Use
DM21	Local Environmental Impacts, Pollution and Land Contamination
DM22	Air Quality
P1	Epping
D1	Delivery of Infrastructure
D2	Essential Facilities and Services
D4	Community, Leisure, and Cultural Facilities

#### *National Planning Policy Framework 2023 (Framework)*

Paragraph	11
Section 5	Delivering a sufficient supply of homes
Section 8	Promoting healthy and safe communities
Section 11	Making effective use of land
Paragraphs	131 & 135
Paragraph	186
Section 16	Conserving and enhancing the historic environment

#### **Summary of Representations**

Number of neighbours Consulted: 80. 4 Responses Received.

Site notice posted: Yes, including a Press advert

6 FLACKS MEWS – No objection, but concerns from construction phase

26 HEMNALL STREET, 4 THE MARKET LODGE & 6 EMPIRE HOUSE (134A HIGH STREET) – OBJECTIONS – Summarised as;

- Parking concerns/congestion;
- Overlooking;
- Loss of light; and

- Disturbance from construction phase;

EPPING TOWN COUNCIL: Committee STRONGLY OBJECT to this application.

Committee agree that these new plans have not met previous concerns and there are still issues with the proposal. Committee welcomes the redevelopment of this industrial site as it is deteriorating causing it to be an eyesore but this latest proposal is an overdevelopment.

The Committee acknowledges and agrees with objections from six neighbours to this amended application. There are two-storey and three-storey properties which borders the site and the residential part of this proposal would cause direct loss of amenity including overlooking, loss of privacy and sunlight.

Committee still agree that the development would sit much further forward than the existing buildings, create a tunnelling effect and have an overbearing and dominant effect on the street scene. Hemnall Street has a mixture of dwelling types which are characteristic of Epping and this particular development would be detrimental to the character of the surrounding area. The Committee suggest building family homes on this site as there are already a large number of one-bedroom flats being built on the nearby site on St Johns Road.

Committee agree that this new proposal does not provide sufficient parking for 20 flats and would cause a greater negative impact on the area. Eight parking spaces is far too few for the number of dwellings proposed. This issue would put additional pressure on the surrounding roads. The increased traffic resulting from the additional flats would be detrimental to highway safety, given that Hemnall Street is a very narrow road and not wide enough for additional traffic, contrary to policy ST4. Committee have also commented that Hemnall Street is already used as a cut through for traffic when the High Street gets congested.

Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE3, DBE8, DBE9, DBE11, ST4, ST6 (Adopted Local Plan)

Emerging Local Plan: DM5 (i), DM9A, DM9F, DM9J, DM10, H1A (ii) and (iii), T1  
NPPF: Para 8 (b), 9, 104, 124, 127, 132, 185

Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.

### **Planning Considerations**

The main issues for consideration under this application relate to;

- a) The impact on the character and appearance of the Conservation Area (CA);
- b) Affordable Housing;
- c) Parking Provision;
- d) Neighbouring Amenities;
- e) Standard of Accommodation for future occupiers;
- f) The impact on the Epping Forest Special Area of Conservation (SAC); and
- g) Planning Obligations.

#### *Character and Appearance of the CA*

The application follows on from pre-application advice, the previous refused scheme and an appeal decision which has resulted in alterations as set out in the beginning of the report.

In broad terms, a residential led redevelopment of the site is supported. The Councils Conservation Officer has provided the following comments below;

### *High Street frontage*

There are no concerns regarding the proposed design which appears to respond positively to its context. At ground floor and the first floor, the development reflects the massing and proportions of adjacent properties and at second floor it steps back, in line with the building directly to the south.

### *Hemnal Street Frontage*

The overall scale and massing of the frontage is supported. It is considered to respond well to the context and to provide a successful transition between the imposing corner office building to the south and the finer grain of the development to the north with the terrace of Victorian properties.

However, while we acknowledge that the articulation and overall appearance of the development have been simplified, we still consider that it would benefit from further amendments. As mentioned earlier in this comment, the hierarchy between the buildings on the site needs to be retained and the building still appears too formal in character. This is mainly due to the symmetry of the façade composition and the use of architectural elements with references to polite architecture.

The third paragraph relates to the Mansard Building and given that it mirrors the development opposite 1-6 Honeysuckle Mews and the additional storey granted at the corner building - Purlieu House 11 Station Road under EPF/0504/21, Officers are satisfied, on balance, with the scheme as it will not lead to a harmful effect on the character and appearance of the conservation area.

To add, the core design reason the recent appeal decision was dismissed related to the previous central section (paragraph 14) which is no longer part of the proposal. The Council's Urban design officer has also raised no material objection to the scheme.

It is also worth noting Paragraph 32 of the appeal decision which states;

*The grade II\* listed St Johns Church exists on the opposite side of the High Street and its setting is derived in part from the busy High Street and buildings surrounding it, of which the appeal site forms a part. The effects of the proposal on its setting are not in dispute and, notwithstanding the concerns above in terms of the ECA impacts, given the scale of the development and distance from the Church, its setting would be preserved.*

### *Affordable Housing*

Policy H2 (Part A) states; development sites which provide for 11 or more homes or residential floorspace of more than 1000m<sup>2</sup> (combined gross internal area), the Council will require 40% of those homes to be for affordable housing and provided on site.

In accordance with the policy noted above, of the proposed 20 homes, 8 affordable homes would be delivered. As such. Officers are satisfied that this policy has been satisfied with the delivery of 8 (40%) on-site affordable housing.

This also overcomes another reason raised by the Appeals Inspector (Paragraph 27).

### *Parking Provision*

The application proposes 8 parking spaces to serve the residential element. This reflects the highly accessible location of the site, close to services and bus services and within walking distance of the station, along with the newly built Cottis Lane car park. This is supplemented by cycle stands for 20 cycles which are shown as basic stands. Highways also note the area is well secured with parking restrictions to prevent ad-hoc parking being a safety issue as per below comment;

*The parking provision is considered to be acceptable given the location. The area is well secured with parking restrictions to prevent ad-hoc on-street parking becoming a safety issue. Further to this the application is proposing to provide high quality cycle parking for all the proposed flats. The change of use will also reduce the amount of associated vehicle trips in and out of the location, to the benefit of all highway users.*

Thus, the overall level of parking is considered acceptable for the location, in Officers view.

### *Neighbouring Amenities*

In terms of neighbour amenity, there is no harm to the residents in Hemnall Street facing the site as they are sited across a public highway and the proposal is consistent with other frontage relationships in the street.

With regards to the impact on No. 30 Hemnall Street as highlighted in the Appeal Decision ( Paragraphs 16 & 17), the central section is no longer present within this scheme, as such any potential overlooking impacts would now be limited to the semi-detached building, specifically unit no. 11. In officers view, it is considered the proposal would not lead to significant harmful overlooking that warrants a reason for refusal.

With regards to the impact on Empire House, the central section is no longer part of the proposal and majority of the windows proposed on the Mansard building do not directly face Empire House. As such, Officers consider there is no material harm in terms of loss of outlook, privacy, or light that warrants a reason for refusal.

No other harm is envisaged on other neighbouring amenities.

### *Standard of Accommodation*

Policy DM10 of the LP only requires that that family housing have access to private or communal amenity space. The proposal is for 1 & 2 bed dwellings so there is no policy requirement for these to have access to external amenity space.

Nonetheless, 14 of the proposed dwellings would have access to private external amenity space and all the dwellings would meet the National Described Space Standards as set out in Policy DM10 of the LP. Whilst the remainder of the 6 units will not have access to direct amenity space, as abovementioned, there is no policy requirement and Members will note that a similar approach was taken at Purlieu House 11 Station Road for 6 flats (Approved by Members at the 13<sup>th</sup> October 2021 meeting) where no private amenity space was provided on the basis that this is not an uncommon arrangement within town centre locations. Too add, the Epping Forest and other open spaces are in close proximity to the site.

For the reasons above, Officers are satisfied that the proposal overall would provide a good level of accommodation for future users with reasonable light levels and outlook. The Appeals Inspector (Paragraph 30) also shared this view.

### *Epping Forest Special Area of Conservation (EFSAC)*

A large part of the Epping Forest is designated as a Special Area of Conservation (EFSAC) primarily for its value in respect of beech trees and wet and dry heaths and for its population of stag beetle. As an internationally important site it is afforded the highest level of protection due to it containing habitats and species that are vulnerable or rare.

The Council, as a 'competent authority' under the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations), and in accordance with Policy DM2 of the Epping Forest District Local Plan 2011 – 2033, has a duty to ensure that plans and projects for whose consent it is

responsible will not have an adverse effect on the integrity of such designated sites either alone or in combination with other plans and projects.

The Council, through the Local Plan Habitats Regulations Assessment 2022, (the HRA 2022) has identified two main issues (known as 'Pathways of Impact') that are currently adversely affecting the health of the Epping Forest.

The first relates to recreational pressure. Surveys have demonstrated that the 75<sup>th</sup> percentile of visitors live within 6.2km (Zone of Influence) of the Epping Forest. As such new residential development within this 6.2km 'Zone of Influence' is likely to result in more people visiting the Epping Forest on a regular basis which will add to that recreational pressure.

The second issue is atmospheric pollution which is caused primarily by vehicles travelling on roads within 200m of the EFSAC which emit pollutants harmful to the EFSAC's interest features (Nitrogen Dioxide and Ammonia). Development proposals (regardless of their type, size, and location within the District) which would result in even an increase in just one additional vehicle using roads within 200m of the EFSAC has the potential to contribute to increases in atmospheric pollution within the EFSAC when taken in combination with other plans and projects.

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

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

11 The site lies within the 0 - 6.2 km Zone of Influence as identified in the adopted Local Plan and the Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy. Consequently, the development would result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.

1. Based on the information provided by the applicant the development would result in a net decrease in Annual Average Daily Traffic (AADT) using roads within 200m of the EFSAC. Consequently, the application proposal would not result in a likely significant effect on the integrity of the EFSAC in relation to atmospheric pollution Pathway of Impact.

Having undertaken this first stage screening assessment and reached this conclusion there is therefore a requirement for the Council to undertake an 'Appropriate Assessment' of the application proposal in relation to the recreation Pathway 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 SAMM strategy and the Epping Forest District Green Infrastructure Strategy 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 above strategies. The applicant has agreed to make a financial contribution in accordance with the Council's approach to avoidance and mitigation as set out in the above-mentioned strategies.

As such the Council, as competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations), and in accordance with Policy DM2 of the Epping Forest District Local Plan 2011 – 2033 (whereby it has a duty to ensure that plans and projects for whose consent it is responsible) has been satisfied that the proposal would not have an adverse effect on the integrity of the EFSAC either alone or in combination with other plans and projects including the adopted Local Plan.

## *Planning Obligations*

It is recognised that larger scale developments have potentially greater impacts on the wider environs beyond the site-specific matters considered above.

Policy D1, Part A of the LP sets out that:

a. New development must be served and supported by appropriate on and off-site infrastructure and services as identified through the Infrastructure Delivery Plan Schedules.

The Infrastructure Delivery Plan (“IDP”) forms part of the evidence base that underpins the Local Plan. The entirety of the report is published online, but part B sets out the necessary contributions for each settlement in the District and an indicative cost for their delivery.

Members will be aware that IDPs are, by their very nature, a ‘snapshot in time’ and as different infrastructure providers respond to their own unique challenges, the information that they provide will naturally date and alter over time. It therefore needs to be recognised from the outset, that the IDP should be viewed as a ‘live document’ that is subject to change.

Therefore, if any stakeholders/providers (e.g., Essex County Council) etc. recently consulted, provide confirmation of the contributions/obligation they require, we should work with their advice, as they are best placed to know their up-to-date needs.

Some of the costs may be high in relation to the size of the development and there may be provision made on site that needs to be. Contributions will therefore be subject to negotiations with the developer.

The IDP sets out the infrastructure priorities based on evidence but the level of contribution secured must be considered on a site-by-site basis and the infrastructure priorities that are required for each site.

In the event that planning permission is granted a s106 legal agreement would be required to secure the following financial contributions below.

For clarity, Officers are satisfied that the obligations below are necessary to make the development acceptable in planning terms, that they are directly related to and are fairly and reasonably related in scale and kind to the development, and so meets the tests set out in paragraph 57 of the Framework and the CIL Regulations 2010 (as amended).

For clarity, Officers are satisfied that the obligations below are necessary to make the development acceptable in planning terms, that they are directly related to and are fairly and reasonably related in scale and kind to the development, and so meets the tests set out in paragraph 57 of the Framework and the CIL Regulations 2010 (as amended).

1. 8 Affordable Homes + Review Mechanism;
2. Highway/Footway Improvements
  1. Upgrade to the B1393 High Street/ Station Road Roundabout/St Johns Road roundabout = £55,860 (£2,793 per dwelling)
  2. Pedestrian and cycle space High Street Epping = £1,680 (£84 per dwelling)
  3. Non-motorised improvements to and from Epping Tube Station = £13,960 (£698 per dwelling)
3. Education
  1. 71 Early Years Education Places = £30,280 (£1,514 per dwelling)
    1. New (2.1ha) primary school = £241,160 (£12,058 per dwelling)
    2. 2FE expansion of Secondary schools = £278,920 (£13,946 per dwelling)



#### 4. Health

1. 580 Sqm additional GP floorspace = £48,960 (£2,448 per dwelling)

2. EEAST - Additional Medical Equipment = £6,156

#### 5. Community Facilities

1. 40 sqm of additional space = £20,000 (£1,000 per dwelling)

#### 6. Open Space

1. Additional provision of public parks and gardens = £89,560 (£4,478 per dwelling)

2. Additional provision of amenity greenspace = £7,300 (£365 per dwelling)

1. Additional provision for children and young people = £21,680 (£1,084 per dwelling)

7. EFSAC Mitigation (Recreation) = £37,052.60 (£1,852.63 per dwelling)

8. The Provision of public open space including a Management Plan and Details and arrangements of the Management company will be required.

9. The provisions of an Employment and Skills Plan' (ESP) seeking to drive forward an increase in construction employability levels and workforce numbers in accordance with Essex County Council Developers' Guide to Infrastructure Contribution (Revised 2020).

Total Costs = £852,568.60

### **Planning Balance & Conclusion**

In summary, a residential led development would make effective use of this vacant land sited within a highly sustainable location. It would deliver a net gain of 20 homes including 8 affordable housing. There would be benefit to the local economy from the construction and occupation of the homes and further contributions towards local services such as education, community facilities, open space, health, and highway improvements. The proposal would relate positively to the conservation area, safeguard the living conditions of neighbouring amenities and the safety operation of the highway network.

For the reasons set out above, having regard to all the matters raised, it is recommended that conditional planning permission be granted subject to a s106 Legal agreement to secure contributions towards the EFSAC and identified obligations including additional payment of monitoring fees.

***If you wish to discuss the contents of this report item, please contact the case officer by 2pm on the day of the meeting at the latest. If no direct contact can be made, please email:***

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

#### **Conditions: (21)**

1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2057-LP01, 2057-E01, 2057-E02, 2057-E03, 2057-P01 Rev A3, 2057-P02 Rev A3, 2057-P03 Rev A3, 2057-P04 Rev A3, 2057-P05 Rev A3, 2057-P06 Rev A3, 2057-P07 Rev A2, and 2057-P300 Rev A2.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

3 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

4 Dust Monitoring

1a) For a minimum of 3 months prior to works commencing, baseline dust monitoring with a minimum of 2 real time dust monitors must be conducted. The location of the monitors must be agreed with the Local Planning Authority's Environmental Health Team prior to monitoring commencing and must not be moved unless agreed with the Local Planning Authority's Environmental Health Team. Reference should be made to IAQM's Guidance on Monitoring in the Vicinity of Demolition and Construction Sites and/or the GLA's The Control of Dust and Emissions during Construction and Demolition SPG when proposing monitoring locations.

1b) Real time dust monitoring with a minimum of 2 monitors is required for the duration of the demolition, earthworks, and construction phases of this development. Any exceedances of the

particulate threshold must be reported to the Local Planning Authority's Environmental Health Team within 1 working day of an exceedance being detected along with details of what measures have been implemented to stop any further exceedances from occurring. Should exceedances occur regularly or justified complaints from neighbouring properties regarding dust be received, regular monitoring reports may be required. The monitors must not be moved unless agreed with the Local Planning Authority's Environmental Health Team. Reference should be made to IAQM's Guidance on Monitoring in the Vicinity of Demolition and Construction Sites and/or the GLA's The Control of Dust and Emissions during Construction and Demolition SPG when establishing particulate threshold limits.

### Demolition/Construction

2) Prior to demolition/construction works commencing a Construction Management Statement shall be submitted to and approved in writing by the Local Planning Authority. This should include a risk assessment and a method statement in accordance with relevant guidance such as IAQM's assessment of dust from demolition and construction guidance and the control of dust and emissions from construction and demolition best practice guidance published by the Greater London Authority. The scheme shall set out the secure measures, which can, and will, be put in place. The submitted management statement shall include details of:

1. The parking for vehicles of site operatives and visitors.
2. Loading and unloading of plant and materials.
3. Storage of plant and materials used in constructing the development.
4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
5. Wheel washing.
6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
7. A scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution.
8. Dust suppression methods and kit to be used.
9. Bonfire policy.
10. Confirmation that all Non-Road Mobile Machinery (NRMM) comply with emission Stage IIIB as a minimum.
11. Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and intended dates of operation.
12. Site plan identifying location of:
  - a. The parking for vehicles of site operatives and visitors
  - b. Loading and unloading of plant and materials
  - c. Storage of plant and materials used in constructing the development
  - d. site entrance and exit
  - e. wheel washing
  - f. hard standing
  - g. hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting)
  - h. stockpiles
  - i. dust suppression
  - j. dust monitoring
  - k. location of water supplies and

## I. location of nearest neighbouring receptors

The details and measures contained in the approved construction management statement must be fully implemented to the Council's satisfaction throughout the demolition and construction period.

Reason: Noise, General Disturbance, Ground Pollution, Dust and Other Air Pollution from demolition and construction works can impact greatly on the health and quality of life of people working on and living close to these sites if they are badly managed. To limit the impact of the construction work on the living conditions of residents living in close proximity to the site and to help support improvements to air quality in accordance with Policies, T1, DM9, DM21 & DM22 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 5 No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant, and approved in writing by the local planning authority.

No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in 1 above.

The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: There is the potential of archaeological deposits within the proposed development area, which may be highly vulnerable to damage or destruction. Unless the Authority is satisfied that a proper scheme for investigation has been agreed the remains should be left undisturbed, in accordance with Policy DM7 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 6 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.

Reason: To ensure satisfactory provision and disposal of surface water in the interests of Land Drainage, in accordance with Policies DM16 & DM18 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 7 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in

addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure/boundary treatments; 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.

Reason: To ensure a satisfactory appearance to the development, in accordance with Policies DM3, DM5 & DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 8 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.

Reason: To ensure the development contributes to supporting the Council towards a low carbon future and the wider aims and objectives for reducing car-led air pollution in regard to the EFSAC, in accordance with Policies T1, DM2 & DM22 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 9 Prior to their installation, full specification of the external finishes of the development hereby approved shall 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.

Reason: To ensure a satisfactory appearance in the interests of visual amenity, in accordance with Policies DM7 & DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 10 Prior to first occupation, the applicant/developer shall ensure that each dwelling has been provided with the necessary infrastructure to enable its connection to a superfast broadband network or alternative equivalent service.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the District and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with Policies D5, DM2, DM9 & DM22 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 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.

Reason: The District is classed as being in an area of severe water stress and the reduction of water use is therefore required in the interests of sustainability, in accordance with Policy DM19 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 12 The proposed dwelling(s) hereby permitted shall be built in accordance with Part M4 (2) of the Building Regulations.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households, in accordance with Policy H1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 13 Prior to the first occupation of the development hereby permitted, information shall be submitted to and approved in writing by the Local Planning Authority detailing how the development would adhere to the principles of Secure by Design. The development shall be carried out and retained in accordance with the agreed details.

Reason: To ensure that the development meets Secured by Design principles as required by the Essex Police, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 14 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, and so retained.

Reason: To maintain and improve the biodiversity of the site and to mitigate any impact from the development hereby approved, in accordance with Policy DM1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

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

Reason: To ensure that appropriate access, vehicle parking and turning is provided. The above measures are to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in

February 2011, Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 16 Prior to the first occupation of the development any redundant dropped kerbs along the site frontage shall be fully reinstated, including footway construction and full height kerbing as necessary.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety, in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 17 The cycle parking facilities, as shown on the approved plan, are to be provided prior to the first occupation of the development and are to be retained as such at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and accessibility. The above measures are to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 18 Prior to first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers, and/or Oyster Cards, for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport. The above measures are to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 19 The refuse storage, as shown on the approved plan, are to be provided prior to the first occupation of the development and are to be retained as such at all times.

Reason: To ensure adequate provision is made in a suitable location, in accordance with Policies DM11 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 20 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (or any Order revoking and/or re-enacting that Order) the commercial premises shall only be used for Class E (a), (c), (d), (e) and (g)(i) and for no other purpose (including any other purpose in Class E of the Schedule to the Town & Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the GPDO are not acceptable to the Local Planning Authority in this location in the

interests of safeguarding the neighbouring amenities, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 21 The commercial unit hereby permitted shall only be open to customers between the hours of 7am to 7pm on Mondays to Fridays, 10am - 5pm on Saturdays and Sundays inc Bank Holidays.

Reason: In order to minimise disturbance to local residents, in accordance with Policies DM9 & DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

**Informatives: (1)**

- 22 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.