

<b>APPLICATION No:</b>	EPF/1376/19
<b>SITE ADDRESS:</b>	4A Kendal Avenue Epping Essex CM16 4PN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Pathtown Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	New build consisting of 2, 4 bedroom homes
<b>RECOMMENDED DECISION:</b>	Grant Permission with conditions (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=624581](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=624581)

## CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings numbers:
  - 292-EX-01 Existing Ground floor Plan;
  - 292-EX-02 Existing Elevations
  - 292-PL-01 Site and Location Plan;
  - 292-PL-02 Proposed Ground Floor Plan
  - 292-PL-03 Proposed First Floor Plan,
  - 292-PL-04 Proposed Second Floor Plan
  - 292-PL-05 Proposed Roof Plan
  - 292-PL-06 Proposed Elevations
  - 292-PL-07 Existing and Proposed Street Plan

Supporting Information  
Abor cultural Report  
Tree Protection Plan  
Phase 1 Geo-Environmental Desk Study Report  
CA/4AKA/01 Rev
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

- 4 The window opening(s) in the north and south first floor flank elevation(s) shall be entirely fitted with obscured glass with a minimum Level 3 obscurity and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 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.
- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing 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.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason:- To limit the impact of the construction work on the living conditions of residents living in close proximity to the site, in accordance with the guidance contained within the National Planning Policy Framework and policies RP5A and DBE9 of the adopted Local Plan and Alterations
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A and B of Part 1 Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and shall be installed and retained thereafter for use by the occupants of the site.
- 9 No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 10 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.

- 11 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 12 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.
- 13 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.

*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 and more than 4 objections material to the planning merits of the proposal to be approved have been received. (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

***And subject to the applicant first entering into a legal agreement under Section 106 to provide an appropriate contribution towards mitigation of any possible adverse impact on the Epping Forest Special Area of Conservation with regard to recreational use of the forest and air quality.***

#### **Description of Site:**

No. 4a comprises of a single and two storeys detached dwellinghouse set in a large curtilage to the west of Kendal Avenue which is residential in character defined by predominantly detached houses that vary in design, size and spacing with some benefiting from larger

separation distances than others which are well set back from the highway. The site is within an urban area which is outside of a conservation area and is not listed.

Ground levels around the site rise to the northwest and fall to the southeast. The Lime and Sycamore Trees sited to the front of the site are protected by Tree Preservation Orders

### **Description of Proposal:**

Permission is sought for the demolition of the existing dwellinghouse and erection of 2- 2, storey 4 - bed semi -detached dwellings measuring a width of 15.5m, a depth of 9.8m and a height of 10m, set in between 2.9 - 3.2m and 1.6m -3.5m towards the rear from each side boundary with 4.8m deep single storey flat roof rear additions at a height of 3.2m.

### **Relevant History:**

EPF/1401/17 – Demolition of the existing dwellinghouse and the erection of 5 flats with a car lift leading to an underground carpark and bin/cycle storage facilities -  
Refused - 07/12.2017

*'The development due to its excessive height, bulk, scale and density amounts to overdevelopment of the site, out of keeping with and harmful to the character and visual amenity of the area and the street scene, contrary to policies CP7 and DBE1 of the adopted Local Plan and Alterations'.*

*'The introduction of a car lift in close proximity to the adjacent residential property will result in noise and disturbance to the residents of that property, resulting in excessive harm to residential amenity contrary to policy DBE9 of the adopted Local Plan and Alterations'.*

### **Policies Applied:**

#### **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).

- 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

DBE1: New Buildings  
DBE2: Effect on neighbouring properties  
DBE8: Private amenity space  
DBE9: Neighbouring residential amenity  
LL10: Adequacy of provision for landscape retention  
LL11 Landscaping schemes  
ST1: Location of development  
ST2: Accessibility of Development  
ST4: Road safety  
ST6: Parking provision  
H2A: Previously developed land  
H4A: Dwelling Mix  
H3A Housing Density

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 102 - 111  
Paragraph 117- 121  
Paragraph 124 - 132

#### *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 the Inspectors final conclusion.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant
SP6 - Green Belt and District Open Land	Significant
SP7 - The Natural Environment, Landscape Character and Green and Blue	Significant
H1 Housing mix and accommodation types	Significant
H2 Affordable Housing	Significant
H3A Housing Density	Significant
H4a Dwelling Mix	Significant
T1 Sustainable transport choices	Significant
DM2 Epping Forest SAC and the Lee Valley SPA	Significant
DM5 Green and Blue Infrastructure	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant
DM 11 Waste recycling facilities on new developments	Significant
DM16 Sustainable drainage systems	Significant
DM18 On site management of waste water and water supply	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

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

### **EPPING TOWN COUNCIL: OBJECT**

Whilst Committee notes that revisions but they have not addressed Committees previous concerns. The proposal is still over development of the site in terms of bulk, scale and density which is too high for this location. The bulk would be over bearing and have an overly dominant effect on the street scene.

The area has many large family homes, which is characteristic of this area of Epping and the loss would be detrimental to the character of the surrounding area, particularly the carefully styled properties in Kendal Avenue. The design of these two semi detached house developments is not in keeping with the street scene. A mix of dwelling types is required and removing large, family homes does not contribute to this objective.

The proposal due to its over bearing, bulk and design will result in the loss of amenity for neighbouring properties in terms of overlooking, overshadowing and visual impact.

Committee also note there are no Tree Protection Order details for any of the trees that are proposed to be felled or adequate explanations for the provision of landscape retention. There would be an impact on the frontage of the property and impact on the street scene. Relevant policies: CP2, CP6, CP7, DBE1, DBE2, DBE9, H3A, H4A, LL10, ST4, ST6. NPPF Paras 17 Emerging Local Plan H1A (ii) and (iii), DM9

Number of neighbours consulted: 52

**6A KENDAL AVENUE- OBJECTION** - Welcome new application but concerned that if approved that the applicant would resubmit the previous application as what happened at no, 3 Kendal Avenue. The development will generate additional traffic and safety.

The area has many trees with large roots which will be adversely affected by such excavation works.

The impact on neighbouring properties during the course of such a major excavation will be considerable, with several hundred cubic metres of soil needing removal. The environmental impact of soil removal on this scale will be considerable.

The impact of large lorries undertaking soil removal will cause further traffic issues in Kendal Ave. The junction of Kendal Ave /Hartland Rd already suffers many accidents and congestion. The increased density will have a major knock on effect in terms of traffic, parking and increased emissions. Traffic and parking in Kendal Ave is already an issue without the addition of a further five properties, which is likely to generate an additional 10 vehicles for parking and access to an already busy road.

### **88 THEYDON AVENUE - OBJECTION**

Isn't this the second type of application with the previous one being flats??? How many more? Why can't the owners simply sell up and move rather than choose to chip another piece away of this lovely street for their own profit? Allowing this to go ahead will be a further show of weakness by Epping council. There really will be nothing left of the heritage and tradition.

I assume all of these additional properties you are permitting are being used to reduce the extreme number of new builds being considered under the local plan. That is the only possible justification rather than allowing those keen to exit the town get rich quick.

### **32 HARTLAND ROAD – OBJECTION**

1. The increased density proposed would add further danger to traffic flows in this already dangerous area, so near to the corner with Hartland Road, as well as increase pollution.
2. The environment on this side of Kendall Avenue is already very dense and completely different to the other side where some development has been allowed directly opposite 4A. That development is not a precedent for this application.
3. The increased height will deny natural light into neighbouring properties.
4. The site drawings are inaccurate at the rear and the tree information is incomplete. The addition of two new trees at the rear would create further blight in my garden, which is already deprived of sunlight from trees and bushes on this site, which are too dense and not properly maintained.
5. The applicant and its ultimate parent company both have negative current net worth and therefore have insufficient funds to carry out this application without new capital or the sale of other assets.
6. The description of the development type as 'alteration or extension' is misleading. This is a proposal for a completely new development that would change the character of the area and should be described as such.

### **8 AMBELSIDE – OBJECTION**

Development too high and will encroach in neighbours to the rear. Overdevelopment and loss of one family home. The plans say current parking for 4 cars. There is far more parking than that. Insufficient parking provision for 2 semis. The plans don't have all trees marked to rear which is misleading and plans need amending to reflect this.

### **6 GREEN TREES – OBJECTION**

This building will be detrimental to the street scene and general character of the area; this part of Kendal Avenue is comprised of large detached houses set in mature gardens. There are no semi-detached properties visible from the street – the only two such properties are hidden from view to the rear of number three.

The proposed elevations are not in keeping with the current street scene and the proposal represents a vast over development of the site in bulk, scale and density – high density housing is not a feature of this part of Epping. The remaining amenity space will be extremely limited for two four-bedroom properties and the type of families they are aimed at.

There will be loss of amenity to immediate neighbours with overlooking into properties and gardens.

The site houses many mature trees and hedges, only three trees to the front appear to be protected by TPOs. The plan suggests removal of several mature trees to allow access to build and no mention is made regarding the beech hedge to the front and conifer hedges to the rear which all provide privacy for this property and its neighbours.

Whatever development occurs on this site we trust the TPO protection will be fully enforced; we are aware that some developers remove such trees and pay the fine imposed thus leaving the neighbourhood without its mature trees and the developers having their way for a relatively small cost.

We consider the application contravenes the following:

CP2 - PROTECTING THE QUALITY OF THE RURAL AND BUILT ENVIRONMENT  
CP7 - URBAN FORM AND QUALITY  
DBE1- DESIGN OF NEW BUILDINGS  
DBE2- EFFECT ON NEIGHBOURING PROPERTIES  
DBE9- LOSS OF AMENITY  
ST6- VEHICLE PARKING  
H3A - HOUSING DENSITY  
H4A - DWELLING MIX

We hope you will support the views of local residents and refuse this application.

## **5 GREEN TREES - NO OBJECTION**

The proposed planning application is an overdevelopment and would change the look of the street. There are concerns over the trees to the front of the property. Epping Town Council have rejected the application and so should Epping Forest District Council. We strongly reject the proposed plans.

## **2 RAVENSMERE EPPING – OBJECTION**

Kendal Avenue is one of the most prestigious streets in Epping with beautiful large houses on large plots. Attempting to squash two 4-bedroom luxury homes on a single plot will spoil the area with high density accommodation. Not to mention the additional parking and traffic congestion.

### **Main Issues and Considerations:**

- The principle of the development;
- Impact on the character and appearance of the site and surrounding area.
- Impact on the amenity of surrounding residents;
- Form of Accommodation;
- Impact on existing trees and
- Provision of parking and highway safety.

### *Principle of Development*

In terms of planning policy, the site is considered as previously developed land, and in line with Government policy redevelopment of this land is encouraged.

The National Planning Policy Framework (NPPF) encourages the provision of more housing and states that applications should be considered in the context of the presumption in favour of sustainable development. Local Planning Authorities should encourage the efficient and effective use of land close to town centres by re-using land that has been previously developed provided that it is not of high environmental value.

The application site is located within an existing residential area where accessibility is good and the infrastructure in the vicinity has been developed so there are services and facilities available within walking distance of the site. The principle of residential development is therefore acceptable in terms of criteria set out in Policies DBE1 and DBE3 subject to an assessment of the scheme against policies and the parameters governing residential development.

The site is situated within a sustainable urban location close to local services, facilities and public transport and would make more efficient use of this site. Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable

settlements outside of the Green Belt is generally considered to be appropriate, subject to all other parameters.

### *Design, Character and Appearance*

The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Chapter 12 of the NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

Paragraph 130 requires that decisions should ensure that development will add to the overall quality of the area as well as respond to the local character, history and reflect the identify of local surroundings.

Epping Forest Local Plan Policies seeks to ensure a high quality of design and that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These objectives are broadly consistent with the core principles of the NPPF that planning should seek to secure high quality design.

Kendal Avenue is principally made up of two storey detached dwellings that vary in design, width and form. The contemporary and traditional design and appearance of the proposed development is of significant merit and of a size, width and depth that would respect and harmonise with the adjoining properties, featuring front gables which give the appearance of a single dwelling.

The reduced bulk and roof form of the development with front, side and rear main building lines that are well set in from the side boundaries results in a less harmful, softer and more integral form of family accommodation than the previous application. The size and alignment of the windows are in proportion with the amount of brickwork with the use of red brick materials and slate roof tiles with stone coping detail and conservation style roof windows complements the street scene.

In terms of its design and form the development is more sympathetic and comparable in context with the spatial design and pattern of development in the surrounding and complies satisfactorily with the Local Plan that seeks to ensure that development meets the requirements of Chapter 12 of the NPPF and policy CP2 and DBE1 of the Local Plan.

### *Neighbouring Amenity and the form of Accommodation.*

The development is set in from the neighbouring dwellings and given the siting and separation distance it is not considered that the proposed development would result in any significant harmful amenity implications in terms of loss of light, outlook, overlooking or privacy. The proposed first floor high level windows are to give light to bathrooms and are to be obscure glazed which would be conditioned as such at any approval to prevent any overlooking or loss of privacy. The proposed rooflights are sited high to the north and south roofslopes so as not to result in any overlooking.

Overall, it is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level and accords with the requirements of policy DBE9 of the Local Plan.

The form of accommodation is acceptable with each room having sufficient daylight and outlook and considered of a satisfactory form of living space for future occupiers. In addition, the proposed dwellinghouse meet the Nationally Prescribed Space Standards as set out in

Policy DM10 of the Submission Version Local Plan, 2017, providing a good quality of accommodation for future occupants.

The Local Plan seeks to ensure that new residential developments should provide garden area which is functional and usable in terms of its width, depth, shape and orientation to meet the needs of future occupants and which would not suffer from any direct overlooking or loss of privacy. The proposed dwellings provide over 100m<sup>2</sup> of amenity area which is functional and usable in terms of its width, depth, shape and orientation to meet the needs of future occupants and which would not suffer from any direct overlooking or loss of privacy and accords with the requirements of DBE8 of the Local Plan and DM10 of the Submission Version Plan, 2017.

#### *Trees and landscape*

No objection which complies with the requirements of policy LL10 of the Local Plan subject to conditions which are considered reasonable and necessary. The trees to the frontage of the site are to be retained.

#### *Highways & Transportation*

The proposed development is to utilise the existing vehicle access onto Kendal Avenue and has allocated parking area to the front of the property for some 2 cars which meets the minimum standards required by the Essex Parking Standards and Policy ST6. Essex County Council Highways have no objection to the proposal in terms of highway safety which accords with the requirements of ST4 and ST6 of the Local Plan and policy T1 of the Local Plan Submission Version, 2017.

#### *Land Drainage*

The site is outside of any Flood Risk Assessment Zone therefore a Flood risk assessment is not required. However, the development is of a size where it is necessary to avoid generating additional runoff and no details have been submitted in relation to surface water drainage. The Council's Land Drainage engineer requests details of surface water drainage to be submitted for consideration in accordance with policy U2B of the Local Plan which are considered reasonable and necessary.

#### *Contamination*

A Desktop survey has not found any visual/factory evidence of contamination which is supported by the council and no further investigations are necessary. Given the sensitive nature of the use it is recommended a suitable condition on any approval for the possibility of unacknowledged contamination during development/demolition.

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

The site has been considered in the context of the Epping Forest SAC and Policy DM2 and in this regard lies inside of the 3KM zone where recreational use of the SAC may be impacted. The proposed development would also result in additional vehicle activity and in accordance with policy DM22, it is appropriate that the developer makes a contribution to a programme of air quality monitoring.

Notwithstanding the fact that this work is yet to be completed the agent has confirmed the willingness to enter into a S106 agreement to provide the appropriate contributions to secure this.

#### *Other Matters*

The concerns of the Parish Council and neighbouring properties are noted with the majority of the concerns having been addressed in the body of the report. The proposed development is considered an improvement on the previous refusal which has reduced the overall scale of the development and is of an appropriate design that is in keeping with the character and appearance of the surrounding properties and which makes a more valuable visual contribution to the quality of the environment than what presently exists.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and there are 3 dimensions to sustainable development: economic, social and environmental. The development supports the social role of strong vibrant communities by providing the supply of housing required to meet the need of present and future generations and by creating a high-quality built development with accessible local services and the environmental role of protecting and enhancing the natural and built environment. Taking everything into consideration, the site would provide a quality, sustainable residential development that brings forward the growing need for additional housing.

#### *Conclusion:*

It is concluded that the proposal is an efficient use of the land, sufficiently maintaining the character, appearance and spatial pattern of development of the surrounding area and would not result in any amenity implications on neighbouring dwellings; other aspects in relation to parking/highway safety and landscaping are considered satisfactory subject to the imposition of conditions and to a legal agreement with regard to mitigation of impacts on the Special Area of Conservation. The application is considered to be in accordance with the adopted Local Plan and Alterations (1998-2006) and the emerging Local Plan, Submission Version, 2017 and the relevant parts of the National Planning Policy Framework.

In the light of the above considerations it is recommended that planning permission is approved subject to conditions and a Section 106 legal agreement to secure appropriate financial contributions to air quality and for the management and monitoring of visitors to the Epping Forest 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 of the meeting at the latest:***

***Planning Application Case Officer: Caroline Brown  
Direct Line Telephone Number: 01992 564182 or if  
no direct contact can be made please email:  
[contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***