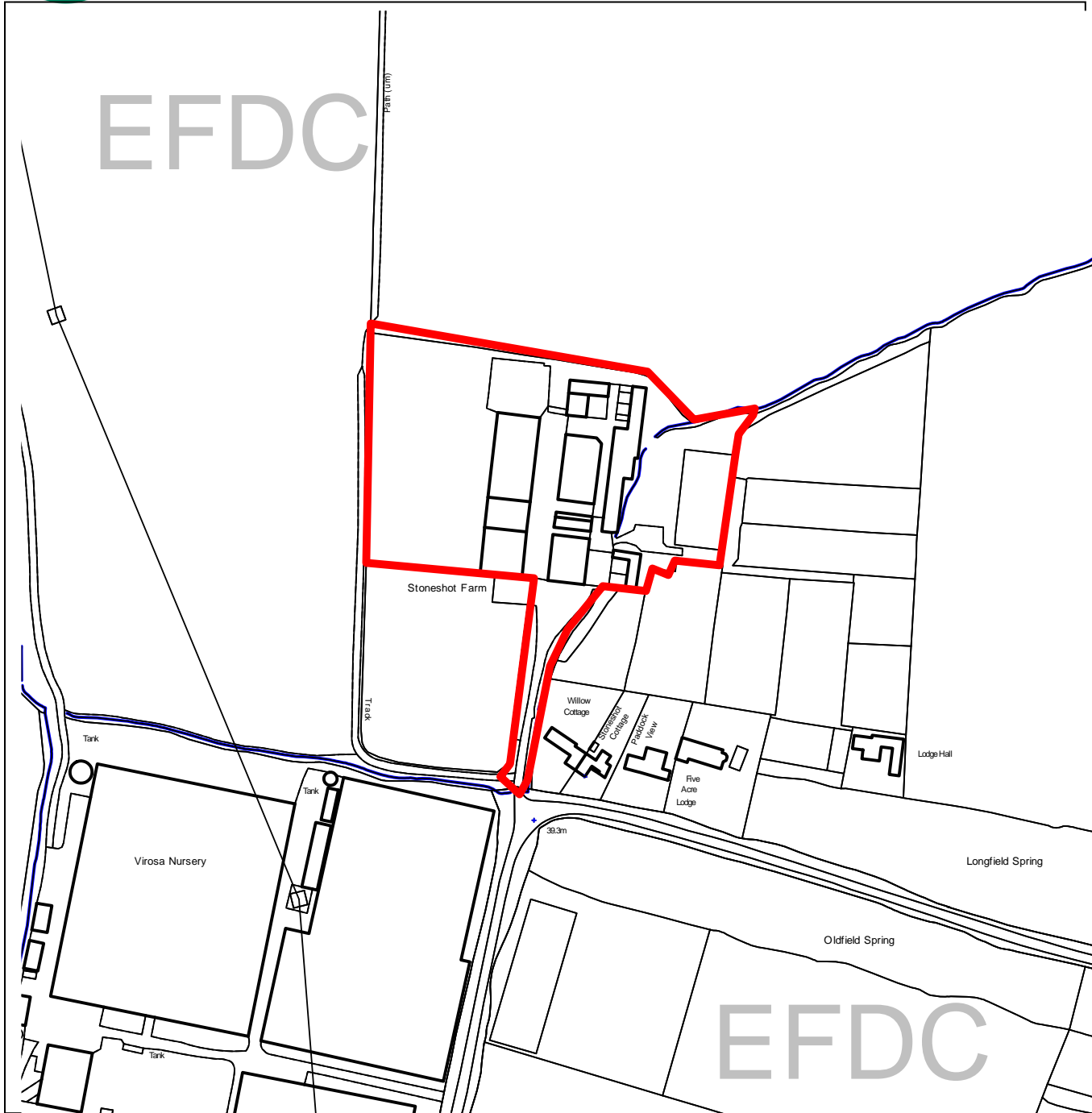




Epping Forest District Council



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Application Number:	EPF/2932/20
Site Name:	Stoneshot Farm Hoe Lane Nazeing EN9 2RN
Scale of Plot:	1:2500

Report Item No: 9

APPLICATION No:	EPF/2932/20
SITE ADDRESS:	Stoneshot Farm Hoe Lane Nazeing Waltham Abbey EN9 2RN
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Oliver Myrants-Wilson
DESCRIPTION OF PROPOSAL:	Application for Variation of Condition 2 `Plan numbers' of EPF/3500/17 allowed on appeal (Demolition of existing industrial buildings, vacant stabling and 5 bedroom residential apartment and construction of x18 no. semi-detached family houses and x18 no. 'affordable houses' with associated off-street parking, private gardens & landscaping).
RECOMMENDED DECISION:	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=645901

CONDITIONS

- 1 The development hereby permitted shall begin not later than 15.03.2022.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: F126/20/S73/PL; 10.01, 10.02, 10.03, 10.04, 20.01, 20.02, 20.03, 30.01, 30.02, 30.03, 30.04, 30.05, 30.06, 1000, 1001, 2000, 2001
- 3 No construction works above ground level shall take place until samples of the types and colours of the external facing materials have been submitted to and approved by the local planning authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the local planning authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 6 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any other order revoking, further amending or re-enacting that order) no extensions or outbuildings generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the local planning authority.
- 7 Prior to any lighting being installed along the road leading to the new development, a detailed lighting scheme following the Bat Conservation Trusts guidelines shall be submitted to and approved in writing by the local planning authority. Any lighting thereafter installed shall be in accordance with the approved details.
- 8 Prior to any work being done to trees along the road leading to the new development, an updated bat survey of these trees shall be submitted to and approved in writing by the local planning authority. Any further surveys, licenses or mitigation recommended by this survey shall also be undertaken and shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works to the trees.
- 9 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the local planning authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
- 10 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the local planning authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the local planning authority gives its written consent to any variation.
- 11 Prior to the first occupation of the development the access arrangements, 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.
- 12 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 practice tool. 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.

- 13 No development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved by the local planning authority:
- a) A site investigation scheme based on the Phase 1 Desktop Study report (Herts and Essex Site Investigations September 2013) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 - b) The results of the site investigation and detailed risk assessment referred to in (a) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures.
 - c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.
- 14 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
- 15 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the local planning authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the local planning authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
- 16 Should the Phase 1 Land Contamination preliminary risk assessment carried out under condition 15 identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the local planning authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the local planning authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be

conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

- 17 Should Land Contamination Remediation Works be identified as necessary under condition 16, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the local planning authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long-term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
- 18 Following completion of 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.
- 19 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 approved Phase 2 report, it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the local planning authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with the immediately above condition.
- 20 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 1830 hours Monday to Friday and 0800 to 1300 hours on Saturday and at no time during Sundays or Public/bank holidays unless otherwise agreed in writing by the local planning authority.
- 21 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation.
- 22 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 23 Prior to first occupation of the dwellings hereby approved a biodiversity enhancement plan shall be submitted to and agreed in writing by the local planning authority. This should include the recommendations in the Ecology report dated December 2017 by Applied Ecology Ltd and include bird and bat boxes.
- 24 No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active bird nests immediately before the vegetation

is cleared/demolition is started and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. As such written confirmation shall be submitted to and approved 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, supported by 1 local resident (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)

Description of Site:

Stoneshot Farm is accessed off Hoe Lane, along a Willow lined drive, bounded by a drainage ditch. The Site is a former rabbit/poultry farm complex that has diversified into stables and livery facility and a number of B1 light industrial uses laid out in a linear fashion near to the site entrance. The wider site contains open paddocks, many of which are used for grazing in association with the livery use.

The site is located to the rear of Virosa Nursery and a small ribbon of detached properties adjacent to the access. The site is otherwise surrounded by agricultural fields and is in the designated Green Belt. Individual Preservation Orders have been placed upon trees that line the access into the site and a Public Right of Way passes through the application site, following the drainage ditch, which runs along the access then across the site in a north-east direction.

Hoe Lane begins in the settlement of Nazeing and extends into the countryside, quickly developing the character of a winding country lane without footpath, serving various agricultural and nursery sites, some of which have changed use over a number of years. This character is interspersed with small clusters of housing, often set back from the highway, in a linear ribbon form following the highway.

An extant planning permission for the demolition of existing industrial buildings, vacant stabling & 5 bedroom residential apartment and construction of 18 no. semi-detached family houses and 18 no.'affordable houses' with associated off-street parking, private gardens and landscaping exist on the site.

Description of Proposal:

Planning permission is sought to vary condition 2 'Plan numbers' of EPF/3500/17 (Demolition of existing industrial buildings, vacant stabling and 5 bedroom residential apartment and construction of x18 no. semi-detached family houses and x18 no.'affordable houses' with associated off-street parking, private gardens & landscaping). The variation includes:

- Reconfiguration of Plots 1-18 to provide a mix of 3 and 4 bedroom dwellings, specifically plots 7-10 as 3 bedroom dwellings (with associated internal amendments) and plots 3-6, 11&12 and 15&16 to be revised as 2.5 storey dwellings with rooms in the roofspace creating 4 bedroom dwellings(with associated internal amendments);
- Plots 9-12 reoriented;
- Parking area to plots 7-13 reconfigured for better accessibility and manoeuvrability;
- Reconfigured drives to plots 1-4;
- Plots A13 and A14 'handed' to face eastwards;
- Internal layout of Plots 1 & 2, 3 & 4, 13 & 14 and 17 & 18 amended;
- External elevations amended to suit internal arrangements;
- Eaves level of dwellings increased by 225mm to avoid eaves lintel;

- Roof pitches revised to 40 degrees for all plots with ridge heights increased by around 700mm;
- Roof plans updated to suit house types. House Types A and B include hipped roofs and House Type C includes gable-ended roofs with dormers;
- Street Scenes updated;
- Render included to better indicate the materiality of the individual plots of 1-18

Relevant Site History:

EPF/0607/20 – Application for Variation of Condition 2 ‘Plan Numbers’ of EPF/3500/17 (Demolition of existing industrial buildings, vacant stabling & 5-bedroom residential apartment and construction of 18 no. semi-detached family houses and 18 no. ‘affordable houses’ with associated off-street parking, private gardens and landscaping) – grant permission (subject to legal agreement) with conditions

EPF/2512/18 - Demolition of existing industrial buildings, vacant stabling and 5 bedroom residential apartment and construction of 14 no. detached houses and 12 no."affordable houses" with associated off-street parking, private gardens and landscaping. (Revised application to EPF/3500/17). – Refuse Permission

EPF/3500/17 - Demolition of existing industrial buildings, vacant stabling and 5 bedroom residential apartment and construction of 18 no. semi-detached family houses and 18 no.'affordable houses' with associated off-street parking, private gardens and landscaping – Refuse Permission (Allowed on Appeal)

EPF/0259/16 - Demolition of existing industrial buildings, vacant stabling and 5 bedroom residential apartment and construction of 8 no. detached family houses and 10 no. 'affordable houses' with associated off-street parking, private gardens and landscaping (Revised application to EPF/0207/14 – Approve subject to legal agreement

EPF/0207/14 - Demolition of existing light industrial buildings and construction of 25 no. 2-bed, 6 no. 3-bed and 5 no. 4-bed houses (36 dwellings in total), with associated off street parking, private gardens, communal amenity space, children’s play area and landscaping – Refused

Policies Applied:

Epping Forest Local Plan (1998) and Alterations (2006):

- CP1 – Achieving Sustainable Development Objectives
- CP2 – Protecting the Quality of the Rural and Built Environment
- CP3 – New Development
- CP4 – Energy Conservation
- CP5 – Sustainable Building
- CP6 – Achieving Sustainable Urban Development Patterns
- CP7 – Urban Form and Quality
- CP8 – Sustainable Economic Development
- CP9 – Sustainable Transport
- GB2A – General Restraint
- GB7A – Conspicuous Development
- RP4 – Contaminated Land
- U2B – Flood Risk Assessment Zones
- U3B – Sustainable Drainage Systems
- DBE1 – New Buildings
- DBE2 – Impact of Buildings on Neighbouring Property
- DBE4 – Design and Location of New Buildings within Green Belt

DBE5 – Design and Layout of New Development
DBE6 – Car Parking in New Development
DBE7 – Public Open Space
DBE8 – Private Amenity space
DBE9 – Amenity
H3A – Housing Density
H4A – Dwelling Mix
H5A – Affordable Housing
H6A – Site Thresholds for Affordable Housing
H7A – Levels of Affordable Housing
H8A – Availability of Affordable Housing in Perpetuity
H9A – Lifetime Homes
NC4 – Protection of Established Habitat
LL1 – Rural Landscape
LL2 – Resist Inappropriate Development
LL3 – Edge of Settlement
LL10 – Retention of Trees
LL11 – Landscaping Schemes
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
ST7– Criteria for Assessing Proposals (new development)
I1A – Planning Obligations

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest Local Plan Submission Version 2017 was submitted for independent examination in September 2018. Accordingly, it can be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 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).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1 - Presumption in Favour of Sustainable Development
SP6 - Green Belt and District Open Land
H1 - Housing Mix and Accommodation Types
H2 - Affordable Housing
E1 - Employment Sites
T1 - Sustainable Transport Choices
DM 1 - Habitat Protection and Improving Biodiversity
DM3 - Landscape character, ancient landscapes and geodiversity
DM4 - Green Belt
DM5 - Green and Blue Infrastructure
DM9 - High quality design
DM10 - Housing Design and Quality
DM11 - Waste Recycling Facilities on New Development
DM 15 - Managing and Reducing Flood Risk
DM 16 - Sustainable Drainage Systems
DM18 - On Site Management of Waste Water and Water Supply
DM21 - Local Environmental Impacts, Pollution and Land Contamination
DM 22 - Air Quality

Summary of Representation:

No. of neighbours consulted: 108, 6 objections received

CRANBROOK - OBJECTION: development would be detrimental to highway safety and inappropriate development within the Green Belt.

WOODEND – OBJECTION: Development would be detrimental to highway safety.

CARRERA ENGINEERING – OBJECTION: Development would be detrimental to highway safety.

THE OLD SCHOOL HOUSE – OBJECTION: Development considered to be major revisions to the original application, development would be inappropriate development within the Green Belt, would cause harm to the amenity of neighbouring properties and be detrimental to highway safety.

GLEBE HOUSE – OBJECTION: development would cause harm to neighbouring properties and detrimental to the conservation area, detrimental to highway safety, increase in air pollution, development considered to be major revisions to the original application.

WILLOW COTTAGE – OBJECTION: Development considered major revisions to the original application, development would cause harm to the visual openness of the Green Belt and amenity of neighbouring properties, impact on highway safety, the Epping Forest SAC and infrastructure.

Parish Council - OBJECTION:

- A new planning application should have been submitted due to the significant change proposed instead of changing a condition of the previous application;
- A fourth bedroom would increase parking requirements;
- Concern that it would exacerbate the traffic situation on Hoe Lane; and
- The effect on neighbouring properties of increasing the height by 1 metre. Contrary to Policy DBE2 – Effect on Neighbouring Properties.

It was also noted that there was concern that the pedestrian area is in conflict with vehicles/roads.

Main Issues and Considerations:

The main issues to consider for the assessment of this application are as follows:

Design
Impact on Living Conditions of Neighbours
Development within the Metropolitan Green Belt
Highway Safety

Procedural Matters

It should be noted that this report shall focus on the planning merits and constraints of the amendments put forward as part of this application and would not be a full reassessment of the previous permission granted on appeal (ref: EPF/3500/17).

The Parish Council and several neighbour objections have stated that a full planning application should have been submitted as the revisions should be considered major revisions to the scheme. It is considered that these alterations to the original extant permission would not adversely alter the nature or the original description of the development and existing legislation and case law confirms that a variation of conditions application is an acceptable process by which to assess these amendments.

Design

As stated above, the proposed changes to design and layout are as follows:

- Reconfiguration of Plots 1-18 to provide a mix of 3 and 4 bedroom dwellings, specifically plots 7-10 as 3 bedroom dwellings (with associated internal amendments) and plots 3-6, 11&12 and 15&16 to be revised as 2.5 storey dwellings with rooms in the roofspace creating 4 bedroom dwellings(with associated internal amendments);
- Plots 9-12 reoriented;
- Parking area to plots 7-13 reconfigured for better accessibility and manoeuvrability;
- Reconfigured drives to plots 1-4;
- Plots A13 and A14 'handed' to face eastwards;
- Internal layout of Plots 1 & 2, 3 & 4, 13 & 14 and 17 & 18 amended;
- External elevations amended to suit internal arrangements;
- Eaves level of dwellings increased by 225mm to avoid eaves lintel;
- Roof pitches revised to 40 degrees for all plots with ridge heights increased by around 700mm;
- Roof plans updated to suit house types. House Types A and B include hipped roofs and House Type C includes gable-ended roofs with dormers;
- Street Scenes updated;
- Render included to better indicate the materiality of the individual plots of 1-18.

Within the lifetime of the application, the applicants have provided further justification in relation to the design of the current variations. The additional 0.5 storeys added to the 8 abovementioned plots would make the best use of the roof space without significantly increasing the scale and height of the buildings, nor compromising the massing of the overall development. The varied design would provide a more interesting street scene overall, incorporating a positive transition through the site heightened by the additions to the proposal's form and appearance. These changes would help to create a more attractive setting for future occupiers in which to live.

One of the neighbour objections received stated that the proposal would be detrimental to the conservation area, however it should be noted that the application site is not sited within any

conservation area and as such this point cannot be considered as part of the application's assessment.

The alterations made to the scheme would retain the semi-detached properties and small terrace of affordable housing with a mix of semi-detached and terraced affordable houses which reflect and integrate with the open-market housing in line with local guidance. The revised roof designs would not differ significantly from those submitted as part of the previous permission and would be considered acceptable. The dwellings would retain a suburban character previously identified within the assessment for the original application and the use of more high quality materials would provide a more varied and attractive street scene. The internal alterations would ensure that the proposal would still be in accordance with the National Prescribed Space Standards (2015). The reorientation of plots 9-12 would be in keeping with the rest of the scheme, as would handing plots A13 and A14. It is considered that the variations to the original design of the proposal would not be so different in form, appearance and layout so as to warrant the refusal of planning permission.

Impact on Living Conditions of Neighbours:

The Parish Council and several neighbours have objected to the scheme stating that the scheme would be detrimental to the living conditions of neighbouring properties. Whilst there is an increase in ridge height to the proposed dwellings, this is considered to be relatively minor and would not cause unacceptable harm to the living conditions of neighbours in relation to loss of light, overlooking or loss of outlook.

Green Belt

Some of the neighbours consulted have objected to the scheme stating that there would be an adverse impact on the Metropolitan Green Belt as a result of this development.

The principle of development within the Metropolitan Green Belt is accepted, with the appeal decision of the extant permission EPF/3500/17 holding significant weight in this regard arguing that the planning balance of the scheme is tilted in favour of development versus the removal of industrial uses from the site, notwithstanding the previously extant permission EPF/0259/16 being viewed given significant weight in the appeal inspectors judgement.

It is considered that as the proposals put forward as part of this application are minor in nature when compared to the entirety of the scheme, the variations would not cause any significant material harm to the character and appearance of the Metropolitan Green Belt than what has already been allowed on appeal. The proposal would therefore be acceptable in relation Green Belt policy.

Highway Safety

The Parish Council and several neighbours have objected to the scheme stating that the proposal would be detrimental to highway safety and the increase in bedrooms would result in an increase in parking requirements.

The Council has adopted the Essex County Council Parking Standards (2009) which sets out a minimum requirement of 2 off-street car parking spaces per 3 bedroom dwelling. The proposal includes at least 2 off-street parking spaces for all dwelling types, which complies with these standards. The number of dwellings have not been increased and these revisions would not be considered to have a greater impact on highway safety, also being in accordance with the adopted parking standards.

Epping Forest SAC

As there is a planning permission for this site, and there is no change in the number of dwelling houses it is considered that the revision to the development will have no additional impact to the EFSAC, in terms of air quality and recreational pressure.

Conclusion

The proposed amendments would be acceptable in regard to design, would not cause excessive harm to the living conditions of neighbouring properties, would not be detrimental to highway safety and would not cause adverse harm to the character and appearance of the Metropolitan Green Belt. It is recommended that planning permission is granted subject to conditions and the signing of a Deed of Variation to the original legal agreement.

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:

Case Officer: Alastair Prince - Direct Line: 01992 564462

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