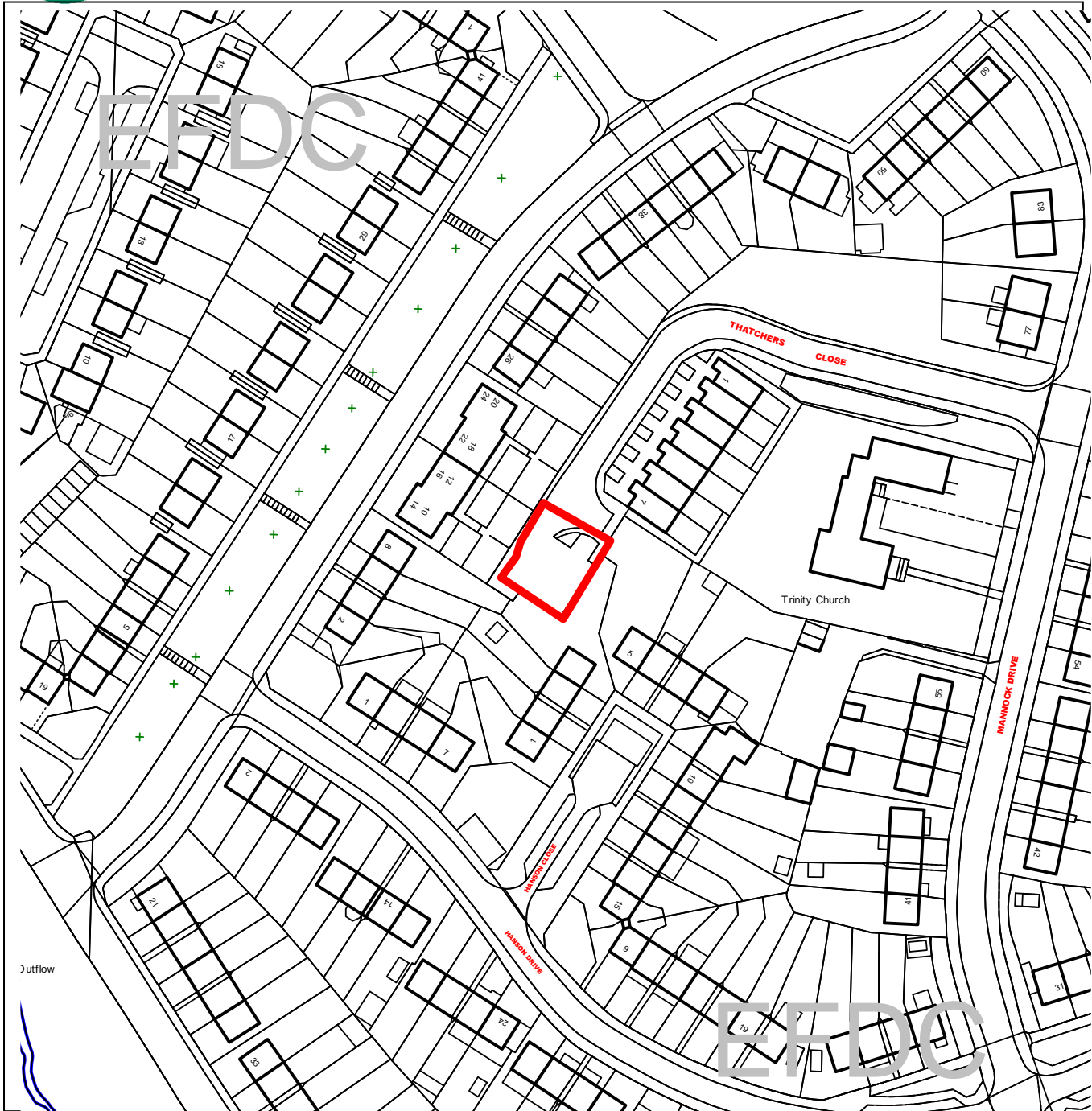




Epping Forest District Council



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Application Number:	EPF/1880/19
Site Name:	Parking area at southern end of cul-de-sac Thatchers Close Loughton IG10 3SP
Scale of Plot:	1:1250

Report Item No: 9

APPLICATION No:	EPF/1880/19
SITE ADDRESS:	Parking area at southern end of cul-de-sac Thatchers Close Loughton Essex IG10 3SP
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Mr John Hayes
DESCRIPTION OF PROPOSAL:	Erection of one 2 storey affordable home with 2 parking spaces. *** SAC Case Progressing ***
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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=626877

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 612 | 063 | PL01, 612 | 063 | PL02, 612 | 063 | PL03 Rev A, 612 | 063 | PL04 Rev B, 612 | 063 | PL05 Rev B, 612 | 063 | PL06 Rev A and MWA TPP 001.
- 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.

- 4 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.
- 5 Prior to preliminary ground works taking place, details of the treatment or alteration to the boundary fences at the rear of numbers 10 to 16 Goldingham Avenue shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with such agreed details and so retained.
- 6 Tree protection shall be installed as shown on MWA Arboriculture Ltd drawing number MWA TPP 001 (dated 11th October 2019) prior to the commencement of development activities (including any demolition). The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.
- 7 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), unless otherwise agreed in writing with the 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.

- 8 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the LPA.
- 9 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; 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 Prior to first occupation of the building hereby permitted the window(s) in the east elevation(s) at first floor level, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 11 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.
- 12 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.
- 13 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.

- 14 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 15 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 16 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, AA, B, D & E of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.
- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows [other than those expressly authorised by this permission] shall be constructed on the elevation(s), without the prior written agreement of the Local Planning Authority.

This application is before this Committee since it is an application for non-Major category development on the Council's own land or property that is for disposal, and 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 site comprises of a hard-surfaced parking area at the southern end of this cul-de-sac called Thatcher's Close. Adjoining the site is the rear and side gardens of two storey dwellings in Hanson Close and Goldingham Avenue. It is not listed nor within a conservation area. There are no protected trees on site.

Proposal

The proposal is for one 2 bed affordable home with 2 parking spaces and cycle storage.

This is a renewal of a previous approved consent EPF/2618/15 that was approved by members of the Area Plans South held on the 3rd of May 2016.

For clarity, whilst the development description makes reference to affordable housing, however, there is no policy requirement to secure this. As such this point will not be discussed further in the report.

Relevant Planning History

EPF/2618/15 - Erection of one 2 storey affordable home with 2 parking spaces - Approved

Development Plan Context

Local Plan and Alterations 1998 & 2006 (LP)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

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

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of the Rural and Built Environment
CP3	New Development
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
H2A	Previously Developed Land
H5A	Provision for Affordable Housing
DBE1	Design of New Buildings
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST4	Road Safety
ST6	Vehicle Parking

National Planning Policy Framework 2021 (Framework)

The Framework 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:

Paragraphs 110 - 112
Paragraph 119
Paragraphs 126, 130
Paragraph 180

Epping Forest District Local Plan Submission Version 2017 (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

Following the Examination Hearing Sessions for the emerging Local Plan, the Council has prepared a number of changes, known as **Main Modifications**, to the Epping Forest District Local Plan Submission Version (2017) to address issues of soundness and/or legal compliance identified by the Inspector. These are put forward without prejudice to the Inspector's final conclusions on the Plan

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional Main Modifications, the **highest weight** should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following policies are relevant to the determination of this application;

SP2	Spatial Development Strategy 2011-2033
H1	Housing Mix and Accommodation Types
T1	Sustainable Transport Choices
DM2	Epping Forest SAC and the Lee Valley SPA
DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM5	Green and Blue Infrastructure
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

Summary of Representations

Number of neighbours consulted: 35. 3 response(s) received
Site notice posted: Yes

A reconsultation exercise was carried out and the following responses below were received.

7 THATCHERS CLOSE & 4 & 6 HANSON CLOSE – Objections – Summarised as:

- Parking stress;
- Overshadowing;
- Loss of trees;
- Loss of light;
- Loss of visual amenity;
- Air, ground pollution; and
- Loss of privacy

LOUGHTON TOWN COUNCIL – Objection – Cllr Wixley advised the Committee that his interest in respect of this application concerned the process rather than the proposal itself.

Following its listing for consideration at Area Planning Sub-Committee South in November 2021, in his role as a District Councillor, he had requested that LTC was re-consulted following the length of time that had elapsed since it was first considered before a decision was made.

The Committee OBJECTED to this application, reiterating its previous comments which were:

“Members commented on the poor quality of the drawings to view in respect of this application.

The Committee OBJECTED to this application reiterating its previous concerns for EPF/2618/15, which were:

Members were concerned the combined effect of the height of the proposed dwelling and raised level of the plot, owing to the slope of the land, would overlook and have a detrimental impact on neighbouring properties in Hanson Close and Goldingham Avenue, as well as overshadow these neighbouring gardens.”

The Committee further stated that the additional dwelling would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more Planning and Licensing Committee 29 November 2021 3 traffic in the SAC is unacceptable. The additional dwelling would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in. Until incorporated into the Local Plan, this mitigation is null and void.

Members also believed that the application failed to consider the sustainability guidance for Minor Developments, adopted by Epping Forest District Council in March 2021.

Concern was also expressed that it was unknown if other consultees and neighbours had been re-consulted on this application.

Planning Considerations

The main issues for consideration in this case are:

- a) The previous approved consent EPF/2618/15;
- b) The impact on the Character and Appearance of the locality;
- c) Highway Safety and Parking Provision;
- d) Trees and Landscaping;
- e) Residential Amenity of Future Occupiers;
- f) The impact to the Living Conditions of Neighbours; and
- g) The impact on the Epping Forest Special Area of Conservation.

Principle of Development

The application site is not allocated for development in the LPSV and was not assessed as part of the site selection process informing the preparation of the emerging Local Plan.

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, provided all other policies are complied with. In relation to policy SP2 (iii) from the LPSV, the site is located on one of a large number of similar sites across the district for the development of affordable homes on Council owned garage sites – though in this case the site is not given over to garages but it is a hard-surfaced area of land presumably initially intended for additional unallocated parking. However, it appears that it is rarely used for this purpose and redevelopment of this land is encouraged.

Character and Appearance

The site measures some 15m in width by 17m in length. The house would only occupy a small section of the site and will measure 5.8m in width by 8.6m in length. The remainder of the site would be given over to a garden, two car spaces, and hard surfaced area. Having regard to the modest size of this two-storey house the proposal is far from being an overdevelopment of the site.

In terms of its appearance, it is considered that proposed dwelling is of a simple design that would complement and enhance the appearance of the street scene and wider area. Accordingly, it would conform to Policies CP2, CP7 & DBE1 of the LP, Policy DM9 of the LPSV, and Paragraphs 126 & 130 of the Framework.

Highway Safety and Parking Provision

In terms of access and parking this development does not impinge upon the existing turning area at the end of this cul-de-sac. With regard to the potential loss of unallocated parking spaces, the site is little used for parking, and in any event, there is space within the Close for visitors to park.

In terms of the parking provision for the proposed dwelling, two spaces are proposed along with a cycle storage to promote sustainable transport choices, and a condition will be imposed for at least 1 EV charging point to ensure that the proposed development supports the transition to a low carbon future. Accordingly, it conforms to Policies ST1, ST2, and ST4 from the LP, and Policy T1 from the LPSV.

Trees and Landscaping

The Councils tree officer raises no objection to the proposed development, as it is considered that the proposed development provides an adequate landscaping scheme that enhances the setting

of the proposed building. Also, relevant conditions would be imposed as part of the consent to ensure that the landscaping scheme is retained and maintained in perpetuity, and the existing trees and shrubs are retained and protected from any damage during the construction phase. Accordingly, it conforms to policies LL10 & LL11 of the LP, and Policies DM3 and DM5 of the LPSV.

Residential Amenity of Future Occupiers

The house would be of a good size and provides an acceptable level of internal and external amenity space. Accordingly, the development conforms to policy DBE8 of the LP, and policy DM9 and DM10 of the LPSV.

Living Conditions of Neighbours

Concerns have been raised about the impact of the proposed house on the outlook and privacy of neighbouring houses. However, the orientation of houses to the south and south east in Hanson Close mean that these neighbouring houses do not directly face the proposed house, and due to the approx. 15m distance between the proposed house and the rear areas of these houses, it would ensue that their outlook is not significantly affected.

Furthermore, the houses on Hanson Close and their gardens lie on a higher ground level than the application site. This relationship between the application site and the house on Hanson Close along with the separation distances referred to mitigates any potential overbearing impact. Since the house would be sited to the north of the nearest neighbour in Hanson Close, No. 4, any overshadowing would only impact on the northern arm of its garden in late evening during the summer. Such impact would not be excessively harmful.

In terms of the Goldingham Avenue properties it is acknowledged that they and their gardens are on a lower ground level than the application site and hence the height of the proposed house (at 4.8m to eaves and 7.2m to ridge) will be higher when viewed from the rear of these Goldingham Avenue maisonettes. However, the front face of the proposed house will be some 23m away from the rear walls of the neighbouring properties, and this significant distance, together with the modest bulk of the proposed house, will mean that the development will not be unduly obtrusive to the existing residents outlook.

With regard to overlooking, the first-floor bedroom window is a triangular projecting window with the large side obscured - and the smaller clear glazed side will provide for a more angled view away from direct views into the rear areas of the Goldingham Avenue houses. Trees also exist close to the west boundary of the site. These will be retained and will provide some screening of the proposed new house. Taking the above factors into account the proposal will not cause a significant loss of privacy to the Goldingham Avenue houses.

Accordingly, the proposed is considered to have a limited impact to neighbouring properties and would safeguard their living conditions. Therefore, it conforms to policies CP7 & DBE9 of the LP, Policy DM9 of the LPSV, and Paragraph 130 (f) of the Framework.

Epping Forest SAC

A significant proportion of the Epping Forest Special Area of Conservation (the EFSAC) lies within the Epping Forest District Council administrative area. The Council has a duty under the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) to assess whether the development would have an adverse effect on the integrity of the EFSAC. In doing so the assessment is required to be undertaken having considered the development proposal both alone and in combination with other Plans and Projects, including with development proposed within the Epping Forest Local Plan Submission Version (LPSV).

The Council published a Habitats Regulations Assessment in January 2019 (the HRA 2019) to support the examination of the LPSV. The screening stage of the HRA 2019 concluded that there are two Pathways of Impact whereby development within Epping Forest District is likely to result in significant effects on the EFSAC. The Pathways of Impact are effects of urbanisation with a particular focus on disturbance from recreational activities arising from new residents (residential development only) and atmospheric pollution as a result of increased traffic using roads through the EFSAC (all development). Whilst it is noted that the independent Inspector appointed to examine the LPSV, in her letter dated 2 August 2019, raised some concerns regarding the robustness of elements of the methodology underpinning the appropriate assessment of the LPSV, no issues were identified in relating to the screening of the LPSV or the Pathways of Impact identified. Consequently, the Council, as Competent Authority under the Habitats Regulations, is satisfied that the Pathways of Impact to be assessed in relation to this application pertinent to the likely significant effects of development on the EFSAC alone and in-combination with other plans and projects are:

- 1) Recreation activities arising from new residents (recreational pressures); and
- 2) Atmospheric pollution as a result of increased traffic using roads through the EFSAC.

Stage 1: Screening Assessment

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

- 1) The site lies within the Zone of Influence as identified in the Interim Approach to Managing Recreational Pressure on the Epping Forest Special Area of Conservation' (the Interim Approach) adopted by the Council on 18 October 2018 as a material consideration in the determination of planning applications. In addition, the site lies within the parish of Loughton. Consequently, the development would result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.
- 2) The development has the potential to result in a net increase in traffic using roads through the EFSAC.

Consequently, the application proposal would result in a likely significant effect on the integrity of the EFSAC in relation to both the recreational pressures and atmospheric pollution Pathways of Impact.

Having undertaken this first stage screening assessment and reached this conclusion there is a requirement to undertake an 'Appropriate Assessment' of the application proposal in relation to both recreational pressures and atmospheric pollution.

Stage 2: 'Appropriate Assessment'

Recreational Pressures

The application proposal has the potential to increase recreational pressures on the EFSAC. However, the Council, through the development of the Interim Approach and identification of Infrastructure Enhancement Projects in the Council's 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, monitoring proposals and Infrastructure Enhancement Projects specifically related to development within the parishes of Loughton, Buckhurst Hill and Theydon Bois. Consequently, this application can be assessed within the context of the Interim Approach and the Green Infrastructure Strategy. In doing so the Council has sought to take a proportionate approach to the securing of such financial

contributions, and currently only seeks these from proposals for new homes within 3km of the EFSAC, as is the case with this planning application. The applicant has agreed to make a financial contribution in accordance with the Interim Approach and the Green Infrastructure Strategy. Consequently, the Council is satisfied that the application proposal would not have an adverse effect on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation.

Atmospheric Pollution

The application proposal has the potential to result in a net increase in traffic using roads through the EFSAC. However, the Council, through the development of an Interim Air Pollution Mitigation Strategy (IAPMS), has provided a strategic, district wide approach to mitigating air quality impacts on the EFSAC through the imposition of planning conditions and securing of financial contributions for the implementation of strategic mitigation measures and monitoring activities. Consequently, this application can be assessed within the context of the IAPMS. The applicant has agreed to make a financial contribution in accordance with the IAPMS. In addition, the application will be subject to planning conditions to secure measures as identified in the IAPMS. Consequently, the Council is satisfied that the application proposal would not have an adverse impact on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions.

Notwithstanding the above, as the Council is the applicant the contribution cannot be secured by a Unilateral Undertaking or S106 legal agreement, as the Council cannot sign such an agreement with itself. Other mechanisms are available, however, to ensure that the obligations are met.

Conclusion

Whilst there will be a limited impact on neighbouring amenity, the accommodation proposed makes efficient use of the space available, as this site is a largely unused 'brownfield' site and the construction of an affordable home makes for a better use of it, and is in a sustainable urban location which would result in socio-economic benefits derived from the construction and occupation of the home.

For the reasons set out above and having regard to all the matters raised, it is recommended that conditional planning permission be granted.

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: Muhammad Rahman
Direct Line Telephone Number: 01992 564415***

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