



Epping Forest District Council

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Application Number:	EPF/2587/22
Site Name:	Sedge Gate Nursery, Sedge Green Nazeing, EN9 2PA

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OFFICER REPORT

Application Ref: EPF/2587/22
Application Type: Full planning permission

Applicant: Mr Pasquale Milazzo
Case Officer: Caroline Brown
Site Address: Sedge Gate Nursery, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA
Proposal: Erection of 10 Warehouse Units for B1 and B8 use (revised application EPF/1334/22)
Ward: Lower Nazeing
Parish: Nazeing
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Uezw>
Recommendation: Refuse

This application was previously presented to Area Plans Sub-committee West on 12th April 2023 where Members resolved to refuse permission, following the recommendation of planning officers. During the meeting, the presenting officer was asked to clarify the position of Nazeing Parish Council ("NPC") and it was reported, as set out in the committee report on the agenda for that committee, that NPC had objected to the application. However it was subsequently discovered after the committee closes that the objection to the application was the original position of NPC, however during the course of the application NPC changed their position to no objection.

Whilst the most recent comments from NPC do not alter the recommendation from planning officers, it is a material consideration that Members should have been aware of prior to a decision being reached. Therefore, to ensure that Members have all the correct information upon which to make a sound decision, this application is now put before this committee for a final decision. The original officer report is set out below with the corrected NPC comments added.

This application is before this Committee since it has been 'called in' by Councillor Bassett (Pursuant to The Constitution Part 3: Part Three: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site is located to the west of Sedge Green, to the rear of Sedge Gate House accessed by a shared narrow track between Sedge Gate House and Meadgate in the Settlement of Nazeing.

The site is currently vacant, a former glasshouse use located within the boundaries of the Metropolitan Green Belt, Flood Zone 2 as defined by the Environment Agency and within the Lea Valley Regional Park.

The site has been occupied with unauthorised uses, but the lawful use of the site continues to be a horticulture use. The previous nursery site was divided into two, with the front (eastern) parcel constituting the application site and the rear (western) parcel being incorporated into the established adjacent Leaside Nursery.

The site is not in a conservation area or listed.

Description of Proposal:

The proposal is a resubmission following a previous refusal ref: EPF/1334/22 for the construction of 10 light industrial warehouse units (B1 & B8) arranged in two aligned blocks built up to the north and south

boundary, each unit measuring a width of 7m x 15m with a roller shutter door and pedestrian side door to the front elevation.

Units 1-4 and 6 -9 have a shallow gable end roof at a ridge height of 5.7m and an eaves height of 5.0m. Units 5 and 10 have a maximum height of 4.5m.

The amendments from the previous refusal are as follows:

- reduction in the number of units from 12 to 10
- Reduction in the height of units 5 & 10 from 5.7m to 4.5m.

Units 1-5 are sited to the north boundary of the site with Units 6-10 to the south. The vehicle access, 14.9m in width is sited to the northeast of the site with the provision of 2 car spaces per unit with additional parking spaces to the west site boundary amounting to some 30 + car spaces (contrary to the 15 car spaces stated in the application form). Materials: concrete and profile steel cladding.

An amendment to the application description and to the red line which now incorporates the vehicular access.

Relevant History:

EPF/1334/22- Resubmission of the previous refusal ref: EPF/0013/20.

The amendments were as follows:

Reduction in the number of units from 14 to 12.

the height of the units reduced from 7.6m to 5.7m.

Units 7-12 are now sited over 13m from the west boundary with Sedge Gate House.

B2 use has been omitted.

Refused - 11/10/22 for the following reasons:

- *The National Planning Policy Framework establishes that substantial weight should be given to any harm to the Green Belt. The proposal is considered to constitute inappropriate development in the Green Belt that would be harmful to its open character and visual amenity. In addition, the scale height, bulk and activities associated with such a development would be visually more prominent and have a greater physical impact on the openness of the Green Belt. Whilst there are benefits to the scheme the proposed development cannot be justified in terms of 'very special circumstances' which would outweigh the harm identified and is contrary to policy GB7A and GB2A of the adopted Local Plan and Alterations (2006-2008), and with policy DM4 of the Epping Forest Local Plan (Submission Version), 2017 and with the Green Belt objectives of the NPPF, 2021.*
- *The development by reason of its design, scale, activities and siting would cause significant demonstrable harm to neighbour's amenity in the form of noise, intrusiveness and disturbance to Sedge Gate House and surrounding area. Such substantial harm to the living conditions of the adjoining properties is contrary to policy DBE9 of the adopted Local Plan and Alterations (1998-2006), policy DM9 of the Submission Version, 2017 and with the core objective of the National Planning Policy Framework that seeks to secure a good standard of amenity for all existing occupiers.*

EPF/2425/21 - Change of use from horticultural use to 14 warehouse units.

The proposal for the construction of 14 industrial units for B1, B2 and B8 use at a ridge height of 7.6m and an eaves height of 5.5m.

- Refused 20/05/22

1.The National Planning Policy Framework establishes that substantial weight should be given to any harm to the Green Belt. The proposal is considered to constitute inappropriate development in the Green Belt that would be harmful to its open character and visual amenity. In addition, the scale height, bulk and activities associated with such a development would result in a visually more conspicuous, prominent and intrusive impact on the rural character of the Green Belt. Whilst there are considered benefits to the proposed.

2.The development by reason of its design, scale, height, activities and siting would cause significant demonstrable harm to neighbour's amenity in the form of noise and disturbance and also a loss of light, intrusive and overbearing impact, to Sedge Gate House. Such substantial harm to the living conditions of the adjoining properties is contrary to policy DBE9 of the adopted Local Plan and Alterations (1998-2006), policy DM9 of the Submission Version, 2017 and with the core objective of the National Planning Policy Framework that seeks to secure a good standard of amenity for all existing occupiers

EPF/0013/20 - Retrospective development for the change of use of the land from former glasshouses for the stationing of caravans for residential occupation by Gypsy and Travellers with associated hardstanding, fence/gates, lighting and utility buildings and the parking of 2 vehicles on plots 2-3 and 4 - Refused - 01/05/20 on inappropriateness in the Green Belt

EPF/2406/19 - Retrospective application for change of use of land for stationing of caravans for occupation by Gypsy Traveller family - Refused - 22/09/20 on inappropriateness in the Green Belt , no flood risk assessment.

EPF/1060/13 - Retrospective Consent for the change of use of the land for the stationing of caravans for occupation by Gypsy - Traveller families with ancillary works including (including the demolition of two rows of glasshouses and erection of fencing and amenity blocks and the installation of hardstanding and a septic tank).
Refused - 27/05/2013.

'The proposal constitutes inappropriate development within the Metropolitan Green Belt that is, by definition, harmful to the openness of the Green Belt, and would also constitute unacceptable development within the Lee Valley Regional Park, the Environment Agency Flood zone 2 and a designated E13 area. No very special circumstances exist that clearly outweigh this identified harm and, as such, the development is contrary to the guidance contained within the National Planning Policy Framework and policies GB2A, GB5, H10A, E13B, RST24 and U2A of the adopted Local Plan and Alterations'.

'No Sequential Test has been submitted and agreed regarding the use of this site for a highly vulnerable development within Environment Agency Flood zone 2. As such, there is no justification as to why the proposed development cannot be located on any other site in areas with a lower probability of flooding and therefore the proposal is contrary to the guidance contained within the National Planning Policy Framework and policy U2A of the adopted Local Plan and Alterations'.

Appeal (Ref: APP/J13/A/13/2206298) - Temporary permission Allowed June 2016 for 3 years.

EPF/2282/12 - Retrospective change of use of premises for the restoration and renovation of motor vehicles for hobby purposes - Refused 12/02/13.

EPF/1283/11 - Demolition of existing glasshouses, erection of replacement glasshouses and erection of packing shed (revision to application EPF/0374/11) – Approved/conditions 16/08/11.

EPF/0374/11 - Demolition of existing glasshouses, erection of replacement glasshouses, erection of packing shed and storage building - Refused 28/04/11.

CLD/EPF/1391/10 - Certificate of lawful development for an existing use for vehicle repairs - not lawful 28/11/11

EPF/0036/05 - Car park spaces and storage of agricultural vehicles in conjunction with growing use of greenhouses - Refused 01/07/05.

EPF/0943/95 - Continued use for storage and distribution of plant containers and production, maintenance and storage of interior plant displays - Refused 30/01/96 (dismissed on appeal 23/10/96)

EPF/1338/16 Storage building replaced by three dwellings - Approved - 29/07/2016.

Applied Policies

Epping Forest District Local Plan (2011-2033) (March 2023)

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

The following table lists the relevant policies to the determination of this application and officers' recommendation regarding the weight to be accorded.

Policy	Weight Affor
SP6 - Green Belt and District Open Land	Significant
DM4 Green Belt	Significant
DM2 Epping Forest SAC and the Lee Valley SPA	Significant
DM9 - High Quality Design	Significant
DM15 Managing and reducing flood risk.	Significant
DM21- Local environmental impacts, pollution and land Contamination	Significant
DM22 Change in air quality management.	Significant
T1 - Sustainable transport choices	Significant

NPPF, 2021

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either.

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 81 & 84

Paragraph 137- 138 and 147-149

Consultation Carried Out and Summary of Representations Received

Site Notice Displayed 12/12/22.

NAZEING PARISH COUNCIL – NO OBJECTION

- **Following amendments to the application, it was re-considered at the meeting of the Council when the Councillors were informed that the site had not been used for horticultural purposes for several years.**
- **It was last occupied by travellers who laid down hardstanding on which they placed caravans. It was the view of the council that the use of the site was as stated in the application EPF/2425/21. Accordingly, the application was clearly for change of use from use as a residential caravan site to warehouse units.**
- **Give employment to local residents, provided that if permission is granted conditions are imposed in relation to hours of working and use of the access road.**

27 neighbours notified: 4 objections received that raise the following concerns:

Sedge Gate House:

- these units will cause permanently overshadow to our property as our house is a chalet bungalow. detrimental to our living habitat.
- The noise and disturbance from delivery drivers are all breaching the weight and time restrictions.
- The entrance to the site is very narrow and has caused our property damage on many occasions as large lorries cannot turn and end up hitting our wall.
- The traffic of cars vans and lorries are constant from 6.30am to 11.00pm 7 days a week. There is always chaos outside from lorries blocking the road to turn or reverse in.
- Loss of privacy due to overlooking and overbearing. The buildings are of steel and are not very noise proof. banging and cutting, and music played by the units and the staff calling out at each other.
- The rear units were meant to be light industrial but are not. There is granite companies steel fabricator who receives a lorry load of steel on a double lorry every morning. There are several mechanical vehicle repairers, and many more, which are aware of the restriction and totally ignore it as they were misinformed by the proprietor when taking out a tenancy agreement, which I have been told by several of the tenants themselves. When we have had words about the restriction.
- The proximity and the nature of the proposed units Should be refused for the peace and tranquility of neighbours.
-

Yew Tree Cottage - Sedge Green:

- I am the owner of the land to the side of Sedge Gate House, which has been granted planning permission reference: EPF/2998/19 for a 3-bed chalet bungalow, I am building a new home and do not want an industrial estate at the bottom of my garden which will only be 6-7 metres deep.
- My home will be enclosed by large buildings that will shadow my home along with noise pollution. The access is also too narrow.
- I am very concerned about the green belt and how these units will affect our local area which is already hazardous due to the amount of the of articulated vehicles that pass through Nazeing, and the other businesses locally cause extreme traffic and danger to the local residents. Further businesses need

to be based in areas where the residents are not in danger and can operate more freely if in an established industrial area.

W J Wooster and Sons Ltd, Meadgate Farm Depot,

- The reasons of the objections from neighbours living next to the site have been well documented previously and should once again be considered by EFDC as they and us are affected by the granting of this application.
- The change to incorporate just one slightly smaller warehouse that sits just slightly further back from the rear garden of Sedge gate House is really not taking the thoughts and consideration of us neighbours into consideration.
- The erection of these warehouse units would seriously invade our privacy and cause further problems and issues with noise, pollution, disturbance, traffic congestion and flooding.
- At no point have any neighbours been consulted by the application to warehouse size and location.
- Leaside Industrial Estate is already causing too much traffic congestion, noise pollution, damage and general aggravation and disturbance for neighbours. When the owner is asked to help us with controlling of permitted rules and regulations, he says he cannot control the businesses. Absolutely nothing is ever done and us neighbours are always left helpless.
- There are already major breaches of applied rules and regulation on this site known as Leaside Industrial Estate and units for storage/distribution will only further add to breaches with regards to hours of operation and usage of overweigh vehicles.
-
- There are companies that rent the units that blatantly and permanently park 18 tonne vehicles on the site, and one only has to walk around the site at any time to see this.
- Over the years since Leaside Industrial Estate has been operational there has been many vehicles which have damaged my property trying to gain entry to the industrial area. Oversized and over-weight Goods Vehicles have blocked the main road . Yet now us neighbours have to endure more industrial units being erected, more vehicle, more noise, more pollution, more aggravation and disturbances. Us neighbours have our own land, our own privacy to protect, our own lives that we are entitled to some quality.
- More units will cause even more noise pollution, create more traffic issues and just generally make things even more unbearable for us neighbours than it already is.
- Loss of privacy and block natural sunlight where it is needed in our gardens.
- there are no drawings or plans of underground drainage.

Leaside and Belcher Motors

- Massive development if allowed then the immediate area will be just an industrial estate with no residents who can reside there.
- the applicant has already built the same building to the far end of us, and we have had constant traffic lorries causing traffic as entrance too narrow. There is 7.5 tonne restriction on the road which would be the entrance but is completely ignored by the site owner/warehouse residents and have had our walls to our property knocked down on several occasions. with 18 tonne and 44 tonne articulated vehicles.
- Noise, pollution and congestion detrimental effect to us and Nazeing village.
- The site is not a suitable location to erect industrial units, that will promote a 100 or more vehicles per day alongside with delivery companies who tend to use vehicle of over 7.5 tons and Arctic container lorries.
- Years of turmoil with it being a traveller site, now plans to change use into to warehouses is even more concerning as the traffic increase noise will hugely increase. Constant vehicles obstructing our access into our home to deliver to the warehouses behind, we are in constant danger of accidents .
- The industrial area is supposed to be restricted to set working times, yet many businesses already seriously abuse this and work 24 hours a day 7 days a week. When asked about out of hours working the resident businesses say take it up with the owner. When the owner is asked to stop business out of hours working, he says he cannot control the businesses.

Re-consultation

A re-consultation exercise was undertaken due to an amendment to the application description which is a more accurate description of the proposal. A minor amendment has also been made to the red line which now incorporates the vehicular access.

Main issues and Considerations:

- Historical background Information of the site
- Impact on the Green Belt
- Impact on neighbour's amenity
- Highway and Parking
- Environment Protection and Land Drainage :Contamination
- Special Area of Conservation

Historical Background Information of the site

The site has historically always been in horticultural use. A retrospective planning application in 2013 (ref: EPF/1060/13) to change the use of the site to the stationing of caravans for the occupation by Gypsy/Traveller families was refused planning permission due to its inappropriateness and its impact on the Green Belt. An appeal in 2016 ref: APP/J13/A/13/2206298 allowed a temporary period of 3 years which has now expired. Further applications were refused planning permission.

The Inspector in her statement noted that the planning history of the appeal site involved no horticultural use of the glasshouses since around 2008, that the site had been used for a number of other unauthorised uses. In terms of the Green Belt, the Inspector concluded that there was harm to the Green Belt by inappropriate development which should not be approved except in very special circumstances, and which carries significant weight.

Appropriateness of the development on the Green Belt

The National Planning Policy Framework, (NPPF), 2021 states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. There is a presumption against inappropriate development which is, by definition, harmful to the green belt and should not be approved except in very special circumstances.

Paragraph 147-150 of the NPPF states that when considering planning applications, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm are clearly outweighed by other considerations.

Paragraph 147 states that Local Planning Authorities should have regard to the construction of new buildings as inappropriate in Green Belt. Exceptions to this are extensions or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The application site is lawfully a horticultural nursery and therefore falls under the category of 'agricultural land'. Therefore, the site does not constitute previously developed (brownfield) land and the development' of this site would not meet any relevant exceptions to inappropriate development as set out in paragraph 149.

Although the number of proposed light industrial and storage units have been reduced from previous refused applications, the proposed units would still result in a greater floor area, amounting to some

1,050m² with a cumulative volume of some 5,250m³ resulting in significantly greater harm to the Green Belt.

The proposal development would replace previous glasshouses that fall within agricultural use, are lightweight and glazed and which are appropriate and acceptable within the Green Belt whereas the solid form, height, prominent siting and scale would radically change the site from a horticultural use to an industrial park resulting in a much more imposing and intrusive impact, intensifying urban activity, greater vehicular and pedestrian traffic movements and light spillage contrary to national and local policy. The proposal is also contrary to previous Inspector appeal decisions at the site

This application is for a greater intensity and a significantly greater spatial and visual impact on the openness and visual amenity of the site and surrounding area. The potential employment contribution that the scheme brings is given significant weight, but the density, height, bulk prominence and urban activity of the buildings would on balance not outweigh the identifiable harm to the openness and visual amenity of the Green Belt.

The Council is not aware of any very special circumstances which clearly outweigh this harm and any other harm resulting from the proposal. The proposal therefore conflicts with Green Belt policy within the NPPF, policy DM4 of the adopted Local Plan.

Impact on Neighbouring Amenity

The site is bounded by a mix of uses with residential to the immediate north and south and Sedge Gate House and Yew Tree Cottage sited to the immediate east of the site adjacent to the narrow entrance to the industrial park itself and also the vehicular site access.

The amendments from the previous refused applications are minor, reducing the number of units from 12 to 10, and the height of units 5 and 10 from 5.7m to 4.5m with the siting of them remaining unchanged.

The existing industrial units to the far west of the site are currently at good separation distance, well separated from residential uses and the highway whereas the proposed development would bring forward new industrial warehouse units in close proximity to residential dwellings, built on the north and south boundary of the site resulting in a greater intensity, visibility and prominence from Sedge Green Road and the wider area which is what the Inspector in her statement refused previous applications for and sought to prevent.

The increase in the number of industrial units by reason of their siting, scale, massing and activities located in close proximity to residential properties in association with the existing industrial uses, using the same narrow vehicle access would cumulatively be of a level that would give rise to significant demonstrable harm to neighbour's amenity in the form of noise, disturbance and intensity of use which is contrary to the requirements of policy DM9 of the adopted Local Plan.

The Parish Council comments are noted however, the previous occupation of the site by Traveler's caravan site were unauthorised uses that have been refused at appeal by the Inspector on its inappropriateness in the Green Belt and where the lawful use of the site continues to be a horticulture use.

Highway and Parking

The Highway Authority has no objection to this proposal as it is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Policy T1 of the adopted Local Plan and the NPPF 2021.

Environment Protection & Drainage

The applicant has provided a flood risk assessment and the drainage team agree with the findings in principle there are concerns of the practicality of using permeable paving for all hardstanding areas in relation to loading. As the development is defined as having multiple HGV movement on a weekly basis, further information is required on the type of permeable paving system proposed including the construction make up. Further details are required to be submitted to the Local Planning Authority of the disposal of surface water and foul drainage prior to preliminary groundworks commencing in accordance with the appropriate policies which are considered reasonable and necessary.

Contamination

The site has acknowledged potentially contaminated land due to use as a horticultural nursery on a former landfill site. As this proposal is for redevelopment of the site, it is necessary to investigate all potential land contaminative issues.

No contaminated land assessment has been submitted for this application to date and details are required to be submitted prior to any commencement of the development in accordance with policy DM 21 of the adopted Local Plan.

Impact on the Special Area of Conservation

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 concludes 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 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 parts of the methodology underpinning the appropriate assessment HRA 2019, 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 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.

As this application is for non-residential development it has been screened in relation to the atmospheric pollution Pathway of Impact only and concludes as follows:

- 1) The development would not result in a net increase in traffic using roads through the EFSAC.

The Council is therefore satisfied that the application proposal would not result in a likely significant effect on the integrity of the EFSAC. Having undertaken this first stage screening assessment and reached this conclusion there is no requirement to undertake an 'Appropriate Assessment' of the application proposal or seek financial contributions toward mitigation and monitoring measures.

Conclusion

The proposed amendments are not considered to have satisfactorily addressed the previous reasons for refusal.

The site lies within the boundaries of the Metropolitan Green Belt. The National Planning Policy Framework establishes that substantial weight should be given to any harm to the openness of the Green Belt. The proposal is considered to constitute inappropriate development that is harmful to its rural open character and visual amenity. Furthermore, the scale, height, bulk, siting and activities would result in a greater visual prominence and intensity on the Green Belt. Whilst there are benefits to the scheme the proposed development cannot be justified in terms of 'very special circumstances' which would outweigh the harm identified and is contrary to policy DM4 of the Epping Forest Local Plan (2011-2033) and with the Green Belt objectives of the NPPF, 2021.

The development by reason of its scale, intensification of activities and siting would cause significant demonstrable harm to neighbour's amenity in the form of noise, intrusiveness and disturbance to the immediately adjoining residential properties Sedge Gate House and surrounding area.

Such substantial harm to the living conditions of the adjoining properties is contrary to policy DM9 of the adopted Local Plan (2011-2033) and the core objective of the National Planning Policy Framework that seeks to secure a good standard of amenity for all existing occupiers. In light of the above considerations the application is recommended for refusal.

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

Refusal Reason(s): (2)

- 1 The site lies within the boundaries of the Metropolitan Green Belt. The National Planning Policy Framework establishes that substantial weight should be given to any harm to the openness of the Green Belt. The proposal is considered to constitute inappropriate development that is harmful to its rural open character and visual amenity. Additional harm in the form of the scale, height, bulk, siting and activities would result in a greater visual prominence and intensity on the Green Belt. Whilst there are benefits to the scheme the proposed development cannot be justified in terms of 'very special circumstances' which would outweigh the harm identified and is contrary to policy DM4 of the Epping Forest Local Plan (2011-2033) and with the Green Belt objectives of the NPPF, 2021.
- 2 The development by reason of its scale, intensification of activities and siting would cause significant demonstrable harm to neighbour's amenity in the form of noise, intrusiveness and disturbance to the immediately adjoining residential properties Sedge Gate House and surrounding area.

Such substantial harm to the living conditions of the adjoining properties is contrary to policy DM9 of the Epping Forest Local Plan (2011-2033) and the core objective of the National

Planning Policy Framework that seeks to secure a good standard of amenity for all existing occupiers.

Informatives: (2)

- 3 The Local Planning Authority has identified matters of concern within the officer's report and clearly set out the reason(s) for refusal within the decision notice. The Local Planning Authority has a formal post-application advice service. Please see the Councils website for guidance and fees for this service - <https://www.eppingforestdc.gov.uk/planning-and-building/apply-for-pre-application-advice/>. If appropriate, the Local Planning Authority is willing to provide post-application advice in respect of any future application for a revised development through this service.

- 4 This decision is made with reference to the following plan numbers: 3413-21A1-13; 3413-21A1-12 Rev C; 3413-21A1-14