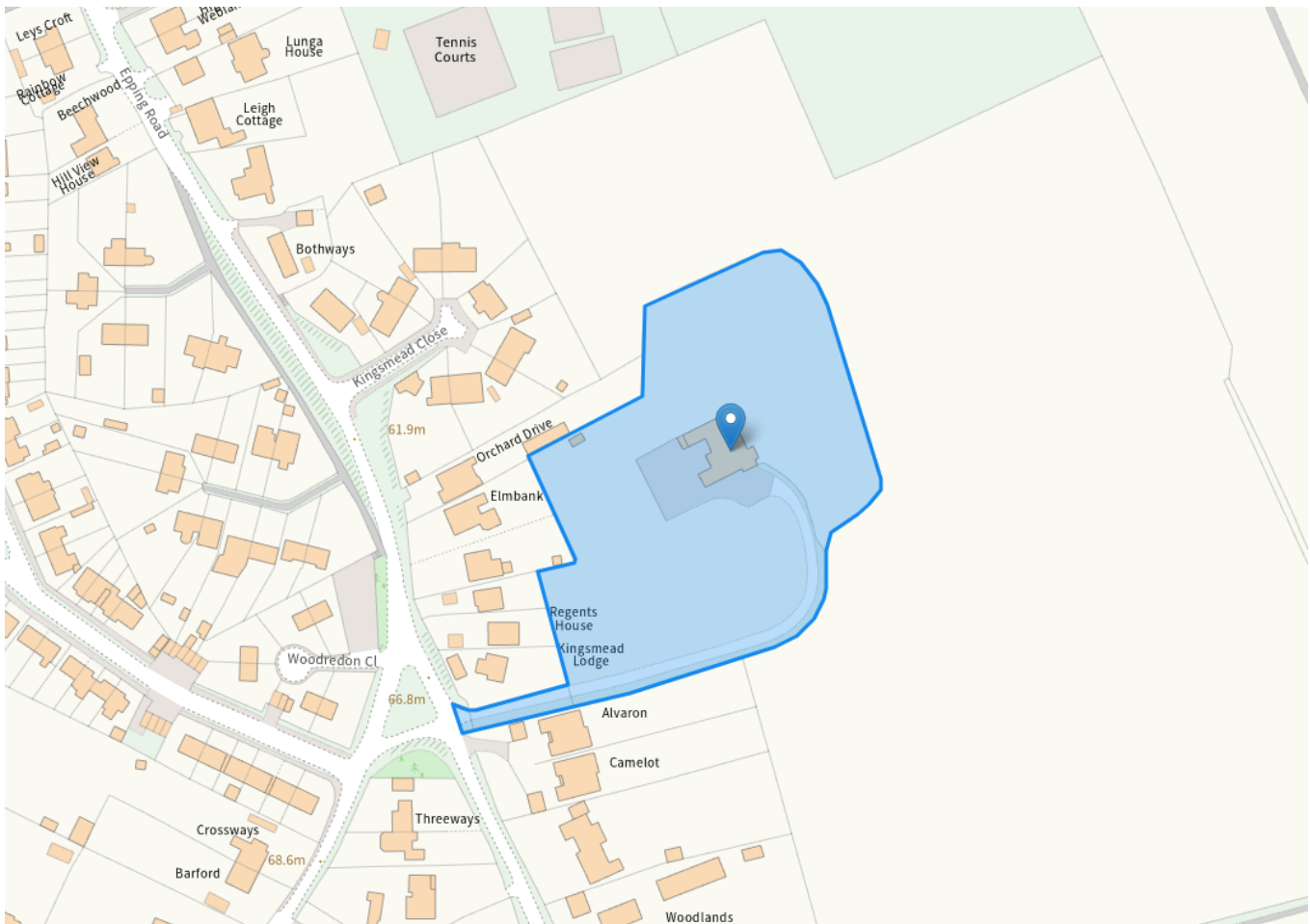


OFFICER REPORT

Application Ref: EPF/0895/22
Application Type: Full planning permission
Applicant: Mr Paul Warner
Case Officer: Muhammad Rahman
Site Address: Kingsmead, Epping Road, Roydon, Harlow CM19 5HU
Proposal: Development of 8 detached homes, 2 semi detached homes, a block of 6 flats, conversion and extension of the former Kingsmead School into 10 flats, associated landscaping and improvements to the vehicular access and pedestrian footpaths (ROYD.R2).
Ward: Roydon
Parish: Roydon
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzAu>
Recommendation: Approved with Conditions (Subject to s106 Legal Agreement)



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This application was deferred from the 5th June 2024 meeting for a non-technical summary on the affordable housing viability report. This summary is published under the case file and also within appendix 1 of this report. A tracking exercise was also undertaken by the applicants transport consultant, to demonstrate the ability for two cars to access/egress the site safely, which is also published under the case file and will be shown on the presentation slides.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if five objections are received (or in cases where less than 5 were consulted, a majority of those consulted object) on grounds material to the planning merits of the proposal (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

The site comprises of a former private school with grounds. It is bounded by agricultural land to the East, North and South and residential development to the West and is 1.36 Ha in size.

The site is not within the Green Belt or a Conservation Area, nor are there any listed buildings on site, but there are multiple protected trees across the site.

The site is allocated for residential development within the adopted Local Plan for approx. 21 dwellings (Site Ref ROYD.R2).

The existing access point is shared with Kingsmead Lodge.

Proposal

The development of 8 detached homes, 2 semi-detached homes, a block of 6 flats, conversion and extension of the former Kingsmead School into 10 flats, associated landscaping and improvements to the vehicular access and pedestrian footpaths.

The proposed housing mix as set out in the Design & Access Statement & Proposed Site Plan consist of;

- 1-bedroom units = 4
- 2-bedroom units = 12
- 3/4-bedroom units = 2
- 4/5-bedroom units = 8

The 10 houses all have onsite parking spaces including garages able to accommodate 2+ cars in some instances. The remainder 16 flats have allocated parking spaces including visitor spaces in the 2 parking squares and across the access road serving plots 9 – 26 as shown on the proposed site plan.

Relevant Planning History

Various with most relevant below;

EPF/0137/07 - Change of use of existing offices to 9 flats involving external alterations and extensions. Extension to existing building to create 3 houses and erection of detached carports - Refused

EPF/1576/07 - Change of use of existing offices to 9 flats involving external alterations. (Revised application) - Refused

EPF/2145/07 - Change of use of existing offices to 9 flats involving external alterations - Approved with Conditions

EPF/0449/09 - Change of use of vacant office space to single residential dwelling and removal of fire escape - Approved with Conditions

EPF/1053/09 - Change of use from offices to non-residential school - (D1 use) - Approved with Conditions

EF\2013\ENQ\00696 - Change of use of Kingsmead to eight apartments and development of twenty affordable homes - Advice Given

EF\2020\ENQ\01096 - Development of 25 homes and flats on 1.35 hectares - Advice Given

Development Plan Context

Epping Forest Local Plan 2011-2033 (2023)

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

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

SP1	Spatial Development Strategy 2011-2033
SP2	Place Shaping
H1	Housing Mix and Accommodation Types
H2	Affordable housing
T1	Sustainable Transport Choices
DM1	Habitat protection and improving biodiversity
DM2	Epping Forest SAC and the Lee Valley SPA
DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM5	Green and Blue Infrastructure
DM6	Designated and Undesignated Open Spaces
DM9	High Quality Design
DM10	Housing Design and Quality
DM11	Waste Recycling Facilities on New Development
DM16	Sustainable Drainage Systems
DM19	Sustainable Water Use
DM21	Local Environmental Impacts, Pollution and Land Contamination
DM22	Air Quality
P9	Roydon
D1	Delivery of Infrastructure
D2	Essential Facilities and Services
D4	Community, Leisure, and Cultural Facilities

National Planning Policy Framework 2023 (Framework)

Paragraph	11
Section 5	Delivering a sufficient supply of homes
Section 11	Making effective use of land
Paragraphs	131 & 135
Paragraph	186

Summary of Representations

Number of neighbours Consulted: 30. 12 Responses Received.

Site notice posted: Yes, including a Press advert

2, 5, 6, 7 KINGSMEAD CLOSE, DEVEREUX HOUSE, REGENTS HOUSE, KINGSVIEW, KINGSMEAD LODGE, SATYA VIEW, 42 CHURCH MEAD, PENNY LANE, 188 HIGH STREET & ROYDON SOCIETY – Objections – Summarised as:

- Highway/pedestrian safety concerns;
- Overlooking/Loss of Privacy;
- Increased Residential Activity;
- Overdevelopment;
- Impact on Trees;
- Affordable Housing Provision;
- Drainage Concerns;
- Infrastructure Concerns;
- Sustainability Measures;
- Disturbance From Construction Phase;

ROYDON PARISH COUNCIL – Objection:

Drainage: The construction is likely to add to already significant drainage / flooding issues in the village caused by heavy rainfall, a matter of particular concern given the serious flooding incident in Roydon of 25 July 2021.

Access: The proposed access road onto Epping Road, despite the assurances given, is a matter of concern. We are not confident in the accuracy of the traffic survey of June 2021, especially as traffic volume has increased since then and we are aware of many residents' concerns about speeding in that area. While we welcome proposals for a Gateway feature at the entrance to the village and a VAS, these measures are unlikely to be sufficient to address the risk of a serious accident. We request that this issue is considered further;

Affordable housing: there is little detail on the provision of affordable housing in the planning application, and therefore we recommend EFDC invite the developers to provide more information on this issue.

Planning Considerations

The main issues for consideration in this case are:

1. Have the site-specific policy requirements been satisfied with regards to;
 1. Source Protection Zone;
 2. Trees;
 3. Landscape Character;
 4. Access; and
 5. Green Belt Boundary
2. Affordable Housing;
3. Parking Provision;
4. Neighbouring Amenities;
5. Standard of Accommodation;
6. Ecology;
7. The impact on the Epping Forest Special Area of Conservation; and
8. Planning Obligations.

Site Specific Policy Requirements

Policy P9 of the adopted LP sets out the following site-specific requirement for this allocated site, which are;

Source Protection Zone

A. The site is located within Source Protection Zone 1, corresponding to Roydon Pumping Station. Development proposals should demonstrate provision of adequate safeguards against possible contamination. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.

Officers are satisfied this matter can be assessed at the approval of conditions stage, should consent be granted as is standard for major applications. To this effect, a condition requiring the submission of a Construction Management Statement prior to commencement of the development has been added.

Trees

B. There is an Ancient and Veteran Tree and trees which are protected by Tree Preservation Orders on the site. These trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include providing an appropriate buffer zone around the trees or incorporating trees within on-site open or amenity space.

Policy DM3 of the LP states that development proposals must have due regard and be sensitive to their setting in the landscape, including local distinctiveness and characteristics.

The Councils Tree Team have raised no objection to the application subject to recommended conditions. It is evident that the development can be delivered without harming the trees.

Landscape Character

C. The site is located in an area of high landscape sensitivity. Development proposals should be carefully designed to minimise harm to the wider landscape taking into account the development's setting in the landscape and the local landscape character. The design should minimise the impact on landscape character by considering factors including the design, layout, materials and external finishes. The development's landscaping should, as appropriate, seek to incorporate, retain and, where possible, enhance existing hedgerows and/or tree belts, providing additional screening from the wider landscape where relevant.

Policy DM9 is clear that new development proposals must achieve a high quality of design by being respectful to the character and appearance of their setting and to the local distinctiveness of the area.

Whilst the proposed allocation seeks approximately 21 new dwellings on the site, the proposal is for 26. These smaller allocation sites are rightly expressed as 'approximate' numbers on smaller scale allocations in the adopted Local Plan to reflect that the number may fluctuate. In this case, taking into account the suggested housing mix, proposed layout/landscaping and other planning considerations, the provision of 26 homes in this instance acceptable. The application demonstrates the site can accommodate 26 homes without resulting in harmful overdevelopment of the site.

Turning to the design, the proposed new housing is appropriately spread out within the site, along with ample spacing around the buildings, so as to not amount to harmful overdevelopment of the site. The end design of the buildings complements the wider setting of Roydon as required by Policy DM9.

Full landscaping details will be progressed at the approval of conditions stage as suggested by the Council Tree Team.

On-site Constraints (Access)

D. The site has potential site access constraints. Development proposals should assess the need to upgrade the existing narrow access from Epping Road in order to ensure a safe access point which has sufficient capacity for the development it serves.

Officers note that this is of a major concern for local residents. It is important to note the previous use of the site as a school would have generated a high number of vehicle movements from school drop offs/pickups, delivers, staff etc using the existing access. The proposal would be to a less intensive use and would not generate as much vehicle movements as the school plus the existing access will be upgraded. This position is endorsed by Essex County Council as the highway authority (subject to recommended conditions), who have commented that:

The Highway Authority has assessed the application and submitted information, visited the site, and has concluded that in highway terms it is not contrary to national and local highway and transportation policy and current safety criteria. The site is an allocated site (ROYD.R2) in the Epping Forest District Local Plan 2011-2033 (2023).

The Transport Statement has demonstrated to the satisfaction of the Highway Authority that the proposed traffic generation will not have a significant or severe impact at this location, or on the wider highway network. Especially given the previous use as a school, which would have generated higher peak hour vehicle movements.

Furthermore, the applicant is improving the existing environment for walking which will not only benefit the site but the existing residents as well.

Consequently, the Highway Authority has concluded that the proposal will not be detrimental to highway safety, capacity, or efficiency at this location, or on the wider highway network, and will improve the pedestrian accessibility in the locality.

For the reasons set out above, officers have no reason to come to a different conclusion and thus, the site-specific policy requirements have been satisfied.

Green Belt Boundary

E. As part of the development proposals, a new defensible boundary to the Green Belt will need to be established on the Southern edge of the site. Existing features should be used as the new defensible boundary to the Green Belt along the Northern and Eastern edges of the site. As part of the development proposals the existing features along the Northern and Eastern edges of the site will need to be strengthened.

As stated above, it is a policy requirement as part of the proposed allocation to provide a new, defensible Green Belt boundary on the Southern edge of the site. The applicant intends to do this through landscaping. This is an appropriate approach given the context of the site. It is concluded that further details of this landscaping are required and this can be secured through condition.

Affordable Housing

Policy H2 (Part A) states; development sites which provide for 11 or more homes or residential floorspace of more than 1000m² (combined gross internal area), the Council will require 40% of those homes to be for affordable housing and provided on site. Part D further states; Proposals that do not accord with the requirements of Part A (above) must be accompanied by a viability assessment (with supporting evidence), which is transparent and complies with relevant national or local planning policy and guidance applicable at the time.

In accordance with the policy noted above, a financial and viability appraisal was submitted by the applicant which has been assessed by the Council's affordable housing consultants (BPS Surveyors).

To add, the preamble to Policy P2, Para 3.17 states: In developing its approach to the delivery of affordable homes the Council needs to take into account the fact that not all development sites will contribute to the provision of affordable homes. This could be due to a number of factors including:

....that site specific complexities and costs would not generate sufficient 'value' to be viable if the proportion of affordable homes sought were to be provided.

Having reviewed the submitted information, BPS have concluded that the proposed scheme generates a surplus of £599,356 and therefore can viably make a contribution towards affordable housing, although this did not take into account the required Planning Obligations discussed further in the report.

Taking into account the required Planning Obligations a contribution of £180,984.48 will be made towards affordable housing, which accounts to approx. less than 1 affordable home. Thus, noting the concerns raised in this regard, Officers are satisfied that this policy has been satisfied.

Parking Provision

As stated in the proposal section the 10 houses all have onsite parking spaces including garages able to accommodate 2+ cars in some instances. The remainder 16 flats have allocated parking spaces including visitor spaces in the 2 parking squares and across the access road serving plots 9 – 26 as shown on the proposed site plan. As such, it is in line with the Essex parking standards. Too add, no objections were raised by the Highways Officer subject to recommended conditions.

Neighbouring Amenities

Officers note the concerns raised with regards to potential overlooking; however, the new dwellings, in particular plots 1, 9, 10 & 11 – 16 are set away from the common boundary with the existing neighbours by in excess of 3.8m at the lowest point, and therefore will not cause substantial harm to their living conditions, in terms of loss of privacy, overbearing and visual impact that warrants a reason for refusal. Some additional landscaping is also proposed at the rear of Plots 11 – 16 on the common boundary with Orchard Drive which will provide additional screening.

Standard of Accommodation

The proposed dwellings would have ample external private and shared amenity space and also meet the National Described Space Standards as set out in Policy DM10 of the LP. They are also well related to each other and leave reasonable gaps in between to ensure a good standard of accommodation will be provided with sufficient light levels and reasonable outlook.

Ecology

The submissions recognise a number of assets exist within the site in landscape and ecological terms. This includes a range of existing trees and extended natural environments which may include nesting sites for bats and birds etc, and the likelihood that other ground foraging fauna exist.

Opportunities for biodiversity enhancement evidently exist and will form a key component of the of the wider site, likely to include new habitats.

The broad principles established in the Ecological Assessment and Supporting surveys are accepted by Officers and further details can be progressed at the discharge of conditions stage.

Epping Forest Special Area of Conservation

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

The Council, as a competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations), and Policy DM2 of the Epping Forest District Local Plan 2011 – 2033 has a duty to ensure that plans and projects for whose consent it is responsible will not have an adverse effect on the integrity of these designated sites either alone or in-combination with other plans and projects within the adopted Local Plan.

The Council has identified two main issues (known as 'Pathways of Impact') that are currently adversely affecting the health of the Epping Forest.

The first is recreational pressure. Surveys have demonstrated that most visitors live within 6.2km (Zone of Influence) of the Epping Forest. As new residential development within 6.2km is likely to result in more people visiting the Epping Forest on a regular basis this will add to that recreational pressure.

The second issue is atmospheric pollution which is caused primarily by vehicles travelling on roads in close proximity to the Forest emitting pollutants (Nitrogen Dioxide and Ammonia). Development proposals (regardless of their type, size, and location within the District) which would result in even an increase in just one additional vehicle has the potential to contribute to increases in atmospheric pollution within the Epping Forest.

Stage 1: Screening Assessment

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

1. The site lies within the 0-3km / 3-6.2 km Zone of Influence as identified in the Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy. Consequently, the development would result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.
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 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 Pathways of Impact.

Stage 2: 'Appropriate Assessment'

Recreational Pressures

The application proposal has the potential to increase recreational pressures on the EFSAC. However, the Council, through the development of the SAMM strategy and the Epping Forest District Green Infrastructure Strategy has provided a strategic, district wide approach to mitigating recreational pressures on the EFSAC through the securing of financial contributions for access management schemes and monitoring proposals. Consequently, this application can be assessed within the context of the above strategies. The applicant has agreed to make a financial contribution in accordance with

agreed approach. Consequently, the Council is satisfied that the 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 the Air Pollution Mitigation Strategy (APMS), 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 APMS. The applicant has agreed to make a financial contribution in accordance with the APMS. In addition, the application will be subject to planning conditions (EVCP/Broadband) to secure measures as identified in the APMS. Consequently, the Council is satisfied that the 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.

Planning Obligations

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

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

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

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

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

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

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

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

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

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

1. Affordable Housing Payment + Review Mechanism = £180,984.48
 2. Education
 1. Primary School Transport = £126,913.92
 2. Secondary School Transport = £19,030.40
 3. Community Facilities
 1. 40 sqm of additional community facilities = £15,265.88
 2. Harlow Library = £2,022.80
 4. Open Space
 1. Additional provision of amenity greenspace = £56,264 (£305,126/141 = £2,164 per dwelling)
 2. Additional provision of public parks and gardens = £181,246 (£982,929/141 = £6,971 per dwelling)
 3. The Provision of public open space including a Management Plan and Details and arrangements of the Management company will be required.
 5. EFSAC Mitigation
 1. £335 per dwelling (Air Quality) (x26) = £8,710
 2. £343.02 per dwelling (Recreational Pressure) (x26) = £8,918.52
- Total Costs = £599,356 + Additional Payment of EFDC & ECC Monitoring Fees.

Each of these contributions have been derived from objective evidence through the Local Plan making process. This site is a proposed allocation and therefore it is clear that it will need to appropriately contribute to the delivery of infrastructure set out above.

Other Considerations

Officers note the concerns regarding drainage; however, this is a matter to be assessed in detail at the approval of conditions stage. The Councils Drainage Team have also raised no objections to the proposal subject to recommended conditions.

In terms of Sustainability measures. The minimum requirement is to meet the building regulations (which the proposal will comply with) and Policy DM21 encourages applicants/developers to go beyond that, however, it is not a policy requirement and so there are no reasonable ground to refuse in this regard.

Planning Balance and Conclusion

In summary, the proposal satisfies the site-specific policy requirements; will relate positively to the locality, safeguard the living conditions of neighbouring properties, the safety operation of the highway network, and trees, and also provide a good level of accommodation for future users. There would also be benefit to the local economy from the construction and occupation of the homes and further contributions towards local services such as education provision, community facilities, and open space.

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

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

Appendix 1 - Affordable Housing Non-Technical Summary

BPS Non-Technical Viability Summary

Site: Former Kingsmead School, Roydon, CM19

Ref: EPF/0895/22

Date: 20th June 2024



- 1.1 We have been asked to provide a non-technical summary of our independent viability review dated 4th January 2024, prepared on behalf of Epping Forest District Council.
- 1.2 We reviewed both the current day cost and values of the proposed scheme to establish whether there was any money available to contribute towards affordable housing and/or other planning contributions.
- 1.3 The principles of our viability assessment for this application can be summarised as:

Gross Development Value	MINUS	Development Costs	= Surplus or Deficit
(private residential sales values)		(build costs, professional fees, disposal costs, finance costs, developer profit)	

- 1.4 The costs of the development are deducted from the value of the development which will either result in a surplus (i.e value exceeds cost) or a deficit (i.e. costs exceed value). The resultant figure is then compared to a benchmark land value (BLV). The BLV should be based on the value of the land in its existing use together with a landowner premium. If a surplus remains after this comparison then this represents money that can be used to contribute towards affordable housing and/or other planning obligations.
- 1.5 Our assessment identified a surplus of £599,000. This money was therefore available to fund affordable housing and/or other planning contributions. We understand that the Applicant is proposing the following:

S106 contributions: £418,372
Affordable housing contribution: £180,984
Total scheme contributions = £599,356
- 1.6 The Applicant's contributions are marginally above the surplus we have identified. On this basis, we conclude it is the maximum reasonable contribution in viability terms.

- 1.7 We understand that the Council will seek a review mechanism to ensure that if viability improves then additional contributions towards affordable housing can be made.
- 1.8 We have also been asked to calculate the following, noting that the onsite equivalent figures have been rounded to the nearest whole number:

Money (£)	Onsite Equivalent (no. units)	Onsite Equivalent (% of AH)
£180,984 (Applicant current AH contribution)	1	4%
£599,000 (total surplus identified. No other S106 contributions)	3	12%
£432,776 (Open space (£237k) & community contributions (£15k) added to affordable contribution of £180k)	2	8%

- 1.9 To summarise, we have determined a surplus of £599,000 which is money available to fund an affordable housing/planning contribution package. The Applicant's current contributions package equates to £599,356. The scheme is therefore providing the maximum viable contributions at this stage.

Conditions: (27)

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Local Character Rev B
 Topographical Survey Analysis Rev B
 Existing Building Plans
 Existing Building Sections and Elevations Rev A
 Combined Elevations Rev A
 Proposed Site Plan Rev J
 Plot 1 (Plot 3 handed) Floor Plans Sections and Elevations Rev C
 Plot 2 Floor Plans Sections and Elevations Rev B
 Plot 4 Floor Plans Sections and Elevations Rev B
 Plot 5 Floor Plans Sections and Elevations Rev B
 Plot 6 Floor Plans Sections and Elevations Rev D

Plot 7 Floor Plans Sections and Elevations Rev B
Plot 8 Floor Plans Sections and Elevations Rev D
Plot 9-10 Floor Plans Sections and Elevations Rev B
Plans & Elevations (Plots 11 - 16) Rev B
Plots 17-26 Proposed Floor Plans Rev B
Plots 17-26 Proposed Sections, Elevations and Roof Plan
Proposed Garages Bins Store and boundary wall detail Rev C
Permeable Asphalt Construction Detail

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

3 *Dust Monitoring*

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

1b) Real time dust monitoring with a minimum of 2 monitors is required for the duration of the demolition, earthworks, and construction phases of this development. Any exceedances of the particulate threshold must be reported to the Local Planning Authority's Environmental Health Team within 1 working day of an exceedance being detected along with details of what measures have been implemented to stop any further exceedances from occurring. Should exceedances occur regularly or justified complaints from neighbouring properties regarding dust be received, regular monitoring reports may be required. The monitors must not be moved unless agreed with the Local Planning Authority's Environmental Health Team. Reference should be made to IAQM's Guidance on Monitoring in the Vicinity of Demolition and Construction Sites and/or the GLA's The Control of Dust and Emissions during Construction and Demolition SPG when establishing particulate threshold limits.

Demolition/Construction

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

1. A scheme to safeguard the groundwater source protection zone (SPZ) from possible contamination.
2. The parking for vehicles of site operatives and visitors.

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

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

Reason: Noise, General Disturbance, Ground Pollution, Dust and Other Air Pollution from demolition and construction works can impact greatly on the health and quality of life of people working on and living close to these sites if they are badly managed. To limit the impact of the construction work on the living conditions of residents living in close proximity to the site and to help support improvements to air quality and safeguard the groundwater source protection zone in accordance with Policies P9, T1, DM9, DM21 & DM22 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 4 Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:
 - a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

- a method statement relating to a registered site supplied by an individual registered to use a Bat Mitigation Class Licence for Bats; or
- a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.”

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998, in accordance with Policy DM1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 5 No 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 for active birds nests immediately before the structure is demolished 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. Such confirmation shall be submitted to and approved by the Local Planning Authority before the said demolition commences.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), in accordance with Policy DM1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

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

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

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

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

- 8 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA). The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:

- Location of active and passive charging infrastructure;
- Specification of charging equipment; and
- Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:
 - a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
 - b) How charging point usage will be charged amongst users;
 - c) The process and the triggers for identifying when additional passive charging points will become activated; and
 - d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.

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

- 9 Prior to 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.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 10 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

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

- 11 Prior to first occupation of the development, All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Skilled Ecology Consultancy Ltd, April 2022) and so retained.

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

- 12 Prior to the first occupation of the development the parking and turning areas, as indicated on the approved plans, shall be provided and retained as such for the life of the development.

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

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

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

- 14 Prior to the first occupation of the development the access arrangements, as shown in principle on Willow Consulting drawing no. 1071.101 Rev P5 & drawing no. 1071.110 Rev P2, shall be fully implemented, and shall include, but not be limited to the following:

- Provision of a wider access
- 2.4m x 43m visibility splays as shown, maintained clear to ground level
- Implementation of the footways as shown, from the site access, Epping Road, Low Hill Road to tie into Park Fields.
- Informal dropped kerb crossing points shall be provided across each road and shall have appropriate tactile paving
- Implementation of new signage and gateway feature at the start of the 30mph speed limit to the south of the site.

Reason: To ensure safe and appropriate access is provide to the site and improved accessibility for the locality, in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 15 Prior to first occupation of the dwellings hereby permitted a lighting design strategy for biodiversity, detailing that no external artificial illumination of the boundary trees, hedgerows and

watercourse will occur, shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), in accordance with Policy DM1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 16 Prior to the first occupation of the development the cycle provision as indicated on the approved plans, shall be provided and retained as such for the life of the development.

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

- 17 Prior to the first occupation of the development the refuse storage, as indicated on the approved plans, shall be provided and retained as such for the life of the development.

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

- 18 Prior to first occupation of the development hereby permitted a plan indicating the position, design, materials, and type of boundary treatment to be erected, shall have been submitted to and approved by the Local Planning Authority, in writing. The approved boundary treatment shall be implemented prior to first occupation of the development and so retained.

Reason: To ensure the safe movement of vehicles between the highway and off-street parking areas and to ensure a satisfactory appearance of the development, in accordance with Policies T1 & DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 19 Prior to the first occupation of the development hereby permitted, information shall be submitted to and approved in writing by the Local Planning Authority detailing how the development would

adhere to the principles of Secure by Design. The development shall be carried out and retained in accordance with the agreed details.

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

- 20 Prior to first occupation of the dwellings hereby permitted, a plan identifying the location of window(s) in the flank elevation(s) at first floor level and above, that are to be fitted with “obscure glass with a minimum Pilkington privacy level 3 obscurity (or equivalent), 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”, shall have been submitted to and approved by the Local Planning Authority, in writing.

The development shall be carried out in accordance with the approved details, with the obscured windows installed prior to occupation of the relevant dwellings. Once installed the obscure glass shall be retained at these specifications thereafter.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

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

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

- 22 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the approved plans.

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

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

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

- 24 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. 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.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 25 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped and an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced) shall be undertaken. If any contamination is found then the site shall be remediated. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

Reason: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development is carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 26 Access to the flat roof(s) shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio, or similar amenity area.

Reason: To safeguard the privacy of adjacent properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 27 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 08:00 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours, in accordance with Policies DM9 & DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

Informatives: (3)

- 28 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 29 All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:
SMO3 - Essex Highways, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive,
Brentwood, Essex, CM13 3HD.
- 30 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.