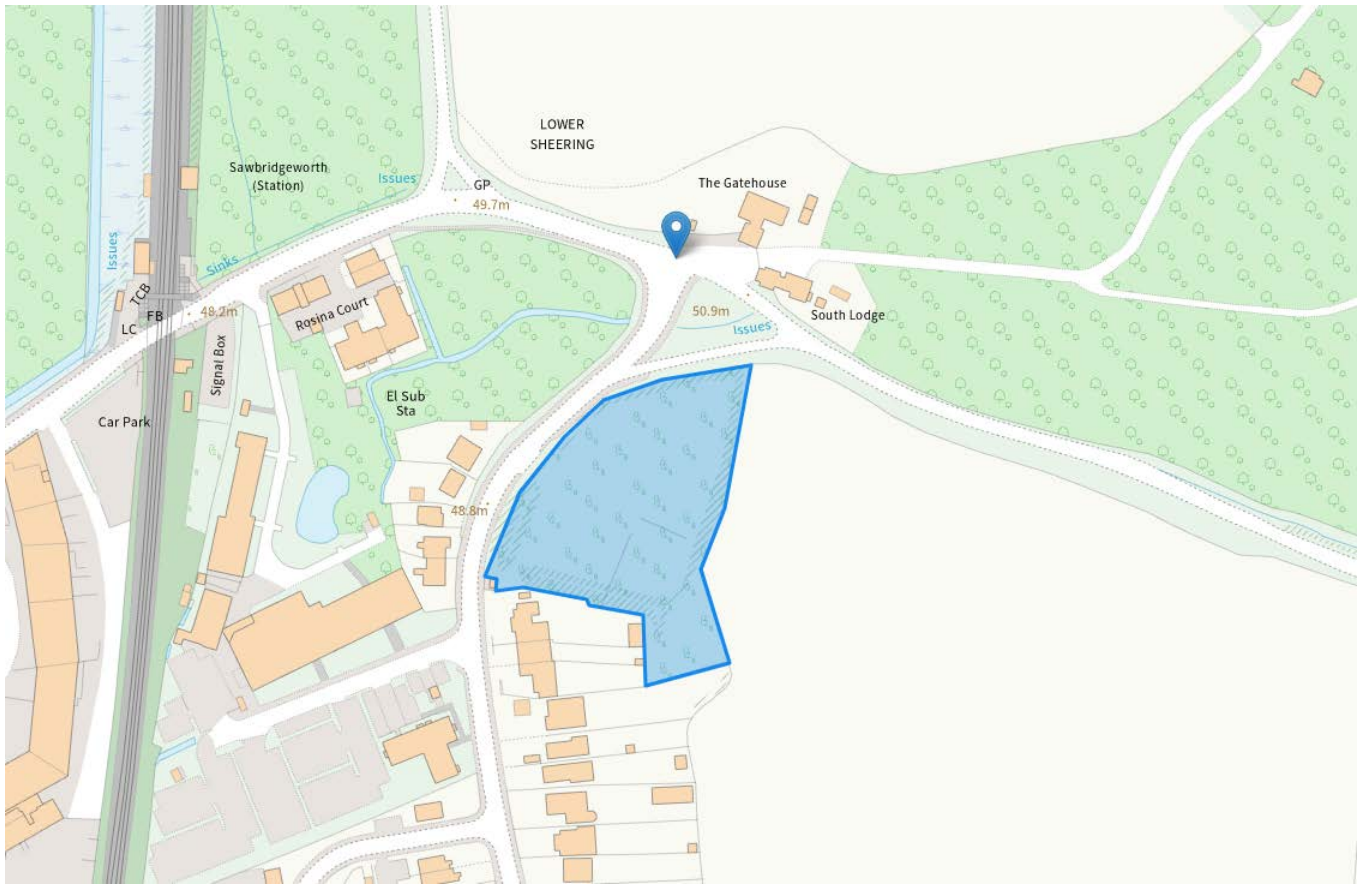


OFFICER REPORT

Application Ref: EPF/0450/24
Application Type: Outline planning permission: Some matters reserved
Applicant: The Watt Sisters
Case Officer: Muhammad Rahman
Site Address: Land East of Sheering Lower Road, Sheering Lower Road, Lower Sheering, CM21 9LQ
Proposal: Outline planning application with all matters reserved except for access for the erection of 9 dwellings and associated parking and landscaping (Allocated Site - Ref: LSHR.R1)
Ward: Lower Sheering
Parish: Sheering
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000003G1p>
Recommendation: Approved with Conditions (Subject to s106 Legal Agreement)



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This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

The site is located on the corner of Sheering Lower Road and Sawbridgeworth Road within the area of Lower Sheering and is 0.63Ha in size. The site is not within the Green Belt or a Conservation Area, nor are there any listed buildings or Protected trees on site.

The site is allocated for residential development within the adopted Local Plan for approx. 14 dwellings (Site Ref: LSHR.R1).

Proposal

Outline planning application with all matters reserved except for access for the erection of 9 dwellings and associated parking and landscaping.

Relevant Planning History

None.

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
H1	Housing Mix and Accommodation Types
T1	Sustainable Transport Choices
DM2	Epping Forest SAC and the Lee Valley SPA
DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM5	Green and Blue Infrastructure
DM9	High Quality Design
DM10	Housing Design and Quality
DM11	Waste Recycling Facilities on New Development
DM15	Managing and Reducing Flood Risk
DM16	Sustainable Drainage Systems
DM17	Protecting and Enhancing Watercourses and Flood Defences
DM18	On Site Management of Wastewater and Water Supply
DM19	Sustainable Water Use
DM21	Local Environmental Impacts, Pollution and Land Contamination
DM22	Air Quality
P12	Lower Sheering
D1	Infrastructure

Paragraph 11
Paragraphs 131 & 135
Paragraph 186

Summary of Representations

Number of neighbours Consulted: 201. 9 response(s) received

Site notice posted: Yes

86, 117, 161a, 165 & 167 SHEERING LOWER ROAD, WATERSIDE PLACE, 30 PRIORS COURT, 2b LADYWELL PROSPECT & 7 ROSINA COURT – OBJECTIONS – Summarised as:

- Traffic/Congestion Concerns;
- Pedestrian/Highway Safety Concerns;
- Increased Pressure on Local Infrastructure;
- Out of Keeping with area/Overdevelopment;
- Heritage Impacts;
- Drainage Concerns;
- Noise/Air Pollution;
- Overlooking/Loss of Privacy;
- Visual impacts; and
- Impacts on Local wildlife/Habitats.

SHEERING PARISH COUNCIL – The Parish Council wishes to note that it objects to the above Planning Application.

1) Flooding - The local plan comments as shown above note that the site has been identified as at risk of surface water flooding. Although a further Road gully has been added in Sheering Lower Road, the system is still overloaded causing some local flooding at the proposed junction for the new development with Sheering Lower Road.

2) Highways - The entrance to the new development is very close to the slip lane from Hatfield Heath Road and needs further consideration by the Highways designers owing to the poor visibility on that corner.

Planning Considerations

The application has been submitted in outline with all matters, except for access, reserved for subsequent determination. As such the scope of the proposal is limited to consideration of the principle of the development and the access. Matters relating to scale, appearance, layout, and landscaping are to be fully assessed via a future reserved matters application(s).

The proposal would utilise the existing access and whilst the parking spaces are indicated on the plans, these are merely indicative since layout is a reserved matter and would be considered subsequently if outline planning permission is granted. In terms of the proposed access, it is clear that it can accommodate the scale of the proposed development and would not harm the safety or operation of the highway network. The Highways Officer has raised no objections subject to recommend conditions.

Officers note the concerns raised by local residents, however; no substantive evidence has been provided to reach a different conclusion. It must be acknowledged that the site is allocated for residential development within the adopted Local Plan.

Therefore, the remaining issues for consideration in this case are:

- a) Have the site-specific policy requirements been satisfied with regards to;
 - a. Flood Risk;
 - b. Ecology;
 - c. Heritage; and
 - d. Green Belt Boundary
- b) The impact on the Epping Forest Special Area of Conservation; and
- c) Planning Obligations.

Site Specific Policy Requirements

Policy P12 of the adopted LP sets out the following site-specific requirement for this allocated site, which are;

Flood Risk

A. The site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings. In order to achieve this, development proposals should incorporate appropriate surface water drainage measures having regard to the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW).

Ecology

B. Development of the site may indirectly affect the Deciduous Woodland Priority Habitat. Development proposals should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Deciduous Woodland Priority Habitat; where such adverse impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

Heritage

C. Development may impact upon the setting of the Grade II* Listed Lodges at the Southern entrance to the Park of Great Hyde Hall. Proposals that may affect the setting of these heritage assets should preserve or wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance, and the contribution made by their setting.

D. The site is located adjacent to the Lower Sheering Conservation Area which is listed on the Heritage at Risk Register. Development proposals should preserve or enhance the setting, including views in and out of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing, and materials, in order to mitigate any impact on the Conservation Area.

Green Belt Boundary

E. An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the Eastern edge of the site will need to be strengthened.

With regards to Flood Risk.

The Councils Drainage Team and Essex County Council SuDs Team (Lead Local Flood Authority) have reviewed the submission and are satisfied that that proposal would not lead to increased flood risk

within the site itself and its surroundings. Further details are to be progressed at the approval of conditions stage.

Furthermore, it is acknowledged that the site is identified as being within the Lower Sheering Critical Drainage Area, as referred to in the Lower Sheering Surface Water Management Plan published in July 2020 by Essex County Council.

On this note, Policy DM15 Part G states; Proposals for developments within identified Critical Drainage Areas could, based on the outcome of the site-specific flood risk assessment, be subject to securing the delivery of appropriate flood alleviation schemes either on-site or by way of a financial contribution.

Essex County Council are currently in the process of exploring a flood alleviation scheme which would address the wider flooding concerns raised by local residents and the Parish. Whilst a request has been made to secure some additional funding towards this study by the Councils Drainage Team, however, it is currently at an early stage and will take some time to come to fruition and the full details known. Thus, In Officers opinion, this element is not required to make the scheme acceptable in planning terms in line with the Community Infrastructure Levy Regs & Paragraph 57 of the NPPF 2023.

Overall, Officers are satisfied subject to conditions this proposal satisfies the site-specific policy requirements in this regard.

With regards to Heritage Impacts.

Give the application is for outline with all matters reserved except for access, this matter is to be fully assessed at the reserved matters stage where, layout, landscaping, scale, and appearance of the dwellings will be considered. Too add, the Councils Conservation Team have provided the following comments below;

The site falls within the setting of designated heritage assets: the Lower Sheering Conservation Area and the cluster of Grade II Listed maltings, and more particularly: The Maltings (that part to the east of the railway, south block), List Entry Number:1111368, now converted into residential units.

However, the information submitted pertains solely to access, associated parking, and landscaping, providing limited scope for conservation comments.

With regards to Ecology, Trees, and the Green Belt Boundary.

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 Preliminary Ecological Assessment and Supporting surveys are accepted by Officers and ECC Ecology Team, and the Councils Tree Team, and further details can be progressed at the reserved matters stage, along with suitably worded planning conditions.

In addition to above, it is a policy requirement as part of the proposed allocation to provide a new, defensible Green Belt boundary on the Eastern 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 as set out in the Tree Teams Comments.

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 Policies DM2 & DM22 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 outside 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 not 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 atmospheric pollution Pathways of Impact.

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

Stage 2: ‘Appropriate Assessment’

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. The Infrastructure Delivery Plan establishes the broad mechanism by which such matters can be resolved through appropriate contributions to improve local services and facilities to meet the increased needs placed on them by increased demand arising from development. Additional information from key service providers will inform the local requirements.

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.

1. Open Space

1. Improvement and maintenance towards lower sheering playfields and children play areas = £18,706

2. The Provision of public open space including a Management Plan and Details and arrangements of the Management company will be required.

2. EFSAC Mitigation (Air Quality) = £3,015 (£335 per dwelling)

Total = £21,721 + Additional Payment of Monitoring Fees @ 5% of Total Costs = £1,086.05

Other Considerations

Whilst the proposed allocation seeks approximately 14 new dwellings on the site, the proposal is for 9. 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 slightly due to site constraints. In this case, there are number of green assets across the site along with the changes in ground levels on the eastern part of the site as shown on the indicate site layout plan. In such circumstances it is concluded that the 35% reduction proposed is compliant with the proposed allocation in terms of housing numbers.

In terms of the concerns raised by local residents, some of these matters are to be fully assessed at the reserved matters stage.

Planning Balance and Conclusion

In summary, the proposal satisfies the site-specific policy requirements; will relate positively to the locality, the safety operation of the highway network, and trees/ecology. There would also be benefit to the local economy from the construction and occupation of the homes and further contributions towards services such as 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

Conditions: (20)

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).

- 2 Prior to commencement of the development, details of the layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to the Local Planning Authority for approval before the expiration of three years from the date of this permission, and the development shall be carried out in accordance with the details so approved.

Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 207420 OLP 001 and 1007.007.001 Rev P04.

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

- 4 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.

- 5 A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it

originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.

B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that 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 can be 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.

6 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. 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. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
5. Wheel washing.
6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
7. A scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution.
8. Dust suppression methods and kit to be used.
9. Bonfire policy.

10. Confirmation that all Non-Road Mobile Machinery (NRMM) comply with emission Stage IIIB as a minimum.
11. Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and intended dates of operation.
12. 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 in accordance with Policies, T1, DM9, DM21 & DM22 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 and flood mitigation measures 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 ground works, A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority following the recommendations made within the Preliminary Ecological Appraisal (Biome Consulting, February 2024). The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;

- c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

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

- 9 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:

1. Location of active and passive charging infrastructure;
2. Specification of charging equipment; and
3. Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:
 1. Which parking bays will have active and/or passive charging provision, including disabled parking bays;
 2. How charging point usage will be charged amongst users;
 3. The process and the triggers for identifying when additional passive charging points will become activated; and
 4. 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.

- 10 Prior to any above groundworks, all material excavated from the below ground works hereby approved shall have been removed from the site.

Reason: In order to ensure that levels are not altered across the site as a result of deposited materials, in the interests of amenity, in accordance with Policies DM9, DM12 & DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 11 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.

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

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.

- 13 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Biome Consulting, February 2024) prior to the occupation of the development hereby approved, 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.

- 14 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.

- 15 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.

- 16 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.

- 17 Prior to the first occupation of the development, the proposed vehicular access shall be constructed as shown in principle with submitted drawing number 1007.007.001 Rev P04. The proposed carriageway to be a width of 5.5m with a 2m footway and 6m kerb radii at its junction with Sheering Lower Road.

Reason: In the interests of highway safety, in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 18 Prior to the first occupation of the development, the access at its centre line shall be provided with a visibility splay with dimensions of 2.4 metres by 46 metres to the South and 2.4 metres by 41 metres to the North, as measured from and along the nearside edge of the carriageway and shown on the submitted drawing number 1007.007.001 Rev P04. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of obstruction above 600mm at all times.

Reason: To provide adequate inter-visibility between vehicles using the road junction/access and those in the existing public highway. 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.

- 19 Prior to first occupation of the proposed development, details of a suitable pedestrian crossing point on Sheering Lower Road to be provided within the vicinity and to the North of the proposed site access, including but not restricted to dropped kerbs and tactile paving shall have been submitted to and approved by the LPA. Thereafter the development shall be carried out in accordance with the approved details and provided in full prior to first occupation of the development hereby approved and so retained.

Reason: To make adequate provision within the highway for pedestrians to cross the carriageway in the interest of highway safety and promoting sustainability in accordance with policy DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 20 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.

Informatives: (3)

- 21 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.
- 22 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.
- 23 As the site is at risk of surface water flooding, it is recommended that the applicant refers to the EA's flood risk standing advice.