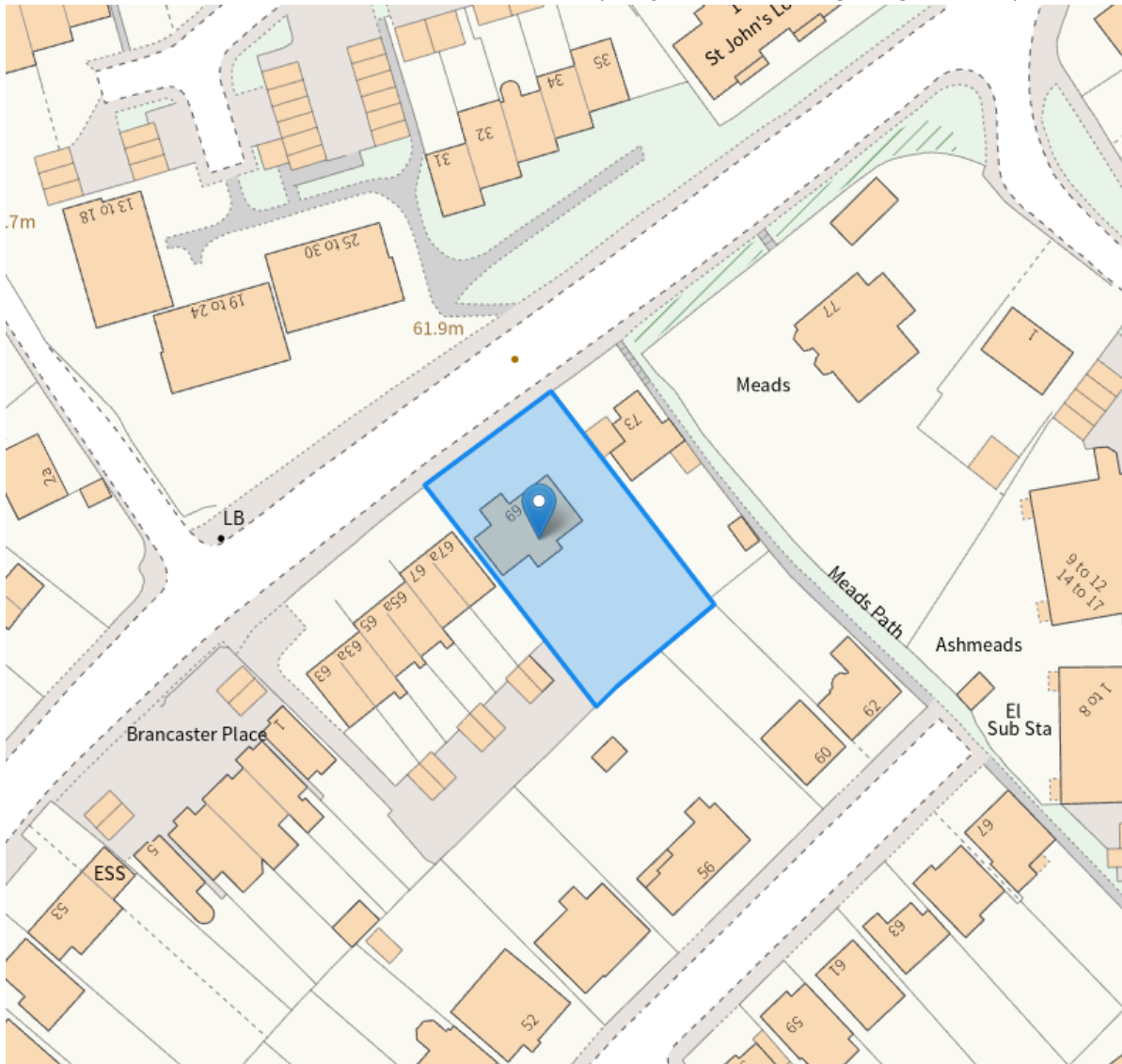


# OFFICER REPORT

**Application Ref:** EPF/1014/24  
**Application Type:** Full planning permission  
**Applicant:** Reformer Ltd  
**Case Officer:** Sukhvinder Dhadwar  
**Site Address:** 69, Church Hill, Loughton, IG10 1QP  
**Proposal:** 4no 3 bedroom houses in total, in a terrace configuration  
**Ward:** Loughton St. Mary's  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000B9cl>  
**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)).***

**Description of Site:**

The application site comprises a rectangular piece of land covering an area of 999 sqm. It contains a detached one and half storey bungalow and curtilage. Land rises sharply on the site in a north easterly direction.

The proposal site is towards the crest of the hill of Church Hill. Adjoining the site on its eastern boundary is the property 73 Church Hill which is a larger detached house, to the east (higher end of the sloped site), adjoining the western boundary are the properties at 63-67a Church Hill, which are a group of mid twentieth century stepped terraced houses. To the north is a block residential flats and to the south are the rear gardens of two storey residential properties at 56 and 60 Uplands Road.

The wider area consists of a variety semi-detached, detached, terraced housing, and small apartment blocks.

The site is located within the urban area of Loughton. The site has no heritage designation.

**Description of Proposal:**

Permission is sought for the demolition of the existing bungalow and construction of 4no, three bedroomed houses in a terrace configuration.

Each house measures 5.5m wide by 14.7m deep and 5.9m high to the parapet its flat roof. The internal area of each house is around 113 sqm.

Materials include brickwork for the walls, aluminium framed windows and a sedum covered flat 'green' roof.

2 car parking spaces are provided for each house.

**Relevant History:**

EPF/1547/23 Extension Refused

Reason: The poor design of the extension will have an adversely incongruent impact on the character and appearance of the host dwelling and wider streetscene of Church Hill, and as a result will undermine the distinctive local character and appearance of this area along with the amenities of number 73 Church Hill. The proposal is therefore contrary to the requirements of Chapter 12 of the NPPF and policy DM9 of the adopted Local Plan 2023.

EPF/1068/23 Proposed extension Approved

EPF/0521/23 Proposed extension Approved

EPF/0014/23 Proposed extension Approved

EPF/2053/22 the demolition of the existing bungalow and construction of 2no semidetached houses and 1no detached house. Refused

Reason: the number, bulk, height and position of the proposed houses results in the overdevelopment of the site. The proposal is incongruous to the established pattern of development within this part of Church Hill and as a result fails to make a positive contribution to the distinctive character and amenity of this local area.

EPF/0041/18 Demolition of the bungalow and replacement with 10 flats Withdrawn

EPF/2040/18 The demolition of existing chalet bungalow and replacement with a new building consisting of 10 flats Refused

1 By reason of its bulk and height and detailed design including balconies and significant glazing to the front elevation, the proposed development would fail to respect its setting appearing incongruous within the established pattern of development on the eastern side of Church Hill, which predominantly comprises of houses with gardens. As a consequence, the proposal would cause significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policy DBE1 and to Local Plan (Submission Version 2017) policy DM 9 (paragraphs A and D), which are consistent with the National Planning Policy Framework.

2 By reason of its failure to provide sufficient private amenity space, the proposal would not provide adequate living conditions for its occupants, contrary to Local Plan and Alterations policy DBE8 and to Local Plan (Submission Version 2017) policy DM 10 (paragraph B), which are consistent with the National Planning Policy Framework.

3 By reason of its bulk, height and siting in relation to 73 Church Hill, the proposed development would cause a loss of light to windows in the flank elevation such that it's living conditions would be adversely affected, contrary to Local Plan and Alterations policy DBE9 and to Local Plan (Submission Version 2017) policy DM 9 (paragraph H(i)), which are consistent with the National Planning Policy Framework.

4 By reason of the size and location of the proposed parking area in relation to the rear gardens and rear elevations of neighbouring properties, activity arising from its ordinary use by motor vehicles is likely to give rise to a degree of noise and pollution that would detract to the enjoyment of adjacent rear gardens, 67a and 73 Church Hill and 56, 60 and 62 The Uplands, causing harm to the living conditions of those neighbouring dwellings. The proposal is therefore contrary to Local Plan and Alterations policy DBE9 and to Local Plan (Submission Version 2017) policy DM 9 (paragraph H(iv)), which are consistent with the National Planning Policy Framework.

A subsequent appeal was dismissed in support of reasons 1 and 2.

## **DEVELOPMENT PLAN**

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Epping Forest Local Plan 2011-2033 (2023):

On the 06 March 2023 at an Extraordinary Council meeting the Submission Version Local Plan was adopted by Epping Forest District Council. The now adopted Local Plan will be referred to as the Epping Forest District Local Plan 2011-2033.

The relevant policies are listed below:

SP1 - Spatial Development Strategy 2011-2033

SP2 - Place Shaping

H1 - Housing Mix and Accommodation Types

T1 - Sustainable Transport Choices

DM1 - Habitat Protection and Improving Biodiversity

DM2 - Epping Forest SAC and the Lee Valley SPA

DM4 - Green Belt

DM5 - Green and Blue Infrastructure

DM6 - Designated and Undesignated Open Spaces

DM7 - Heritage Assets

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 Waste Water and Water Supply

DM19 - Sustainable Water Use

DM20 - Low Carbon and Renewable Energy

DM21 - Local Environmental Impacts, Pollution and Land Contamination

DM22 - Air Quality

### NATIONAL PLANNING POLICY FRAMEWORK (2023)

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

(a) approving development proposals that accord with an up-to-date development plan without delay; or  
(b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

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

### Consultation Carried Out and Summary of Representations Received

Responses received:

**67a Church Hill OBJECTION:** The proposal is a massive over development of the existing site both in terms of footprint, with four proposed houses based on two building plots currently with just one detached bungalow there already. With the number of likely residents with an example of possibly 3 or 4 per property making a total of twelve to sixteen persons on a plot that would expect to accommodate two properties with six to eight persons

The car parking proposals for some 8 cars whose only exit will be reversing onto the main A121 on the brow of a hill with the increased inherit risks with such an arrangement. The increase with other vehicle movements ie Visitors and deliveries. This footway is used heavily by pedestrians a bus stop within a short distance and school children, mothers with prams etc. Their safety would be put at risk  
I suspect there will be a review of the proposal taking into account the current air pollution strategy as it relates to the Epping forest Special conservation strategy

Consideration should also be given in light of recent rainfall to sub surface water flows and their effects on my property as I am below this property. A commitment should be made by the applicant to install or improve ground retention walls between the properties and suitable fences.

The Large leylandii trees that border my property are in very poor shape due to lack of attention and some are so poor affected by the recent winds that they look like they are about to fall into my property.

**73 Church Hill: OBJECTION:** The proposal represents a gross over development of the existing site, both in terms of footprint, with four proposed dwellings being based on two building plots, currently hosting one detached property, and in terms of the number of likely residents, say three or four per property, giving a total of twelve to sixteen persons on a site that would expect to host two properties accommodating some six to eight individuals.

The car parking proposals for some eight cars whose only exit will be reversing onto the main A121 with the increased risks inherit in such an arrangement, together with the increase in vehicle movements and parking hazards represented by visitors, deliveries ocado etc. all contained between the brow of the hill and the turning junction at Pump Hill, need serious review by the relevant authorities. In this context the heavy usage of the footway by school children and mothers with prams etc. whose safety will be impinged should also be considered.

I presume there will be further review of the proposal in the light of the current Air Pollution Strategy as it relates to the Epping Forest Special Area of Conservation.

Given the large rainfall experienced in recent times and the likelihood of the same pattern in terms of volume and violence continuing, careful consideration should be given to surface and sub surface water flows and their effects on adjacent properties. In view of the difference in ground levels between number 69 and 73 and 69 and 67a commitment be made by the Applicant to install or improve ground retention walls between the properties together with suitable fences.

**62 The Uplands: OBJECTION:** The only direct impact remains on issues relating to water levels drainage and subsidence for which the area has suffered a lot.  
As a resident/neighbour the wider impact is I feel as follows.

This remains an overdevelopment of the site from a one family dwelling to 4 dwellings with potential occupancy of 20 plus people with no consequent improvement to local education or much stretched medical facilities.

The site becomes much more heavily developed. The possibility of 8 cars trying to reverse off or on to the site from a very busy main road seems like an accident waiting to happen putting both other road users and pedestrians at greater risk of harm.

**TOWN COUNCIL:** The Committee **OBJECTED** to this application stating it was an over-intensification and overdevelopment of the site. The proposal was attempting to squeeze four properties up to the boundary edge of the neighbours, creating a terracing effect, and resulting in a negative impact on the amenity of the neighbours.

The application would have a detrimental impact on the street scene and would not enhance it. The architecture is not acceptable. The front elevation attempts to mimic the neighbouring ugly terraces. The vertical brick protrusions were necessary in the past to segregate to boarding (preventing fire spread) but they are not necessary on the proposed. The vertical features make the elevation ugly. No information or samples of materials have been provided.

The plans provide no street view to show the crossovers, parking bays, bin enclosures and access to the entrance in relation to the incline of the road.

The number of proposed parking spaces on site compromises highway safety, it would result in users having to reverse out onto the very busy A121 creating a serious highway safety issue.

The application offers no biodiversity gains, it only removes the existing biodiversity, which is contrary to the Local Plan. Furthermore, the application site is close to the Forest and would have a deleterious effect on the SAC, contrary to the Local Plan. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The additional dwellings will also result in more pressure for the overstressed recreational services and subsequent damage to the SAC.

Members noted this was yet another proposal from this applicant, who had made eight applications over the last six years, attempting to place far too many dwellings on this site.

**Agent COMMENT:**

- The proposal seeks to optimise the development potential of the site and provide much needed new homes through the use of a brownfield site within an urban location - in line with adopted policy and National Planning Policy Framework - NPPF Para: 65, 70a, 123, 124c, 125, 146a The client asked us to submit the current application for sun lounge/garden room.
- The proposed building is lower than the existing building and is set in from the boundary on all sides. The separation to the boundary adjacent to 67a Church Hill remains the same as existing building position. The new building is not closer to 67a Church Hill and no terracing arises.
  - The proposal directly reflects the prevailing style of development, including the adjacent terrace of 8 no flat roof houses.
  - The application specifies brick walls with aluminium windows and timber doors. – Materials can be subject of planning conditions if required.
  - The proposal contains full details of 1) Parking, 2) Waste Storage, 3) Recycling Storage, 4) Development in relation to road incline.

We have not discussed their intentions for any other refurbishment works but it is an old house that is certainly in need of upgrading/refurbishment.

### **Main Issues and Considerations:**

#### Principle

Policy SP 1 of the LP indicates that Loughton has a growth requirement of 1021 homes over the plan period. This target will be achieved through sites allocated under policy P 2 (Loughton), of which the application site is not one.

Additional 'windfall' sites will be permissible under Part B of Policy SP 1, within defined settlement boundaries, where they comply with all other relevant policies of the Local Plan.

The proposal is on previously developed land which falls within flood zone 1 and is outside of the Green Belt. The principle of the development therefore accords with the requirements of policy SP1 of the ALP.

#### Epping Forest Special Area of Conservation

Assessment under the Conservation of Habitats and Species Regulations 2017 (as amended)

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

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

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

#### **Stage 1: Screening Assessment**

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

The site lies within the Zone of Influence as identified in the Interim Approach to Managing Recreational Pressure on the Epping Forest Special Area of Conservation' (the Interim Approach) adopted by the Council on 18 October 2018 as a material consideration in the determination of planning applications. Consequently, the development would result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.

The development has the potential to result in a net increase in traffic using roads through the EFSAC.

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

Having undertaken this first stage screening assessment and reached this conclusion there is a requirement to undertake an 'Appropriate Assessment' of the application proposal in relation to both the recreational pressures and atmospheric pollution 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 Interim Approach, 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 Interim Approach. The Applicant has agreed to make a financial contribution in accordance with the Council's Interim Approach and the Green Infrastructure Strategy.

Contributions required include: - £5,557.89 due the site being within 3km of the EFSAC and £ 2,148 towards the implementation of the Roding Valley Recreation Ground/Public Rights of Way infrastructure enhancement projects and a 5%

Monitoring obligation

It is agreed that the Proposed Development would not have an adverse effect on the integrity of the EFSAC in relation to recreational pressure, subject to the satisfactory agreement of an appropriately worded Section 106 obligation.

### Atmospheric Pollution

The application proposal has the potential to result in a net increase in traffic using roads through the EFSAC. However, the Council, through the development of an Interim Air Pollution Mitigation Strategy (IAPMS), has provided a strategic, district wide approach to mitigating air quality impacts on the EFSAC through the imposition of planning conditions and securing of financial contributions for the implementation of strategic mitigation measures and monitoring activities. Consequently, this application can be assessed within the context of the IAPMS. The applicant has agreed to make a financial contribution in accordance with the IAPMS. £1,005 towards EFSAC air pollution mitigation and monitoring and a 5% Monitoring obligation.

In addition, the application will be subject to planning conditions to secure measures as identified in the IAPMS.



Consequently, the Council is satisfied that the application proposal would not have an adverse impact on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions.

#### Loss of a bungalow:

Policy H1 criterion (E) of the Local Plan seeks to prevent the loss of bungalows to meet the needs of less mobile people within the District. This policy accords with the requirements of the NPPF which requires that developments provide housing which meets the needs of different groups within the community.

Whilst weight is being given to this emerging Local Plan policy, it should be noted that the inspector for the dismissed appeal under reference EPF/2040/18 (PINS reference APP/J1535/W/19/3224739) was satisfied that the replacement of a part single and part two storey bungalow with a greater number units.

#### Sustainable Location

The application site is in an urban area which is in close proximity to public transport and amenities. This means that future occupiers will have a more limited need to use the car. The location of the site is therefore considered sustainable in accordance with the NPPF, policies SP1, SP2 and T1 of the Adopted Local Plan.

#### Place Shaping and Design

The design is a positive contemporary interpretation of the 1960's flat roofed terrace at 63-67a Church Hill, the site adjoins. The quality of the development will be improved through its composition, i.e. the use of quality materials such as brick and aluminium framed windows and the brick detailing on the front elevation.

Its overall height will be lower than the ridge height of the existing bungalow on the site and it will not extend beyond the existing building line. It will therefore remain subordinate in appearance to 73 Church Hill and will blend in with the appearance of the wider street.

The proposal will therefore have positive impact on the character and appearance of the surrounding area in accordance with policy DM9 (A) and (D).

#### Quality of resulting residential accommodation

The proposed self - contained units have an adequate internal size outlook, layout and ventilation in accordance with principles laid out in the National Technical Housing Standards (2015) and the Essex Design Guide.

The amenity space provided is also acceptable.

#### Neighbouring residential amenity

The first-floor flank walls of both end terrace houses contain windows. The ground floor serves a bathroom and the first floor window serves a staircase, since these windows are not for habitable rooms; a condition is recommended which requires that these windows be obscure glazed is recommended to ensure that the privacy of neighbouring occupiers is protected.

There is a gap 2.2m between the side flank of 67a Church Hill and the side flank of the first dwelling within plot 01.

The gap between the nearest side flank of 73 Church Hill and the side flank of unit 04 is 2.6m. This neighbour is also on higher land.

Plans also indicate that 45-degree guidelines have not been breached. The submitted Daylight and Sunlight Report (neighbouring properties) by Right to light Consulting also found the proposal would not have an excessive adverse impact on day and sunlight received by neighbouring occupiers. It is therefore considered that this neighbour will not be excessively affected in terms of loss of light, outlook dominance or privacy.

All other neighbours are sufficiently distant to ensure that they will not be materially affected. The proposal therefore complies with the requirements of policy DM9 (I) of the Local Plan.

### Trees

The application was reviewed by the Trees Officer, who found that that subject to conditions, the development would be acceptable in terms of its impact on Green Infrastructure on the site in accordance with policies DM5 and DM9 (F).

### Highways and parking

The proposal provides sufficient parking to meet the requirements of Policy T1 of the Local. The Highway Authority are also satisfied that the proposal will not have an adverse impact on highway safety. The proposal therefore accords with the requirements of T1 of the ALP.

### Ecology / Biodiversity

A Preliminary Ecological Appraisal Incorporating Bat Survey Inspection by Open Spaces (April 2024) was submitted with the application, it found no protected species and recommended that due diligence be carried out in regard to nesting birds and made suggestions for ecological enhancements.

The submitted Biodiversity Net Gain Metric indicates that there is the potential to increase biodiversity on the site by 23%, this will be achieved by the green roofs and soft landscape planting suggested in the Preliminary Ecological Appraisal.

Subject to both these recommendations being conditioned as part of any permission, it is considered that the proposal would accord with the requirements of DM1 of the ALP.

### Land Drainage:

The Land Drainage team were satisfied that subject to conditions the proposal will not increase the risk of flooding on or around the site. The proposal therefore accords with the requirements of DM15 and DM16 of the ALP.

### Contaminated Land

The Contaminated Land team consider the risk of the site being contaminated as being low and therefore only request that a condition be imposed relating to unexpected contamination in accordance with DM21 of the Local Plan.

## **Conclusion:**

The proposal efficiently redevelopment brownfield land outside of the green belt. It will also have a positive impact on the character and appearance of the application property and wider street and there will not be any excessive harmful impact on the living conditions of neighbouring occupiers. The proposal therefore subject to conditions and the completion of a S106 Legal Agreement to secure appropriate financial contributions for the management and monitoring of visitors to the Epping Forest Special Area of Conservation and a contribution towards measures to mitigate air quality as set out in this report.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:  
or if no direct contact can be made, please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

## **Conditions: (20)**

- 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:

2297-100.12, 2297-101.12, 2297-200.12, 2297-201.12, 2297-202.12, 2297-203.12, 2297-204.12, 2297-205.12, 2297-206.12, 2297-207.12, (2297-208.5,) 2297-209.12, , 2297-500.12, 2297-501.12, Design and Access Statement, and Sustainability Appraisal, Herts and Essex Site Investigations dated 25 March 2018,  
Daylight and sunlight report (neighbouring properties) by Right to light Consulting dated 1 March 2024, Biodiversity Metric Calculation Tool, Preliminary Ecological Appraisal Incorporating Bat Survey Inspection ref OS 2831 24 – Doc1 RvsA |April 2024, HRA Assessment Technical Note 03 by Waterman March 2024, Flood Risk Assessment dated 28.02.2024, Specification for Soft Landscape Works and 5 year Management Plan April 2024 by Opens Spaces, OS 2831-24.1 Soft Landscape Plan , OS 2831-24.2 Hard Landscape Plan, Highways Appraisal by Waterman dated March 2024, Arboricultural Impact Assessment dated December 2024, OS 1514-24.Doc 1 Rev: RvsB April 2024.

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

- 3 A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British

Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.

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

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.

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

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.

- 5 The development shall be carried out in accordance with the flood risk assessment (28.04.2024 – Flood Risk Assessment – 69 Church Hill – DK) submitted with the application

Reason To prevent flooding on site and elsewhere by ensuring that compensatory storage of flood water is provided in line with policies DM15 and DM 16 of the Local Plan.

- 6 Tree protection shall be installed as shown on Open Spaces Landscape Architects 'Tree Protection Plan' drawing number 'OS 1514-17.1 Rev C' (updated 12/04/2024) prior to the commencement of development activities (including any demolition).  
The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policies DM3 and DM5 of the Epping Forest District Local Plan 2011-2033, and the NPPF 2023.

- 7 Hard and soft landscaping shall be implemented as shown on Open Spaces Landscape Architects 'Soft Landscape Plan' drawing number 'OS 2831-24.1' and 'Hard Landscaping Plan' drawing number 'OS 2831-24.2' (dated 30/04/2024); and the accompanying planting schedule. The works shall be carried out prior to the occupation of the building or completion of the development. 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 the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policies DM3 and DM5 of the Epping Forest District Local Plan 2011-2033, and the NPPF 2023.

- 8 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 9 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 an 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.

- 10 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active 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 must include details as follows:

- Location of active charging infrastructure; and
- Specification of charging equipment to be used.

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.

- 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 The proposed development should be undertaken in accordance with the recommendations made in the Preliminary Ecological Appraisal Incorporating Bat Survey Inspection by Open Spaces (April 2024).

Reason: In order to conserve protected species or their breeding sites, or resting places in accordance with the NPPF, policy DM1 of the Adopted Local Plan.

- 14 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where

appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved, 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.

- 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. in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023), and the NPPF 2023.

- 16 No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy of the Epping Forest District Local Plan 2011-2033 (2023), and the NPPF 2023.

- 17 Prior to first occupation of the dwellings hereby permitted the windows in the eastern and western flank elevations at first floor level and above, shall have been 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. 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.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Class [ ] of Part [ ] to schedule [ ] shall be undertaken, without the prior written agreement of the Local Planning Authority.

Reason: To ensure further consideration is given with regards to the effect on the character and appearance of the area and living conditions on adjoining properties [+Green Belt], in accordance with Policy [ ] of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 19 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.

- 20 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. The parking of 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. Measures to control the emission of dust and dirt during construction, including wheel washing. With regards to dust control measures and wheel washing, reference shall be made to the Institute of Air Quality Management (IAQM) best practice Guidance on air quality monitoring in the vicinity of demolition and construction sites and Guidance on the assessment of dust from demolition and construction.
6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
7. Tree protection measures.

Reason: To limit the impact of the construction work on the living conditions of residents living in close proximity to the site, in accordance with Policies DM9 & DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

**Informatives: (1)**

- 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.