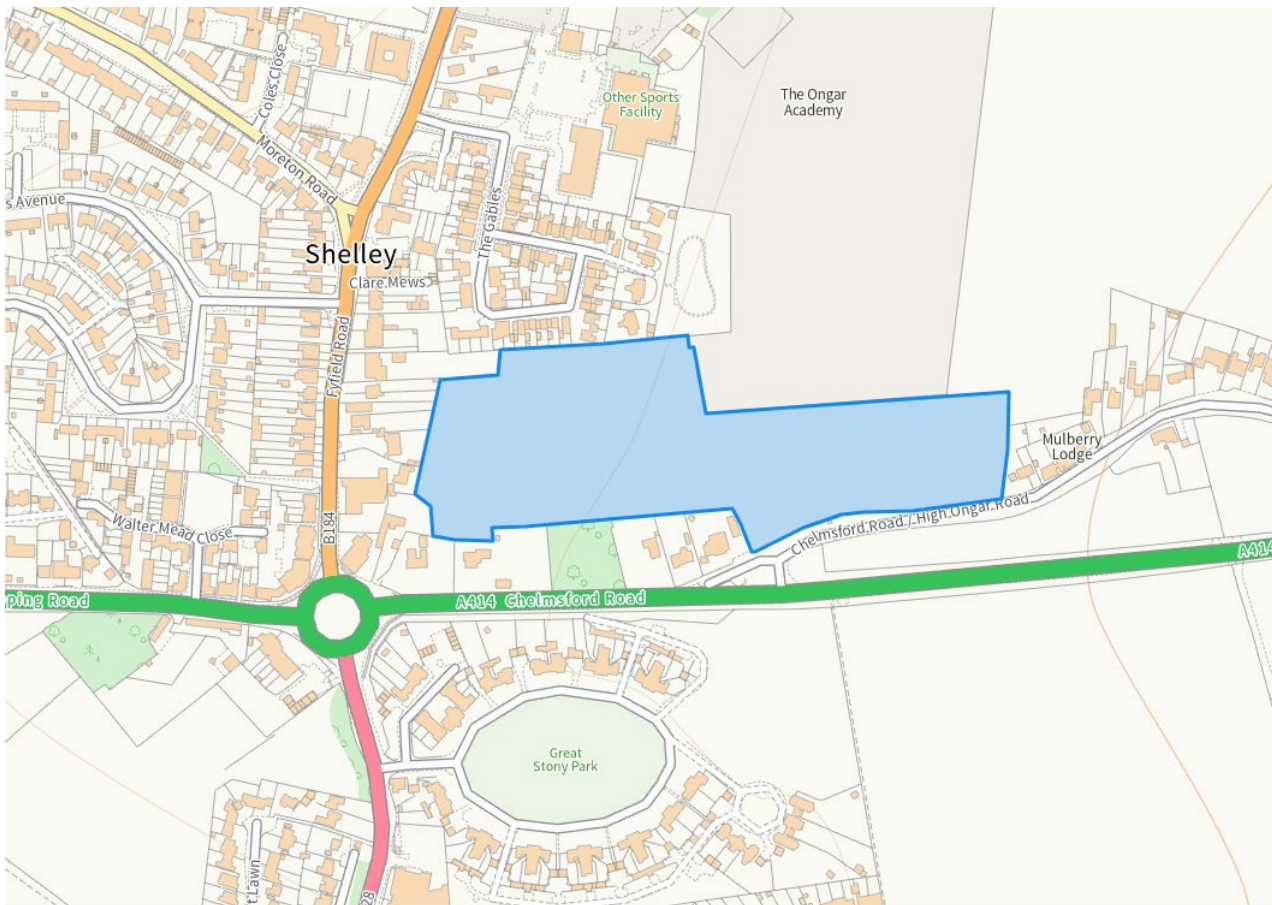


# OFFICER REPORT

**Application Ref:** EPF/2787/23  
**Application Type:** Full planning permission  
**Applicant:** Paige Milner-Harris  
**Case Officer:** Muhammad Rahman  
**Site Address:** Land North of Chelmsford Road, Ongar, CM5 9LX  
**Proposal:** The development of 129 dwellings with associated parking, landscaping, open space, drainage and infrastructure and the formation of pedestrian and vehicular access onto High Ongar Road (ONG.R4 - Allocated Site In Ongar)

**Ward:** Ongar  
**Parish:** Ongar  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000k65>  
**Recommendation:** Approve with Conditions (Subject to s106 Legal Agreement)



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***This application is before this Committee since it is an application for residential development consisting of 10 dwellings or more (other than an application for approval of reserved matters) and is recommended for approval (Pursuant to The Constitution Part 3: Part Three: Scheme of Delegation to Officers from Full Council).***

## Site and Surroundings

The site comprises agricultural land and scrubland. It is bounded by residential development to the West, Northwest and South, playing fields to the Northeast and agricultural land to the East, and is 4.3Ha in size.

Majority of the site (except the Suds/open space on the eastern edge of the site) is not within the Green Belt.

It is not within a Conservation Area, nor are there any listed buildings on site although there are some protected trees. The Grade II listed building 'The Wantz Farm' abuts the site to the southwest and the Great Stoney Conservation Area lies directly opposite to the south across the Chelmsford Road.

The site is allocated for residential development within the adopted Local Plan for approx. 163 dwellings (Site Ref ONG.R4).

The site is within Flood Zone 1 and multiple preserved trees lie on/adjacent the site.

## Proposal

The development of 129 dwellings with associated parking, landscaping, open space, drainage and infrastructure and the formation of pedestrian and vehicular access onto High Ongar Road.

The proposed total dwellings and housing mix as set out in the Planning, Design & Access Statement & other supporting plans consist of;

- 1 Bed Units = 27
  - a. 1-bedroom-2-person units = 27
- 2 Bed Units = 32
  - a. 2-bedroom-3-person units = 10
  - b. 2-bedroom-4-person units = 22
- 3 Bed Units = 47
  - a. 3-bedroom-4-person units = 29
  - b. 3-bedroom-5-person units = 18
- 4 Bed Units = 17
  - a. 4-bedroom-5-person units = 9
  - b. 4-bedroom-6-person units = 8
- 5 Bed Units = 6
  - a. 5-bedroom-7-person units = 6

Of the 129 units, 52 would be affordable housing (AH) which equates to 40% AH provision.

A total of 268 car parking spaces are proposed, which equates to slightly more than 2 spaces per unit, as well as cycle provision as indicated on the submitted Parking Plan (013 Rev A). This includes;

- 236 private car parking spaces; and
- 32 visitor spaces.

A planning performance agreement was entered into to enable any concerns or issues to be addressed. At pre-application stage the scheme was presented to a public Development Management Forum at the Zinc Centre, the proposal has been considered by the QRP (with comments taken on board), and there has been engagement with the local Ward Councillor.

Since the initial submission plans were amended with changes made to the layout, housing mix, parking provision and highway improvements, and all parties were reconsulted on the changes. These changes were:

- The revised housing mix to provide a higher proportion of larger family dwellings, including an increase in 10 additional units (from 119 to 129);
- A change to the parking provision to meet the Essex Parking Standards;
- A more landscape led layout to the scheme; and
- The development of the Ongar Movement Strategy for the highway improvements to the Four Wantz roundabout.

The proposal is not EIA development as it does not fall within Schedule 1 and does not exceed the 'exclusion thresholds and criteria (second column)' for Schedule 2 of the (Environmental Impact Assessment) Regulations 2017 (as amended).

### **Relevant Planning History**

PRE/0098/23 - The development of 141 dwellings with associated parking, landscaping, open space, drainage and infrastructure and the formation of a vehicular access onto High Ongar Road - 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

P4	Ongar
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 8	Promoting healthy and safe communities
Section 11	Making effective use of land
Paragraphs	131 & 135
Paragraph	186

*Ongar Neighbourhood Plan 2020 – 2033 (ONP)*

ONG-RR3	Housing Mix and Standards
ONG-RR4	Broadband
ONG-ED1	Design
ONG-ED3	Historic Buildings
ONG-ED4	Sustainable Design
ONG-ED5	Natural Environment
ONG-ED6	Landscape and Amenity Buffer Zones
ONG-CT3	Transport and Movement
ONG-CT4	Infrastructure Priorities
ONG-CT5	Footpaths and Cycle Route

**Summary of Representations**

Number of neighbours Consulted: 100. 185 Responses Received.  
 Site notice posted: Yes, including a Press advert

There has also been extensive public consultation by the applicants (Persimmon Homes) with the key engagement being the Development Management Forum held on the 12th October 2023 prior to submission of the full planning application. Prior to this meeting, there were approx. 1577 invitation flyers sent out to local household and businesses, a consultation website and a press advert in the Epping Forest Guardian. There was also other engagement with the Town Council, Local Amenity Groups and Cllrs as set out in the Addendum Statement of Community Involvement.

Below is a summary of representations received during the course of the application.

MULTIPLE OBJECTIONS INC ONGAR NEIGHBOORHOOD PLAN COMMUNITY GROUP (Inc Sub-Committee Road Improvements for Ongar), RESIDENTS ASSOCIATION GROUP ONG R4 (RAGON4) – OBJECTIONS – Summarised as:

- Highway Safety inc Ongar Movement Strategy Concerns;
- Housing Mix;
- Design Concerns;
- Parking Provision;
- Infrastructure (Open Space, Community facility etc) Concerns;
- Drainage/Flood risk Concerns
- Impact on Ecology/Wildlife/Habitats;
- Impact on Trees/Landscape;

- Impact on Neighbouring Amenities;
- Disturbance from Construction Phase.

ONGAR TOWN COUNCIL – Full comments are published on the website and the summary is included below.

Ongar Town Council OBJECT to this planning application as it breaches multiple policies within the Ongar Neighbourhood Plan, breaches policies contained within the EFDC local plan and OTC has additional material concerns. In addition, OTC ENDORSES the comments made on the revised application by ONPCG (Ongar Neighbourhood Plan Community Group) and RAGON4 (Residents Association Group ONG R4), including the individual RAGON4 reports on infrastructure, trees and flood risk. OTC will speak at the relevant planning meeting to outline our objection further. OTC's justification for each policy breach is detailed in full below, however in summary:

- The mix, density and character of housing does not complement the local context or the wider existing area (ONG-RR3)
- Affordable housing is not tenure blind within the development (ONG-RR3)
- The new-build development does not complement the rural character of the Ongar Parish, or the specific character of its immediate context (ONG-ED1)
- The development does not preserve or enhance the setting of listed buildings (ONG-ED3)
- The development has unacceptable adverse impact on the rural and natural environment within Ongar (ONG-ED5)
- The development has insufficient landscape and garden separation with existing dwellings (ONG-ED6)
- The planned access onto the A414 is insufficient in relation to the safety of road users and the pedestrian access plans are equally insufficient (ONG-CT3)
- There are material concerns relating to the calculation of SUDs, the location of SUDs and the exceedance route from SUDs.
- The proposed 4-Wantz movement strategy is insufficient (EFDC local plan site-specific requirement).
- As demonstrated throughout our comments, reports commissioned by the developers are routinely inaccurate and/or misleading. These need to be re-commissioned and updated prior to consideration of this planning proposal
- OTC are requesting s106 funding relating to the impact of this development on local infrastructure.

Ongar adopted the Ongar Neighbourhood Plan (ONP) in 2022 via local referendum. In law (Planning and Compulsory Purchases Act 2004, s38), a neighbourhood plan attains the same legal status as the local plan. The breaches of ONP policy outlined above are therefore sufficient grounds to reject this application.

For clarity, OTC is not opposed to development at this site. We accept its inclusion within the EFDC local plan and accept that a significant number of houses will be built at this location. However, the development as currently proposed, for the reasons outlined above and below, constitutes inappropriate development which is unacceptable to Ongar Town Council. When proposals, which comply with ONP and EFDC policy, are submitted by developers, OTC will support such proposals. Our support for the recent planning application at allocated site ONG-R5 'Land at Greenstead Road' is a good example of OTC's approach to supporting appropriate development which complies with local policy.

HIGH ONGAR PARISH COUNCIL - We believe that whilst we realise it is in the `local `plan the site does not have the infrastructure to hold the number of dwellings planned for this , concern at the access and ingress to the site, the number of dwellings detailed for the site represents an over development of the site. Concern at number of parking spaces.

We would like to speak at Plans East or DDM if the application goes to one of these committees.

## CONSULTEE RESPONSES

EFDC Urban Design	No Objection Subject To Conditions
EFDC Drainage	No Objection Subject To Conditions
EFDC Trees & Landscape	No Objection Subject To Conditions
EFDC Contamination	No Objection Subject To Conditions
EFDC Affordable Housing	No Objection Subject To S106
EFDC HRA	No Objection
EFDC HIA	No Objection
EFDC Building Control	No Objection
EFDC Noise	No Objection
EFDC Conservation	Objection
EFDC Air Quality	No Objection Subject To Conditions
EFDC Policy	No Objection Subject To S106
ECC Infrastructure	No Objection Subject To Conditions/S106
ECC Green Infrastructure	No Objection Subject To Conditions
ECC Highways	No Objection Subject To Conditions/S106
ECC Ecology	No Objection Subject To Conditions
ECC Suds	No Objection Subject To Conditions
ECC Archaeology	No Objection Subject To Conditions
National Highways	No Objection Subject To Conditions
Historic England	No Objection
Natural England	No Objection Subject To Conditions/S106
Sports England	No Objection Subject To Conditions/S106
Nepp	No Objection Subject To Conditions
Active Travel	No Objection
Essex Fire Service	No Objection
Essex Police	No Objection
Ee Ambulance Service	No Objection Subject To S106
Thames Water	No Objection Subject To Conditions
Anglian Water	No Objection
Affinity Water	No Objection
Cadent Gas	No Objection
National Gas	No Objection

## Planning Considerations

The main issues for consideration in this case are:

- a. Principle of the development;
- b. Have the site-specific policy requirements been satisfied with regards to;
  - i. Trees;
  - ii. Design;
  - iii. Landscape Character;
  - iv. Heritage;
  - v. On-Site Constraints;
  - vi. Infrastructure; and
  - vii. Green Belt Boundary
- c. Affordable Housing;
- d. Health Wellbeing & Economic Development;
- e. Flood Risk;
- f. Trees, Landscape and Ecology;
- g. Neighbouring Amenities;
- h. Standard of Accommodation;
- i. Green Belt;
- j. The impact on the Epping Forest Special Area of Conservation; and
- k. Planning Obligations.

### *Principle*

It is fundamental for all parties reviewing this report to recognise that this site has been allocated for approximately 163 dwellings in the adopted Local Plan 2023. This allocation establishes the principle of development, offering significant certainty for both applicants and the public regarding future housing, subject to the site-specific policy requirements as set out in the adopted LP and other material considerations, such as the National Planning Policy Framework (Framework) and the Ongar Neighbourhood Plan (ONP). As such it is clear that the principle of residential development on this site has been established.

### *Site-Specific Policy Requirements*

Policy P4 of the adopted LP and Part 2 of the LP sets out the following site-specific requirements for this allocated site, which are;

### Trees

***A. There are two trees on the Northern boundary of the site which are protected by Tree Preservation Orders. 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 them within on-site open or amenity space.***

The above requirement is reinforced by Policy DM5 (B) (i) which states;

B. Development proposals must be accompanied by sufficient evidence to demonstrate that: (i) the retention and protection of trees (including Veteran Trees), landscape features or habitats will be successfully secured in accordance with relevant guidance and best practice.

There are now a total of 8 protected trees on/adjacent the site and the Councils Tree Team are satisfied that the development can be carried out without a detrimental impact on the protected trees. Officers have no compelling reason to come to a different conclusion.

As such this site-specific policy requirement has been satisfied.

### Design including Housing Mix & Parking Provision

#### ***B. Development proposals for this site should be considered and informed by the Quality Review Panel.***

The scheme has evolved substantially following two reviews by the Councils Quality Review Panel. The evolution of the scheme is set out in the section 8 of the Planning, Design & Access Statement. The applicant has sought to address any concerns raised by QRP and the Councils Urban Design Team whilst taking into account some of the key policy constraints which stem from the Ongar Neighbourhood Plan in addition to the existing site constraints (i.e. Trees, Gas Pipelines etc). The key policy constraints are the requirement to, as a minimum, meet the Essex parking standard requirements and provide larger family homes (3 bed + units).

In response to these policy constraints, the proposal now includes 129 dwellings, which represents a 20% reduction from the initially allocated figure of 163 (which was done at a high level during the site selection process for the adopted Local Plan). Specifically, the breakdown includes 70 larger family units (3 bedrooms or more) making up 54% of the total, 32 smaller family units (2 bedrooms) accounting for 25%, and 27 smaller units (1 bedroom) accounting for 21%.

The Councils Urban Design Team have provided the following comments below;

*It is noted that the application proposes a 34-home reduction below the Local Plan allocation's approximate numerical allocation and density requirements for the site. This reduction is supported due to the provision of a residential mix with predominance of larger sized homes in line with ONP policy ONG-RR3, shared green space provision at the centre of the site, proposed height limitations (ONP policy ONG-ED1) to buildings in response to site context and design of homes to the site edge where more gaps are proposed. Local Plan policy DM9 and ONP policy ONG-ED1 provides justification for this reduction in number of homes on the basis of development proposals having regard to contextual building height and form scale and massing. This is reinforced in the ODG section 4.4.*

The Council Housing Team also echo above and further state any housing mix must reflect the data from EFDC's housing register (a current snapshot) and the Strategic Housing Market Assessment (SHMA 2015 and updated in 2017) to determine the housing mix. The draft Housing Mix Guidance note referred to by other Parties is not a policy document nor does it form part of the evidence base for the adopted local Plan or the Ongar Neighbourhood Plan. As such it has limited weight, along with the ONS data which is not a policy document although informative. This position was reflected in the Greenstead Road Appeal (ONG.R5).

Officers further clarify that Policy ONG-RR3 is not prescriptive in terms of the Housing Mix provision which is referred to by third parties as 70% 3 bed+ units, 20% 2 bed units & 10% 1 bed units taken largely from the ONS data. For ease, the Policy extract has been included below;



## *Policy ONG-RR3: Housing Mix and Standards*

*1. The mix of accommodation in newbuild residential development must reflect the latest evidence of local need in the civil parish of Ongar to meet the requirements of all parts of the community, including:*

- a) Larger accommodation (3-4 bedrooms) suitable for families;*
- b) Smaller accommodation (1-2 bedrooms) suitable for first time buyers and those seeking to downsize;*
- c) Accommodation suitable for older people and people of limited mobility.*

*2. The mix, density and character of housing should complement the local context and wider existing area, including:*

- a) Higher density and smaller accommodation close to the Town Centre;*
- b) Lower density and larger accommodation with front and rear gardens, at edge of settlement and in the more rural parts of the civil parish.*

In terms of the second identified policy constraint, the proposed parking provision, as a minimum, meets the Essex Parking Standards providing sufficient provision for 1 bed units and 2 bed+ units and visitor spaces.

Members will be aware of the recent public transport enhancements by Central Connect. Notably, the 20/21 route (Harlow/Ongar/Epping triangle, previously the 420 route) has seen its frequency doubled from hourly to half-hourly throughout the entire timetable. This improvement extends service until 9:30 PM, allowing for later trips from Epping tube station to Ongar. Additionally, a new fleet of double-decker buses has been introduced, which can be tracked in real time online, with plans to gradually phase out the older single-decker buses (<https://www.central-connect.co.uk/new-blue-202122>).

This is a material change since the recent appeal relating to Greenstead Road ONG.R5 (ref: EPF/2627/20) and for this reason any further increase in Parking Provision as suggested by third parties, which largely stems from the high local car ownership levels, should be resisted as it will likely result in less open space and further loss of units.

Turning to the detailed design. Policy DM9 of the LP requires all new development to achieve a high quality of design and contribute to the distinctive character and amenity of the local area. This is also reflected in ONG-ED1 of the ONP and Section 12 of the NPPF.

Officers acknowledge that design is inherently subjective, yet the concerns raised have been addressed with expert support from both the Quality Review Panel (QRP) and the Urban Design Team, who support the proposed layout and design including materials for the dwellings. Extracts from the Urban Design Team comments including how the QRP comments were addressed are below;

### *QRP Summary*

- The panel appreciates the updates to the site layout, which are a significant improvement on the previous masterplan. The additional connectivity and public realm enhancements are positive, and result in a more genuine landscape-led approach. The overall site layout has improved significantly since the previous review, and the panel feels that the denser urban form adopted is more successful. The formal avenue arrangement, lined with mature trees, helps gives clarity and hierarchy to the site.

## *Urban Design Comments*

- Scheme amended from providing no usable shared public green space to include a north/south running central green space aligned with the A414 entrance area and including the retention of the existing mature tree currently proposed at the central part of the space.
- Altering the proposed car dominated layout for both access points to the A414 and High Ongar Road to give greater pedestrian movement priority and safety.
- Altering the design of the primary street to include green verges and street trees on both sides.
- Proposal to locate linear car parking to the key A414 and High Ongar Road frontages reconsidered to instead provide positive residential frontage with parking concealed behind building lines, pedestrian paths and green landscape.
- Street design altered to provide a clear hierarchy between primary, secondary and tertiary streets and the elimination of a number of cul-de-sacs restricting permeability.
- Moving the site entrance location from High Ongar Road to the east, to run adjacent the SuDS area to ensure a view is provided at the entrance to green space beyond.
- Relocating homes and altering the position of the primary street adjacent the long northeastern edge to enable views to the playing pitches and green space beyond and provide a green edge to the site.
- Reconsideration of the design of the western end of the primary street to avoid a vista termination to the rear elevation of the large green neighbouring shed structure.
- Reconsideration of the southwest corner of the site to move homes away from the listed farmhouse and provide an area of greenspace in lieu.
- Responding to the submission of figure and ground analysis, the largely blanket application of semidetached and detached homes with tandem side parking was altered to provide more variable street character where central streets feature more linked/terraced typologies to enclose the street as is more typical for the area. Central green space enclosed with positive car free frontage and site edges featuring more loosely arranged homes with higher frequency of gaps to afford view out.
- Introduction of additional typologies such as Flats Over Garages (FOGs) to provide street enclosure over grouped car parking areas used to support car free frontages facing green space and overlooking to laneways.
- Where QRP advice has not been followed has been to avoid locating larger grain apartment blocks at both site entrances. Instead, more modest blocks have been located in the area adjacent the A414 to avoid imposing adversely on the character of the listed farmhouse. At the entrance off High Ongar Road, houses are proposed instead of apartments to align with the context of the rest of High Ongar Road.
- Buildings are two storey in height adjacent the site boundary to reflect the predominant building height of the area and mediate the scale between buildings south of the site and to the north.
- A handful of houses have modest accommodation within in the roof with dormers and these are located to avoid overlooking issues.
- Two modestly grouped apartment blocks are located within the site. The tallest elements of which are described as 2.5 storeys in height or arranged over three floors with the top floor accommodation provided in lowered eaves with dormer windows.
- As described in the layout section, the proposals seek to avoid a monotonous spread of form and street character through the blanket application of a limited

selection of dominant house types and their associated parking. Central streets feature more linked/terraced typologies to enclose the street, central shared green spaces are also enclosed and overlooked for safety with linked homes or L shaped apartment blocks.

- Apartment private amenity space typically overlooks shared green space rather than road surface to improve private amenity and overlooking of those spaces. Central green open spaces provide context/greater space for the relatively taller massing of the 2.5 storey apartment blocks. Site edges feature more loosely arranged detached and semidetached homes with increased gaps between them to afford views beyond the boundary.

Officers are persuaded that the proposal relates positively with the local context and enhances the rural character of Ongar. The density, layout, pattern of development including open space & SuDs, the proposed building typologies, design including the external finishes are reflective of its surroundings and compliant with Policy DM9 of the LP & ONG-ED1.

Given the Government's emphasis on increasing housing supply, this balanced scheme aligns well with policy requirements. Interested parties have suggested that more larger family units (3 bed+) should be proposed in line with the ONS data. However, this also means delivering the required parking provision and other ancillary services such as open space, refuse, SuDs etc and will ultimately resulting in a further decrease in the number of units. Any additional reductions in housing numbers should be resisted, especially considering the current 20% decrease in housing numbers when compared to the Local Plan allocation. The delivery of housing on the allocated sites forms part of the Councils stepped housing trajectory and is reliant on the delivery of the housing numbers within the housing allocations. Whilst the allocated numbers are approximate, it is imperative that the housing proposed within the Local Plan is delivered. The current Housing Supply is at 5.4 years. It is accepted that the housing numbers on this site have been reduced by a significant 20% to accommodate the requirements of the Neighbourhood Plan, however a balance must be struck between meeting the requirements of the Neighbourhood Plan and meeting the requirements of the allocated site. Officers consider that this scheme strikes that balance and therefore the proposed housing mix, layout, and design is acceptable.

Whilst design is subjective, there is no compelling justification to reach a different conclusion to the Councils own design experts and any design challenges would likely struggle to withstand scrutiny at appeal without expert backing, potentially resulting in a cost award. This position was taken by the Appeal Inspector for Chigwell Nursery (Chig.R5), where the reasons for refusals were not upheld due to the lack of objections from Consultees and thus a significant cost awarded against the Council.

As such, this site-specific policy requirement and Neighbourhood Plan requirements have both been adequately balanced and satisfied.

### 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 layout, materials and external finishes. The development's landscaping should, as appropriate, seek to incorporate, retain and, where possible, restore/enhance existing field patterns, hedgerows, tree belts and/or ditches, providing additional screening from the wider landscape where relevant.***

Policy DM3 along with DM9 of the LP and ONG-ED1, ED4, ED5, & ED6 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 and nor has the Councils Urban Design Team and QRP. The proposal responds well to its sensitive setting and of a landscape led design as set out in the Design section above and the indicative landscape strategy sets how this will be achieved although the finer details are to be agreed at the approval of conditions stage should consent be granted.

As such, this site-specific policy requirement has been satisfied.

### Heritage

***D. Development may impact upon the setting of the Grade II listed Wantz Farmhouse, located to the South of the site. Proposals, in particular relating to the Southwestern part of the site, that may affect the setting of this heritage asset should preserve and wherever possible enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting. Development proposals should incorporate adequate screening between the new development and the heritage asset.***

***E. The site is adjacent to the Great Stony School Conservation Area, which is located to the South, to the opposite side of Chelmsford Road. Development proposals relating to the Southern part of the site 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.***

The applicant has sought to address most of the concerns raised by the Councils Conservation Team with regards to the setting of the Grade II listed building – The Wantz Farm, such as the impacts of the main apartment block facing Chelmsford Road with the removal of the L-shaped block and smaller apartments in place, plus a greater visual gap and the removal of a connecting road to the rear where plot 84 is located. The remaining issue still of concern is the impact to the setting of the Wantz Farm, in particular to the southwestern section of the site where plots 84, 85 & 86 (Formerly 74 – 76 in the superseded plans) are located.

This harm is less than substantial harm and Paragraph 208 of the Framework requires the decision maker to consider whether the public benefits of the scheme outweigh this harm.

On this note, given the 20% reduction of housing below the indicative capacity of the allocation and no policy requirement that the 'view' of the Wantz Farm is protected when a scheme comes forward, a further loss of 3 homes, in Officers view should be resisted. There is adequate screening and visual gap from the rear boundary of the Grade II listed building, so as to not harm the setting of the Heritage Asset. Nonetheless, the full benefits of the scheme will be set out within the planning balance section, including whether it overcomes this harm.

## On-site Constraints

***F. Development proposals should create a new vehicular access for the site from High Ongar Road. This is to ensure a safe access point is provided which has sufficient capacity for the development it serves.***

A single access point serving the site is proposed within High Ongar Road. It is of a sufficient size along with the required visibility splays to ensure there is no harm to the safety operation of the highway network. Too add, the Highways Team have raised no objection in this regard.

Further detail on the highway impacts are included below.

As such, this site-specific policy requirement has been satisfied.

## Infrastructure

***G. Any planning application should be accompanied by a Movement Strategy which takes account of the requirements of this site and the sites comprising the West Ongar Concept Framework Plan. This should address both highways and active travel (walking and cycling) requirements.***

***H. The Movement Strategy should be developed and agreed with the site promoters of the West Ongar Concept Framework Plan Area prior to the determination of any planning application.***

***I. The Movement Strategy should address the following matters:***

- (i) The need for any highways upgrades to the A414 Four Wantz Junction, which should be agreed with Essex County Council;***
- (ii) Pedestrian and cycling routes between sites ONG.R1, ONG.R2 and ONG.R4, Ongar District Centre, and key services and facilities in the Northern part of Ongar; and how the proposed pedestrian and cycle routes will integrate with the existing pedestrian and cycle networks.***

***J. Any planning application should make provision for the delivery of any on-site and off-site works identified in the Movement Strategy as part of the development or make contributions to the Council in lieu. The costs borne in implementing the Movement Strategy should be shared by the promoters of this site and the sites within the West Ongar Concept Framework Plan with appropriate measures being put in place to equalise the contributions. Through implementation of the Movement Strategy, the Council, Essex County Council and the site promoters should work collaboratively and proactively to ensure that any on-site and off-site infrastructure is provided ahead of or in tandem with the development it supports. This is to mitigate any impacts of the development proposal, meet the needs of new/existing residents and establish sustainable movement patterns.***

The following is from the Executive Summary of the Movement Strategy;

This Movement Strategy addresses the Local Plan by considering the impact of the developments on the highway network, specifically at the A414 Four Wantz roundabout, and demonstrates how active travel routes between the sites and key facilities will be developed, as well as assessing how the impact of the development will be mitigated to deliver both active travel and highway improvements. Improvements are proposed to enhance pedestrian provision along these routes to key day-to-day facilities, and this strategy is illustrated indicatively on the plan overleaf. This includes:

- the provision of formal and informal crossing facilities on all arms;
- widening of footways to a minimum of 2m;
- clearance of vegetation along footways; and
- improved guard railing provision.

Additionally, highway improvements have been proposed to increase the capacity of the roundabout for vehicle traffic with approach roundabout entry widths widened and flare lengths increased.

The Essex Highways Team have reviewed the application and responded as follows:

*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 planning policy and current safety criteria. It is also noted that the site is an allocated site, ONG.R4, in the Epping Forest District Local Plan (LP) 2011-2033 (2023).*

*The site-specific requirements for ONG.R.1, R2 & R4 require the three sites to create a Movement Strategy prior to the determination of any planning application. This has been completed and has been submitted as part of this application. The proposals for the Ongar Movement Strategy are accepted in principle by the Highway Authority, as it provides for enhanced and safer pedestrian movement over the A414 and around the roundabout in general, whilst providing additional capacity to accommodate the Local Plan traffic growth. It should be pointed out that no detailed junction design work, or assessments, have been undertaken on the accesses for sites ONG.R1 & R.2, at this time, and it would be expected that these are undertaken as part of any planning application submission for these sites.*

*The Highway Authority has undertaken extensive investigation and analysis of the submitted supporting documentation, and all additional information supplied by the applicant. The submitted Transport Assessment is considered robust and the Highway Authority is satisfied that the development will not have a significant or severe impact at this location, or on the wider highway network. The proposed access and junction improvements fully complies with current highway design standards and have been subjected to a Road Safety Audit.*

*This site will be directly delivering considerable improvements for existing, and future residents of Ongar, both in terms of enhanced pedestrian facilities, but also improved access to Passenger Transport services.*

*The Highway Authority has concluded that the proposal will not be detrimental to highway safety, capacity, or efficiency, and is greatly improving the accessibility of the site and locality. Consequently, the development does not create a serve impact on the highway network, or an unacceptable safety impact, which is the threshold for objection within the NPPF 2023.*

In terms of the highway upgrades and the pedestrian/cycle routes these have been addressed as set out above with the exception of cycle routes. The key reason during the preparation of the OMS it was established that segregated cycle infrastructure from the three sites onto public highways that have no suitable cycle infrastructure for bikes would in fact harm the safety and efficiency of the operation of the highway network. As an additional measure there are other public transport contributions sought in the region of £320k to improve the wider bus service network and improvement to the Coopers Hill roundabout.

Members attention is drawn to the fact that the applicant is proposing to deliver the highway improvements, rather than contribute financially towards them. The Movement Strategy is designed for a phased delivery of necessary upgrades to the Four Wantz roundabout, ensuring that safety and efficiency of the highway network is not compromised. Persimmon will deliver the northern (in yellow) and eastern (in red) sections of these improvements which has been secured via a Grampian condition (Condition No. 3).

An alternative approach would involve Essex County Council collecting funds from all three sites to deliver the necessary upgrades. Currently, ONG.R4 has committed to moving forward, while ONG.R1 and ONG.R2 may come forward in the near future. This could delay any highway enhancements for several years if contributions were to be collected.

As such, the physical delivery of the works should be afforded substantial weight.

### Green Belt Boundary

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

Additional landscaping is proposed to strengthen the northern, eastern and southern edges with the existing hedges retained and additional tree planting inc native mix hedging to infill any gaps. The northern edge abuts the school playing fields, the eastern section which includes the SuDS abuts residential dwellings and the southern Chelmsford Road these already act as a Defensible Boundary and the additional landscaping seeks to enhance this.

As set out in the landscape character section, full details are to be agreed via the landscaping conditions.

Thus, this site-specific policy requirement has also been satisfied.

### Affordable Housing

Policy H2 (Part A) states; development sites which provide for 11 or more homes or residential floorspace of more than 1000m<sup>2</sup> (combined gross internal area), the Council will require 40% of those homes to be for affordable housing and provided on site.

In accordance with the policy noted above, of the proposed 129 homes, 52 affordable homes would be delivered. As such. Officers are satisfied that this policy has been satisfied with the delivery of 52 (40%) on-site affordable housing. This position is supported by the Councils Housing Team and the AH mix including tenure and delivery by a registered partner are to be agreed post consent under the s106 Legal Agreement.

Whilst this purely relates to policy compliance and therefore should not be given weight in favour of the development, it should be noted that many sites within the District are currently finding it financially unviable to provide 40% affordable housing.

### *Health and Well-Being & Economic Development*

The proposal would improve health and well-being of existing and future residents including older residents with the provision of affordable homes, on-site open space along with financial contributions as set out in detail below including but not limited to health infrastructure. The proposal would also create jobs for local people and provide apprenticeships and training opportunities for the younger population. This element is to be secured via the Employment & Skills Plan (ESP) obligation as part of the s106 legal agreement.

The Councils Public Health Improvement Officer has reviewed the submitted Health Impact Assessment (HIA) and raised no objections.

In summary, there would be health and economic benefits from the construction of the proposal and long-term benefits from spending in the local economy for goods and services.

These benefits weigh significantly in favour of the proposal.

### *Flood Risk*

The site is within Flood Zone 1 and so at a low probability of flooding from rivers and the sea. Nonetheless, Policy DM15, DM16 & DM18 of the LP and the Framework require proposals to demonstrate that they avoid and reduce the risk of all forms of flooding to future occupiers and do not increase the risk of flooding elsewhere including incorporating sustainable drainage systems (SuDS) within the scheme.

The Lead Local Flood Authority (ECC SuDs) and the Councils Drainage Team have raised no concerns to the submitted FRA and drainage strategy subject to recommended conditions to agree the finer details.

Notwithstanding the concerns raised by third parties in this regards, there is no substantial evidence to lead to a conclusion different to the Councils Flood Risk experts.

### *Trees, Landscape and Ecology*

This application is not subject to Mandatory 10% Biodiversity Net Gain as it was submitted prior to the BNG legislation taking effect. Nonetheless, 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, Supporting surveys, the Landscape Strategy and the Biodiversity Net Gain assessment are accepted by Officers, ECC Ecology & Green Infrastructure Team, Natural England and the Councils Tree Team, and the finer details can be progressed at the approval of conditions stage.



### *Neighbouring Amenities*

Concerns have been raised regarding potential loss of privacy and overbearing impacts from the proposed development, specifically to the properties to the rear of Plots 87 – 95 on the western edge and Plots 107 – 116. Officers consider that there is sufficient spacing from the boundaries to these neighbouring properties and along with the proposed landscaping & a 4-meter buffer to the rear of Plots 87- 95 there would be no significant harm to their living conditions, in terms of loss of light, overshadowing, loss of privacy, overbearing and visual impact that justifies a reason for refusal.

### *Standard of Accommodation*

The proposed dwellings would have ample external amenity space and also meet the National Described Space Standards as required by 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 in terms of light and outlook.

### *Green Belt*

The parcel of land on the eastern most section of the site is within the Green Belt and includes the proposed SuDs/Open space. These engineering works preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. As such they are not inappropriate development within the Green Belt.

### *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 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. 40% Affordable Homes (EFDC)
  1. 52 Residential Units
    1. 13 no. Intermediate Homes (25%)
    2. 39 no. Affordable Rent Homes (75%)
2. Highway Improvements (Essex County Council)
  1. Upgrades to the A113 Coopers Hill/ Brentwood Road Roundabout = £289,007
  2. Public Transport Services Improvements = £320,000
3. Education (Essex County Council)
  1. Early Years Education Provision = £173,604 index linked to Q1- 2024.
4. Health (EEAST)
  1. Provision of Emergency Ambulance Service Infrastructure = £47,847
5. Sports Facilities (Sports England)
  1. Outdoor/Indoor Sports Provisions = £289,164
6. Community Facilities (Essex County Council & EFDC)
  1. Additional (and/or upgrades/expansions to existing) community facilities = £150,930
  2. Improvement to Chipping Ongar Library Services = £10,036.20 index linked to April 2020.
7. Open Space
  1. Off-Site Open Space
    1. Improvement and maintenance towards local greenspaces inc Local Equipped Area for Play (LEAP) in Ongar = £574,566
  2. On-site public open space Management Plan and Details and arrangements of the Management company will be required.
6. EFSAC Mitigation (Air Quality) = £43,215
7. The provisions of an Employment and Skills Plan' (ESP) seeking to drive forward an increase in construction employability levels and workforce numbers in accordance with Essex County Council Developers' Guide to Infrastructure Contribution (Revised 2020).

Total Costs = £1,855,154.20 + Additional Payment of Monitoring Fees

£50,000 (£1,057,875 @ 5%)

ECC (£700 per obligation) = £2,800

### ***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 of some £1.85 million towards local services such as early years education provision, health infrastructure, highway improvements, 40% affordable housing, open space, sports & community facilities.

These benefits weight substantially in favour of the proposal and outweigh the harm identified by the Council Conservation Team to the setting of the heritage asset.

Whilst it has been raised by third parties that the proposal does not fully accord with the Ongar Neighbourhood Plan, to further amend the scheme as suggested would result in even further deviation from the site-specific allocation requirements of the site, as laid out within the adopted Local Plan. It is officers' opinion that the developers would be unable to fully comply with both the site allocation and the Neighbourhood Plan. The scheme proposes 20% less than the approximate housing numbers specified within the adopted Local Plan since the scheme has been altered to better align with the Ongar Neighbourhood Plan policies.

For the reasons set out above, having regard to all the matters raised, it is considered that the proposal has adequately balanced the relevant policy requirements and it is therefore recommended that conditional planning permission be granted subject to a s106 Legal agreement to secure contributions towards the EFSAC and identified planning 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](mailto:contactplanning@eppingforestdc.gov.uk)***

**Conditions: (33)**

- 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:

1. Site Location Plan - 001
2. Masterplan - 002 Rev B
3. Detailed Layout - 003 Rev B
4. Storey Heights Plan - 005 Rev A
5. Garden Depth Plan - 008 Rev A
6. Refuse and Recycling – 010 Rev B
7. Levels - 011
8. Site Section - 012
9. Parking Plan - 013 Rev A
10. Mulberry House Type - 020 Rev B
11. Glebe House Type – 022 Rev C
12. Moreton House Type - 023 Rev C
13. Roding House Type - 024 Rev C
14. Magdalen House Type - 025 Rev C
15. Budworth House Type - 026 Rev B
16. Greensted House Type – 027 Rev C
17. Tawney House Type - 028 Rev C
18. Shelley House Type - 029 Rev B
19. Cripsey House Type - 030 Rev C
20. Apartment Block A - Floor Plan - 032 Rev B
21. Apartment Block A – Elevations - 033 Rev C
22. Apartment Block B - Floor Plans – 034 Rev B
23. Apartment Block B – Elevations - 035 Rev C
24. Apartment Block C - Floor Plans – 036 Rev B
25. Apartment Block C – Elevations - 037 Rev C
26. Twin Garage - 038 Rev A

27. Bin Store – 039 Rev A
28. Mayflower House Type – 040 Rev B
29. Churchill House Type - 041 Rev A
30. Milton House Type - 042 Rev A
31. Shakleton House Type - 043 Rev A
32. Mead House Type - 044 Rev B
33. Lea House Type – 045 Rev A
34. Apartment Block D - Floor Plans - 046
35. Apartment Block D – Elevations – 047 Rev A
36. Apartment Block E - Floor Plans - 048
37. Apartment Block E – Elevations – 049 Rev A
38. Street Scene A-A - 050 Rev B
39. Street Scene B-B - 051 Rev A
40. Victoria House Type – 052 Rev B
41. Lily House Type - 053 Rev A
42. Cycle Stores - 054
43. Cycle Storage Unit - 055

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

- 3 No residential units shall be occupied until the northern (shaded yellow) and eastern (shaded red) sections as set out in the Ongar Movement Strategy by Lime Transport (dated 5th August 2024) (or any later revisions) have been completed in full, along with the works at the junction of High Ongar Road and the A414 and the new bellmouth access for the site off High Ongar Road as set out in the Transport Assessment by Lime Transport (dated 30th May 2024) (or any later revisions). The completed works shall be retained for the lifetime of the development and prior to commencement of the above highway works, all details shall be agreed with the Highway Authority as per the Highway informative attached to this consent, and the details to include, but not limited to the following:
  1. Provision of capacity improvements at the roundabout including kerb realignment and signing and lining as necessary.
  2. Provision of a signalised pedestrian crossing across the A414 on the eastern arm of the roundabout.
  3. Provision of a new zebra crossing across the B184 Fyfield Road, to the north of the roundabout, with associated lighting, signing and lining as necessary.
  4. Improvements to footway widths and surfacing within the highlighted areas.
  5. The footway shall be sided out from the connection to the new pedestrian access from the site, approx. 130m to the east of the roundabout, and resurfaced.
  6. Provision of visibility splays of 2.4m x 143m to the west and 2.4m x 148m to the east, clear to ground level at the High Ongar Road junction on the A414
  7. Provision of a right turn lane and associated pedestrian refuge island, and dropped kerb crossings
  8. Introduction of a new 40mph speed limit to the east of High Ongar Road junction, with associated gateway feature and appropriate signing and lining as necessary

9. Improved footway widths to 2m where possible with existing footways sided out to create the necessary width.
10. Provision of visibility splays of 2.4m x 40m to the west, and 2.4m x 58m to the east, clear to ground level to the near side edge of the carriageway.
11. A bellmouth access with minimum radii of 8m, a pair of dropped kerb crossing points, with tactile paving, across the access, with minimum footway widths of 2m entering the site.

Reason: To ensure the site-specific policy requirements are met and in the interest of improved highway safety, in accordance with Policy T1 & P4 of the adopted Local Plan 2023 and the NPPF.

- 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 *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. 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.

6 Prior to commencement of the development hereby approved, a construction environmental management plan (CEMP: Biodiversity) shall have been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following;

1. Risk assessment of potentially damaging construction activities.
2. Identification of "biodiversity protection zones".
3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
4. The location and timing of sensitive works to avoid harm to biodiversity features.
5. The times during construction when specialist ecologists need to be present on site to oversee works.
6. Responsible persons and lines of communication.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
8. Use of protective fences, exclusion barriers and warning signs.
9. Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve protected and Priority 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 s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy DM1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

7 No development shall take place on site unless and until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation.

No development or demolition shall take place other than in accordance with the Written Scheme of Investigation including any mitigation measures. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation, and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured. Confirmation of compliance with the requirements of this condition shall be submitted in writing to the Local Planning Authority prior to occupation of the development hereby approved.

Reason: The site is an Archaeological site where any remains are irreplaceable and are an interest of acknowledged importance which may be highly vulnerable to damage or destruction. Unless the Authority is satisfied that a proper scheme for investigation has been agreed the remains should be left undisturbed, in accordance with Policy DM7 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.



Prior to preliminary ground works taking place, details of a surface water drainage scheme, based on sustainable drainage principles and the submitted Flood Risk Assessment Rev 3 by Stomor Ltd (dated 17 Oct 2024) (or any later revisions), shall be submitted to and approved in writing by the LPA. The details shall include;

1. Final modelling and calculations for all areas of the drainage system.
2. The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
3. Detailed engineering drawings of each component of the drainage scheme, including, but not limited to, swales, permeable paving, headwalls, watercourse works and leaky dams.
4. Final detailed drainage plan which depicts the overall drainage design and includes the location and sizing of any attenuation features, exceedance and conveyance routes, and the final outfall location.
5. Details of the management and maintenance plan, inclusive of responsibilities for all elements of the drainage system as well as the maintenance activities/frequencies.
6. Detailed survey of the network southeast of the site in order to confirm its ability to continue to accept flows
7. Details of an interpretation board explaining the principles etc of the overall SuDs system on the site and to be located within the SuDs area at the eastern end of the site.

The development shall be implemented in accordance with the approved details and shall be provided on site prior to the first occupation for the relevant phases (that are to be agreed with the LPA, in writing) 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 DM15, DM16 & DM18 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 9 Prior to preliminary ground works taking place, a scheme to minimise the risk of offsite flooding inc any mitigation measures caused by surface water run-off and groundwater during construction works and prevent pollution shall have been submitted to, and approved in writing by, the LPA. The scheme shall subsequently be implemented as approved during constructions works.

Reason: To ensure the development does not increase flood risk elsewhere and does not contribute to water pollution during construction works, in accordance with Policies DM15, DM16 & DM18 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 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.

- 11 Prior to any above ground works, a Biodiversity Enhancement Strategy (BES) for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority. The content of the BES shall include the following:

1. Purpose and conservation objectives for the proposed enhancement measures;
2. detailed designs or product descriptions to achieve stated objectives;
3. locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
4. persons responsible for implementing the enhancement measures; and
5. details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and prior to first occupation and so retained.

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.

- 12 Prior to any above groundworks, all material excavated from the below ground works that are not to be used within the completed development hereby approved shall have been removed from the site prior to first occupation of the development and an updated levels plans (to current submitted drawing PH-152-011) submitted for approval by the LPA, in writing, to confirm the change to the levels are acceptable prior to final occupation.

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.

- 13 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 first occupation of each phase (to be agreed with the LPA in writing) 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 and boundary treatments including the front gardens; 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.

- 14 Prior to first occupation of the development, a scheme for permanent Tree Protection & Management (inc Timber Post & Rail Fencing around/of the enhanced RPA of the Veteran Field Maple Tree (T9 of the submitted Arboricultural report) shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to first occupation and so retained during the lifetime of the Veteran Field Maple Tree.

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, 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.

- 15 Prior to first occupation confirmation shall have been provided that either:
1. All sewage works upgrades required to accommodate the additional flows from the development have been completed; or
  2. a development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents, in accordance with Policy DM15, DM16 & DM18 of the adopted Local Plan 2023 and the NPPF 2023.

- 16 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal (SES, December 2023) 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.

- 17 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.

- 18 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.

- 19 Prior to first occupation of the development, a schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscape maintenance plan shall be carried out in accordance with the approved schedule.

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.

- 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) with fixed frames, 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 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.

- 22 Prior to the first occupation of the development, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following:

1. Description and evaluation of features to be managed.
2. Ecological trends and constraints on site that might influence management.
3. Aims and objectives of management.
4. Appropriate management options for achieving aims and objectives.
5. Prescriptions for management actions.
6. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
7. Details of the body or organisation responsible for implementation of the plan.
8. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details for a minimum of 30 years to deliver the required condition of habitats created.

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 (as amended) and in accordance with Policy DM1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 23 Prior to the first occupation of the development the cycle, 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 cycle, 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.

- 24 Prior to the first occupation of the development the developer shall relocate and implement bus stop improvements, to ECC specification, to the 'Wantz Farm' bus stops either side of the A414, to include the following:

1. Provision of bus cage markings, a shelter, where possible, with integral Real Time Passenger Information and raised kerbs.

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

- 25 Prior to the first occupation of the development, the Developer shall submit a residential Travel Plan to the Local Planning Authority for approval in consultation with Essex County Council, in writing. The approved Travel Plan shall then be actively implemented for a minimum period from the first occupation of the development until 1 year after final occupation.

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.

- 26 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.

- 27 The refuse provision as agreed shall be complete and available for use prior to first occupation of the residential units and so retained.

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.

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the Materials Plan – 004 Rev B, unless otherwise agreed in writing by the LPA.

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.

- 29 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.

- 30 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. Confirmation of compliance with the requirements of this condition shall be submitted in writing to the Local Planning Authority prior to occupation of the development hereby approved.

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.

- 31 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.

- 32 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 33 The proposed dwelling(s) except plots 7, 8, 13, 28, 36, 77, 80, 100, 119 and 124 hereby permitted shall be built in accordance with Part M4 (2) of the Building Regulations, unless otherwise agreed in writing by the LPA.

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.

**Informatives: (5)**

- 34 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.
- 35 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](mailto:development.management@essexhighways.org).
- 36 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 37 Any works to or within eight metres of an open or piped watercourse will under the Council's Land Drainage Byelaws and powers conferred to EFDC by ECC as the LLFA, will require Land Drainage Consent from this team. For further information on the Land Drainage consent process or to find the application forms the applicant should visit the link below.



<https://www.eppingforestdc.gov.uk/environment/land-drainage-consent/>

There is a public foul water sewer within the site. Any works within three metres of a public sewer requires build over consent from Thames Water Developer Services. For further information please refer to:

<https://www.thameswater.co.uk/help/home-improvements/building-near-pipes>

38 **Biodiversity Net Gain**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The local planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Epping Forest District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the statutory exemptions or transitional arrangements are considered to apply.