

# DR/45/16

committee DEVELOPMENT & REGULATION

date 16 December 2016

## COUNTY COUNCIL DEVELOPMENT

Proposal: **Proposed construction of a new two storey detached educational block (c.918sq.m) to accommodate six classrooms, a library and ancillary facilities on the site of the existing school**

Location: **Roding Valley High School, Alderton Hill, Loughton, IG10 3JA.**

Ref: **CC/EPF/51/16**

Applicant: **Essex County Council**

Report by Director of Operations, Environment and Economy

Enquiries to: Gráinne O'Keeffe Tel: 03330 133055

The full application can be viewed at [www.essex.gov.uk/viewplanning](http://www.essex.gov.uk/viewplanning)





Site Plan

## 1. BACKGROUND

The site has benefited from a number of previous planning permissions:-

EPF/2318/11 - Erection of new 1.7m high student entrance gates on to Alderton Hill (in connection with erection of security fences and gates within the school grounds around the rear car park, and to the sides of the main building fronting Alderton Hill). (Revised application which omits new boundary fencing along Brook Road and Alderton Hill.) – 22/11/11 approved by Epping DC

EPF/1301/96 - Artificial outdoor sports pitch, with floodlighting and fencing for school and club use. – 11/10/96 Approved by Epping DC

CC/EPF/0004/88 - Extension to school – Approved 3/3/88

CC/EPF/0021/79 - New School Building, Remodel existing building, construct bridge, vehicular access, see EPF/1764/79/ File B– Approved 31/03/80

EPF/1764/79 - EPF/21/79 Erection of new school building, remodelling existing building and construct bridge and vehicular access. – Approved 16/11/79

EPF/0995/76 - CC/EPF/11/76 Outline application for the erection of school

buildings for Loughton County High School for Girls and The Brook Secondary School for Boys. –Unknown

CHI/0042A/53 – Extensions to School File A – Approved 12/03/62

CC/CHI/0004/61- Extensions to School File B – Approved 12/03/62

## **2. SITE**

The site is located in the district of Epping Forest, approximately 4km inside the M25 motorway and approximately 2.5km from the outer edge of the London Borough of Redbridge.

The site is approximately. 70 metres east of the edge of the defined town centre boundary of Loughton and approximately 200 metres north of Loughton Tube station on the Central Line of the London Underground network.

The site is bounded by Alderton Hill to the south and Brook Road to the east. The existing school buildings lie to the west and playing courts to the north with residential properties beyond.

Loughton brook passes to the west of the development site boundary, running from north to south, bisecting land in school ownership land and there is an existing bridge linking both sides.

The development site for the proposed building is located in Flood Zone 1. Other land in school ownership, further north and south are located within Flood Zone 2.

## **3. PROPOSAL**

The proposed development is for the construction of a new two storey detached educational block (c.918sq.m) to accommodate six classrooms, a library and ancillary facilities on the site of the existing school at Roding Valley High School.

The proposed development would facilitate an expansion from eight form of entry to nine, along with commensurate expansion of sixth form facilities.

## **4. POLICIES**

The following policies of the Epping Forest District Local Plan Saved Policies 2006 provide the development plan framework for this application. The following policies of relevance to this application:

### Epping Forest District Local Plan Saved Policies 2006

CP1 Achieving Sustainable Development Objectives  
CP2 Protecting the Quality of the Rural and Built Environment  
CP3 New Development  
CP6 Achieving Sustainable Urban Development Patterns

CP7 Urban Form and Quality  
CP9 Sustainable Transport  
CF5 Educational buildings outside the green belt.  
DBE1 Design of new buildings  
DBE2 Effect on neighbouring properties  
DBE3 Design in Urban areas  
DBE9 Loss of amenity  
LL7 Planting protection and care of trees  
LL10 Adequacy of provision for landscape retention  
LL11 Landscaping schemes  
ST1 Location of Development  
ST2 Accessibility of Development  
ST3 Transport Assessments  
ST4 Road Safety  
ST5 Travel Plans

Paragraph 215 of the NPPF states, in summary, that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework.

Epping Forest District Draft Local Plan (on consultation 31/10/2016 – 12/12/16)

Paragraph 216 of the NPPF states, in summary, that decision-takers may also give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

National Planning Policy Framework (NPPF), DCLG March 2012

Section 1: Building a strong, competitive economy.  
Section 4: Promoting sustainable transport  
Section 7: Requiring good design  
Section 8: Promoting healthy communities  
Section 10: Meeting the challenge of climate change, flooding and coastal change  
Section 11: Conserving and enhancing the natural environment

Supplementary Planning Documents  
Essex County Council – Development Management Policies – February 2011

## **5. CONSULTATIONS**

EPPING FOREST DISTRICT COUNCIL – Objects on the following grounds

“By reason of its bulk, design and siting the proposed development would not respect its setting and as a consequence would cause significant harm to the character and appearance of the locality. The District Council recognises the need for expansion at the school, however, the need for expansion is not demonstrably outweighed by the degree of harm likely to be caused by the proposal.

Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1 which are consistent with the National Planning Policy

Framework.” A detailed assessment accompanies the above conclusion.

HIGHWAY AUTHORITY – No response received.

PLACE SERVICES (Ecology) - No objection - The proposal involves the extension of a building onto an area of amenity grassland with individual trees and a boundary hedgerow. The grassland is likely to have negligible ecological value being managed as a short sward. Further, the trees and hedgerow are on the edges of the site footprint and are shown as retained on the proposed site plan (P15-058-220). No ecological impacts are predicted as a result of the work.

PLACE SERVICES (Trees) – Support subject to condition relating to tree protection

PLACE SERVICES (Urban Design) – Supports subject to conditions

The location of the proposals

The planning application includes a range of supporting information which explores the positive and negatives of a range of alternative locations for the proposed school building. These options consider the impact the proposed building will have on both the school site and grounds as well as the surrounding residential areas. At pre application review it was considered that the various alternative options explored had been appropriately assessed; the eventual proposed school site location creates the least impact on the existing school, school site and the surrounding residential streets.

Building Design

During pre-application discussions it was considered that the proposed form, scale and massing of the proposed building design is suitable for the site. The proposed materials make subtle reference to the design cues of the existing school building, while creating a positive, fit for purpose school extension. The proposed materials palette includes brick, zinc and trespas cladding which seek to create a modern interpretation of the existing school. In terms of design, this approach is supported. Taking into account the sensitivities of the site in regards to the location of the proposals I would recommend that a planning condition for the materials to be approved prior to construction be applied to this application.

Landscape and boundary treatment

The proposed landscape design is an integrated part of the proposals; the location of the proposed building creates opportunities for both a hard landscaped courtyard and a green soft landscaped area to the corner of the site.

It was suggested at pre application that the existing trees should remain, rather than planting smaller new trees in their place. The proposed site plan (dwg. P15-058-220) includes revisions to the eastern boundary edge which are supported. The existing tree planting and (to a lesser extent the hedgerow) now remain which will help to reduce the visual links between the school and the neighbouring residential dwellings along Brook Road.

There is still opportunity to re-establish and improve the boundary edge along Brook Road; it is noted that the proposed planting plan seeks to fill any existing gaps in the existing boundary hedge.

Again, taking into account the sensitivities of the eastern boundary between the

school site and Brook Road, I would recommend that a planning condition for the landscape planting to be approved prior to construction be applied to this application.

**PLACE SERVICES (Historic Environment) – No objection**

“The current school is of architectural interest, having its origins in the early 20th century. However the proposed development is outside the original school boundary and is unlikely to impact on significant archaeological remains.”

**PLACE SERVICES (Historic Buildings) – No objection**

“The principle elements of Roding Valley High School are handsome examples of early C20th architecture and can be considered a Non-Designated Heritage Asset. The proposed new addition would not impact upon the special interest of these buildings.

The character of the local street scene is defined as much by the open spaces and vegetation as it is by the built environment. The proposed building is closer to the plot than the majority of buildings in the locality and given the proposed is two-storey this would be uncharacteristically evident from Alderton Hill and Brook Road.”

**LOUGHTON TOWN COUNCIL – The Committee considered the proposals and made the following comments:**

- i. Additional full height green screening was required along the full length of the new development adjacent to Brook Road to minimise the impact of the buildings on the streetscene and avoid any potential overlooking of properties.
- ii. Members expressed concern about the adverse impact of additional traffic in the vicinity given the existing congestion in the area.
- iii. The physical model of the building in context (File no BA P15 058 911) appeared misleading with regard to the distance of the development from Brook Road as to that shown on the plans.

**LOCAL MEMBER – EPPING FOREST – Loughton Central – Any comments received will be reported at Committee.**

## **6. REPRESENTATIONS**

36 properties were directly notified of the application. 16 letters of representation have been received, including one from a residents association. These relate to planning issues covering the following matters:

Observation

Concern regarding proximity to boundary and properties in Brook Road  
Discrepancies between model presented by school consultation and the drawings submitted with planning

Comment

See appraisal

The planning application will be assessed using the drawings submitted under planning reference

application.	CC/EPF/51/16 and that supersedes anything presented by the school at their consultation event.
Boundary hedge should be retained and gaps filled.	See appraisal
Overlooking and privacy concerns-mitigation in form of tree planting/obscure glass suggested.	See appraisal
Volume of construction traffic in conjunction with nearby construction sites and normal school traffic.	See appraisal
Objecting to design not objecting to increase in school size.	Noted
Impact on visual character of locality.	See appraisal
Difference between setback of houses on Brook Road at 13m in relation to proposed setback of 3m for school building.	See appraisal
Consider alternative options.	See appraisal
School consultation event was not adequate – limited time slot	Consultation was carried out by the County Planning Authority for a 21 day period ending on 29/11/2016. Any other consultation carried out by the school prior to making a planning application is optional but encouraged.
Traffic and Parking issues.	See appraisal. Also note, enforcement of traffic regulation orders is not a planning matter.

## 7. **APPRAISAL**

The key issues for consideration are:

- A. Principle of Development
- B. Site layout and urban design
- C. Sustainable Transport and Highways Impact
- D. Residential Amenity
- E. Trees and Landscaping

### A **PRINCIPLE OF DEVELOPMENT**

Having regard to the established educational use on site, the sustainable location

in terms of proximity to Loughton town centre and accessibility to public transport, the proposed construction of a new school building on the site is considered acceptable in principle, subject to meeting all other site specific planning criteria as discussed below.

Furthermore, the proposed development would be in accordance with Policy CF5 of the Local plan that states *“The Council will grant planning permission for replacement or additional educational buildings on existing school or college sites outside the Green Belt .....if it is satisfied that the loss of any associated open space would not have an excessively adverse effect on the townscape in the vicinity .....and it does not involve the loss of any playing fields.”*

The proposed development’s location will be considered further.

## B SITE LAYOUT & DESIGN

It is a core planning principle of the NPPF to *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”*

A Design and Access Statement is submitted in support of the planning application.

### Location of proposed development

The Design and Access Statement outlines the feasibility study undertaken by the applicant in selecting the proposed location for the construction of the school building.

The approach chosen by the applicant was to locate the additional capacity on the northern part of the school landholding, where all the teaching and accommodation currently exists. Three location options were considered in the feasibility report; two were discounted due to difficulty of fitting in with the floorplate of the existing school and difficulty interfacing with existing buildings. The preferred option selected by the school was the south eastern corner of the northern landholding and this is proposed in the current planning application.

It is also noted that while options further north have not been presented by the applicant, most of this area lies within Flood Zone 2, therefore taking a sequential approach, the site selected , which is on Flood Zone 1 (low flood risk) is the preferred approach.

In conclusion, it is considered that the location of the proposed development is considered to be the best available on the site, taking account of flood risk, retention of playing pitches, impact on adjoining residents and the streetscape and connectivity with the existing school.

### Design & Massing

The design takes the form of two wings. One wing runs parallel to Alderton Hill, the other splays towards Brook road and creates a splayed courtyard in conjunction with the existing 'Block B' building.



The adoption of a flat roof structure minimises the overall bulk of the building which sits much lower than the pitched roof adjacent Block B whilst also being significantly less prominent when viewed from Brook Road and Alderton Hill.

The building datum has been lowered to approximately 1.5m below Brook Road which, together with retention and reinforcement of existing trees and landscaping would minimise visual impact of the new building especially when viewed against the back drop of the existing Block B building that sits considerably higher immediately to the rear.

The Councils Urban Design Consultant comments *“the proposed form, scale and massing of the proposed building design is suitable for the site. The proposed materials make subtle reference to the design cues of the existing school building, while creating a positive, fit for purpose school extension.”*

It is noted that the Planning Officer takes a different view and objects *“By reason of its bulk, design and siting the proposed development would not respect its setting and as a consequence would cause significant harm to the character and appearance of the locality.”* (Citing Policies CP2(iv), CP7 and DBE1 – see full text at Appendix 1)

Policy C2 (iv) aims to protect the quality of the rural and built environment by safeguarding and enhancing the setting, character and townscape of the urban Environment.

As per policy CP7 *“one of the Council’s primary objectives is to make the fullest use of existing urban areas for new development before locations within the Green Belt. In view of this primary objective, the environmental quality of existing urban areas will be maintained and improved as attractive places in which to live, work and visit....”*

While it is acknowledged the setting of the streetscape would change with the building line closer to the junction of Brook Road and Alderton Hill, however it would not result in overdevelopment, unsympathetic change or loss of amenity and it is therefore considered the proposed building would be appropriate in this setting and would be in accordance with Policy CP7 and CP2 (iv)

It is considered that the proposed school building respects its setting in terms of scale, proportion, siting, massing, height, and orientation and is considered to be acceptable in accordance with policy DBE1, CP2 9iv) and CP7 of the Local Plan.

#### Daylight/Sunlight

A Daylight and Sunlight Assessment submitted in support of the application, which concludes that although there would be some loss of light to the existing Block B (to the west of proposed building), the resulting daylight factor would still be higher than the minimum and is therefore considered adequate.

The report also concludes that the proposed new school building would achieve

adequate daylight levels.

In conclusion, in the siting the proposed school building it is considered that alternatives have been properly considered, taking a sequential approach to locating the building outside areas at risk of flooding and avoiding loss of playing pitches. The eventual proposed school site location creates the least impact on the existing school, school site and the surrounding residential streets and would be in accordance with policies DBE1 of the Local Plan and the principles of requiring good design in the NPPF.

Furthermore, having regard to paragraph 72 of the NPPF

*“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools”.* It is considered that the need for school places outweighs the minor impacts of changes in the street scene.

## C SUSTAINABLE TRANSPORT & HIGHWAYS IMPACT

A Transport Statement and Travel Plan have been submitted in support of the planning application.

The NPPF promotes sustainable transport. The school site is considered to be sustainably located, aprox. 100 metres north of Loughton Tube station on the London Underground Central Line (Zone 6) and 70m east of the defined town centre boundary of Loughton.

The proposed development would accommodate an additional 350 pupils and has been considered in relation to the Essex Parking Standards (2009).

### Minimum Cycle Parking Requirements:

In accordance with standards, the minimum requirement is 1 space per 3 pupils plus 1 space per 5 staff.

An additional 350 pupils would require a minimum of 116 cycle spaces and an additional 11 staff would require 3 cycle spaces.

The applicant is proposing to install a bicycle shelter to accommodate 30 bicycles, adjacent the pedestrian entrance on Brook Road.

The School Travel Plan submitted includes a survey (2016) which concludes almost 90% of pupils travel to school by sustainable modes (Walk, Bus, Car share, Train, cycle), with walking to school the most popular choice at 44%. Almost 25% of staff travel by sustainable modes.

Having regard to the sustainable location of the school with a variety of public transport options, the result of the survey in the Travel Plan indicating that 90% of pupils and 25% of staff travel to school by sustainable modes (walk, bus, car

share, train, cycle) and also taking into consideration the absence of dedicated cycle lanes in the vicinity of the school and the busy nature of the surrounding road network, the proposal to provide 30 cycle places, while falling short of the Essex minimum standards is considered adequate in this instance to promote sustainable transport modes.

There is no proposal to alter the current car parking arrangements.

In conclusion, it is considered the proposal is in accordance with policies ST1, ST2, ST3, ST4, and ST5 of the Epping Forest Local Plan and the principle of promoting sustainable transport in the NPPF.

## D RESIDENTIAL AMENITY

### Overlooking

The nearest residential properties to the proposed development are existing two storey houses at No. 8 Alderton Road and No.'s 34 & 36 Brook Road, which are located directly opposite the proposed school building.

At the nearest point the upper floor windows of the proposed school building would be a distance of 32 metres from the upper floor windows of No. 34 & 36 Brook Road and a distance of 36 metres from the upper floor windows of No. 8 Alderton Hill.

A separation distance of 22m between facing buildings is considered to be the best practice minimum distance required to achieve adequate privacy levels.

The separation distances that would be achieved in this case would be greater than 32 metres.

Any potential for overlooking would also be minimised by the difference in level between the properties, with the existing dwelling houses elevated above the proposed school building, as the ground slopes upwards from west to east. In addition, the proposed school building would be orientated at an angle to the existing houses, thereby reducing the field of vision towards existing properties.

Therefore it is considered there would be adequate separation distance between the proposed school building and existing properties that would not result in overlooking of existing residential properties and would be in accordance with Policy DBE2 and DBE9.

### Overshadowing

A Daylight and Sunlight Assessment, carried out in accordance with 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE2011) has been submitted in support of the application.

The report concludes that the adjacent residential properties would not be affected and would see no reduction in daylight or sunlight beyond the levels recommended in the guidance.

The distance between the proposed school and nearest residential properties (32m) is more than 3 times the height of the proposed building (7.6m), therefore having regard to the BRE guidance, there would be no significant loss of daylight.

The profile of the proposed school building also sits under the 25 degree angle line from existing properties, therefore having regard to BRE guidance, the proposed development is unlikely to have substantial effect on the sunlight enjoyed by existing properties.

In conclusion, having regard to the height of the proposed school building and separation distance from existing residential properties, the development would not result in overlooking or loss of daylight or sunlight to existing properties, and would not result in adverse impact on residential amenity of adjoining occupiers and would be in accordance with Policy DBE9 of the Local Plan.

## **E LANDSCAPING AND TREES**

The proposal includes the removal of 7 no. small silver birch trees within the site boundary and replacement with 5 no. trees in the proposed courtyard.

The removal of one tree on the southern site boundary is also proposed. It is proposed to retain the existing tulip tree.

It is proposed to retain all other trees and hedgerow on the south and east site boundary.

The Councils Arboricultural consultant recommends that a tree survey and root protection plan be submitted prior to commencement of development.

The applicant has proposed to retain the existing landscaping on the boundary with Brook Road and Alderton Hill in addition to proposing supplementary planting along those boundaries. A condition has been recommended below to agree the detail.

In conclusion, the proposed development would be in accordance with policies LL7, LL10 and LL11 of the Local Plan.

## **8. CONCLUSION**

The proposal to construct a new educational block on the site of the existing school is considered acceptable principal, having regard to the established educational use on site and the good accessibility to sustainable modes of transport.

Having regard to the height of the proposed building and separation distance from adjoining residential properties, the development as proposed would not result in overlooking or loss of daylight/sunlight and would adequately protect the residential amenity of adjoining occupiers.

While the proposed building would be visually prominent at the junction of Brook Road and Alderton Hill, and would represent a change in the streetscape, it is

considered this would not negatively impact on the amenity of adjoining residents or the visual amenity of the street scene. Having regard to paragraph 72 of the NPPF, it is further considered that any minor impacts would be outweighed by the need to create additional school places.

The proposed development would be in accordance with policies CP1, CP2, CP3, CP6, CP7, CP9, CF5, DBE1, DBE2, DBE3, DBE9, LL7, LL10, LL11, ST1, ST2, ST3, ST4, and ST5 of the Epping Forest District Local Plan 2006 and the National Planning Policy Framework (NPPF 2012)

## 9. **RECOMMENDED**

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be **granted** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiry of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.
- 2 The development hereby permitted shall be carried out in accordance with the details submitted by way of application reference CC/EPF/51/16 validated on 01 November 2016

### Drawings

058-001	Location Plan
058-010	Block Plan as Existing
058-020	Site Plan as Existing
058-031	Site Section AA & BB as Existing
058-032	Site Section CC&DD as Existing
058-110/Rev. A	Proposed Block Plan
058-220/Rev. A	Proposed Site Plan
058-201	Proposed Floor Plans
058-210	Proposed Roof Plan
058-231	Proposed Section FF&GG
058-242	Proposed East Elevation/Street Elevation
058-243	Proposed South Elevation
058-244	Proposed Courtyard North & West Elevation
058-921	Proposed Cycle Shelter
058-931	Boundary Distance Diagram

Design and Access Statement prepared by Barker Associates, dated September 2016

Daylight and Sunlight Assessment prepared by MLM Consulting Engineers Ltd, dated 01 August 2016.

and in accordance with any non-material amendment(s) as may be subsequently approved in writing by the County Planning Authority.

- 3 Prior to first occupation of the proposed building, a minimum of 30 covered bicycle stands shall be erected on site in accordance with drawings 058-921 and 058-220/Rev. A.
- 4 Prior to commencement of development, a full Arboricultural survey and report in accordance with BS5837:2012 shall be submitted for the prior written approval of the County Planning Authority.

The report shall include the following:

- a) a plan that shows the position, crown spread and root protection area in accordance with section 5.5 of BS5837:2012 of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on the plan.
- b) details of each surveyed tree in a separate schedule in accordance with section 4 of BS5837:2012
- c) a schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work. All tree works shall be carried out in accordance with BS3998:2010.
- d) details and positions of the ground protection in accordance with section 2 of BS5837:2012.
- e) details and positions of Tree Protection Barriers identified separately where required for different phases of construction work [e.g. demolition, construction, hard landscaping] in accordance with section 6.2 of BS5837:2012. The Tree Protection Barriers shall be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- f) details and positions of the Construction Exclusion Zones in accordance with section 6.2 of BS5837:2012.
- g) details and positions of the underground service runs in accordance with sections 4.2 and 7.7 of BS5837:2012.
- h) details of any changes in levels or the position of any proposed excavations, including those on neighbouring or nearby ground in accordance with paragraph 5.4.2 of BS5837:2012.
- i) details of any special engineering required to accommodate the protection of retained trees [e.g. in connection with foundations, bridging, water features, surfacing] in accordance with section 7.5 of BS5837:2012.
- j) details of the methodology to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of retained trees.
- k) details of the methodology to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of “No-Dig” construction.
- l) details of the methodology to be employed for the access and use of heavy, large, difficult to manoeuvre plant [including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc] on site.
- m) details of the methodology to be employed for site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phototoxicity
- n) details of the method to be employed for the stationing, use and removal of site cabins within any root protection areas in accordance with section 6.2 of

BS5837:2012.

o) details of tree protection measures for the hard landscaping phase in accordance with section 5.6 of BS5837:2012.

p) the timing of the various phases of the works or development in the context of the tree protection measures.

The development shall be implemented in accordance with the approved report.

- 5 No development shall take place until a landscape scheme has been submitted to and approved in writing by the County Planning Authority. The scheme shall include details of areas to be planted with species, sizes, spacing, protection and programme of implementation. The scheme shall also include details of any existing trees and hedgerows on site with details of any trees and/or hedgerows to be retained and measures for their protection. The scheme shall be implemented within the first available planting season (October to March inclusive) following commencement of the development hereby permitted in accordance with the approved details and maintained thereafter in accordance with the approved scheme.
- 6 Samples of the proposed external material finishes shall be submitted for the written approval of the County Planning Authority prior to their installation on site. The development shall thereafter be implemented in accordance with the approved external material finishes.

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## **INFORMATIVES**

### School Travel Plan

Prior to the beneficial occupation of the development it is advised that a Travel Plan including monitoring arrangements is prepared, in liaison with the Highway Authority, and subsequently implemented in full.

The school, in association with Essex County Council's School Travel Planning Advisor, is advised to agree the frequency of reviewing and, where necessary, updating the School Travel Plan. To this end, the School Travel Planning Advisor will provide assistance in identifying measures that should help to mitigate the overall impact of the proposal.

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## **BACKGROUND PAPERS**

Planning Application drawings and documents Reference CC/EPF/51/16  
Consultation replies  
Representations

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## **THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (as amended)**

The proposed development would not be located adjacent to/within distance to a European site.

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Therefore, it is considered that an Appropriate Assessment under Regulation 61 of The Conservation of Habitats and Species Regulations 2010 is not required.

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## **EQUALITIES IMPACT ASSESSMENT**

This report only concerns the determination of an application for planning permission. It does however take into account any equality implications. The recommendation has been made after consideration of the application and supporting documents, the development plan, government policy and guidance, representations and all other material planning considerations as detailed in the body of the report.

## **STATEMENT OF HOW THE LOCAL AUTHORITY HAS WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE MANNER**

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure)(England) Order 2015.

## **LOCAL MEMBER NOTIFICATION**

EPHING FOREST – Loughton Central



## **APPENDIX 1**

Extracted from the Epping Forest District Council Combined Local Plan (1998) and Local Plan Alterations (2006)

### **POLICY CP2 – PROTECTING THE QUALITY OF THE RURAL AND BUILT ENVIRONMENT**

The quality of the rural and built environment will be maintained, conserved and improved by:

(iv) safeguarding and enhancing the setting, character and townscape of the urban environment;

### **POLICY CP7 – URBAN FORM AND QUALITY**

In line with policies CP6 and ST1, one of the Council's primary objectives is to make the fullest use of existing urban areas for new development before locations within the Green Belt. In view of this primary objective, the environmental quality of existing urban areas will be maintained and improved as attractive places in which to live, work and visit. Where the existing urban fabric provides for high quality in design and local environment by virtue of its existing character, open land uses and buildings and areas of architectural, historic and archaeological importance, this will be strongly protected and enhanced. New development in all urban areas which results in overdevelopment, unsympathetic change or loss of amenity will not be permitted. Subject to those considerations, existing built-up areas will be used in the most efficient way to accommodate new development by the:

- (i) recycling of vacant, derelict, degraded and under-used land to accommodate new development;
- (ii) re-use of existing buildings by refurbishment, conversions, changes of use and extensions;
- (iii) re-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land uses; and
- (iv) use of higher densities where compatible with the character of the area concerned and urban design controls.

### **POLICY DBE1- DESIGN OF NEW BUILDINGS**

The Council will require that new buildings:

- (i) respect their setting in terms of scale, proportion, siting, massing, height, orientation, roof-line and detailing;
- (ii) are of a size and position such that they adopt a significance in the streetscene which is appropriate to their use or function; and
- (iii) only employ external materials which are sympathetic in colour and texture to the vernacular range of materials.