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30 September 2021

Dear Ian

**FULL PLANNING PERMISSION FOR A REPLACEMENT DWELLING AND
TEMPORARY PLANNING PERMISSION FOR A SECURITY HUT AND
ACCESS ROAD**

On behalf of our client, Mr Baljit Virk, DLBP Ltd is pleased to submit a full planning application for permission of the following development:

Replacement dwelling and associated works, including security hut and access road

In addition to this supporting letter, the application comprises:

- the application form;
- existing and proposed drawings;
- BIA report (Jan 2020);
- Proposed Drainage Plan (Nov 2019);
- details of Alpha Flow Permeable Block Paving (Feb 2020);
- details of Topmix Permeable tarmac (Feb 2020);
- Potential Contamination Pathways (2018);
- Phase I Environmental Report (Sep 2018);
- Phase II Environmental Report (Jan 2019);
- Phase II Remediation Report (March 2020);
- Phase III Remediation Report (March 2020);
- Preliminary Roost Assessment and Nocturnal Bat Survey Report (Sep 2018);
- Arboricultural Impact assessment (Feb 2020);
- Tree Protection Plan (Feb 2020);
- Tree Survey Plan (Feb 2020);
- Construction Method Statement (June 2019);
- Essex Place Services consultation response dated January 2020.

This planning application follows our helpful meeting on 3 September 2021 where we discussed the various planning matters associated with the site and agreed in principle that a new application would be appropriate and could be used to resolve any outstanding issues.

Background of site and relevant planning history

There have been a number of planning permissions granted on the site for various forms of development, including a new house and stable block. These include:

- EPF/2484/14 - planning permission granted for the *redevelopment of site by erection of a single family dwelling house and replacement of stables and stores in association with the established stud farm.*
- EPF/1536/17 - planning permission granted for the *redevelopment of site by erection of a single family dwelling house and replacement of stables and stores in association with the established stud farm (including a 10 stall stable block).*
- EPF/1355/18 - planning permission granted for the *demotion of all structures and dwellings on site and erect a new stable block. The new stable block will feature 12 new stables, new store rooms and offices and a relocated menage.*

Planning permission ref. EPF/1536/17 was granted in 2018 and in effect replaced the previous planning permission ref EPF/2484/14 for the redevelopment of the site that was granted in 2015. Both planning permissions authorised the redevelopment of the site to include the replacement of the dwelling that existed on site with a new dwelling. Both permissions also authorised a new stable block.

The 12 stall stable block authorised under planning permission ref EPF/1355/18 has been constructed in accordance with the approved plans. This is a separate planning permission and authorised a different form of development for the stable block that the 2018 planning permission (which authorised both the replacement dwelling and the stable block). Because of this, the passage of time that has lapsed between the permission being granted and the need to incorporate a number of new but minor elements, the applicant has elected to apply for a new full planning permission.

It is important to note that although this is a new planning application, the design and parameters of the replacement dwellinghouse are *exactly* as per the scheme consented under planning permission EPF/1536/17. This planning permission authorised the redevelopment of this part of the site and established that the principle of a two storey dwellinghouse in this location is wholly appropriate in planning terms. In particular the 2018 permission (and to a similar extent the 2015 permission) established that with respect to the development plan and any relevant material planning considerations that:

- the development is appropriate in Green Belt terms;
- the design and elevational appearance of the proposed dwelling is acceptable having regard to the character of the area;
- there will be no undue impacts in terms of residential amenity;
- the quality of the new dwelling will be high in terms of space standards and amenity space; and

- there are no highways, environmental or other impacts that will occur that would prevent the granting of planning permission.

As such, the proposal is wholly appropriate in planning terms, according with the policies of the Council's development plan. The existence of the two previous planning permissions, part implemented, is a material planning consideration of significant weight in favour of the granting of planning permission.

Access road and security hut

Following the granting of the planning permissions for both the replacement dwelling and the stable block, works were undertaken to demolish the existing buildings and construct the stable block. As part of these works, two new matters have arisen, which constitute a minor change to the approved development and have in part triggered the current planning application. These are:

- the provision of an access road off Epping New Road. There is an existing access into the site to the north eastern corner of the site, which is shared with the neighbouring property and offers access onto the A104 Epping New Road. However, it is not suitable for some of the traffic associated with the construction of the stable block and dwelling, and so a temporary access has been constructed on the south and eastern side of the site. This continues to have access onto the A104, but is solely used by the application site. It is clearly preferable for this to be used for construction traffic as it will result in less disruptive impact on the residential neighbours near to the site. For this reason, it is indicated on the plans within the red line and referred to in the accompanying Construction Management Statement; and
- the provision of a small security hut at the new secondary access to the site. This will be located on the existing hardstanding to the front of this access onto the A104 and will assist in ensuring the construction runs as smoothly as possible.

Planning conditions

Following the granting of planning permission reference EPF/1536/17, a number of applications were made to discharge planning conditions attached to it, two of which were approved. Discharge of condition application reference EPF/2150/19 was previously submitted to the Council and sought approval for a number of planning conditions. Whilst it was not formally determined, it is clear from the correspondence available on the file that various information submitted as part of this application was deemed to be acceptable.

The information provided to support these discharge of condition applications is included in the supporting documents for the current submitted application and it is kindly requested any planning conditions relating to these matters are 'instructive' and simply require compliance with the details in the documents.

Surface water

Documents submitted under application reference EPF/2746/19 for the discharge of conditions 13 of planning permission reference EPF/1536/17 were determined as being

sufficient to discharge this condition. These have been resubmitted with this application and include:

- BIA report (Jan 2020);
- Proposed Drainage Plan (Nov 2019);
- details of Alpha Flow Permeable Block Paving (Feb 2020); and
- details of Topmix Permeable tarmac (Feb 2020).

Contamination

Documents submitted under application reference EPF/2155/19 for the discharge of conditions 4, 5 and 6 of planning permission reference EPF/1536/17 were determined as being sufficient to discharge these conditions. These have been resubmitted with this application and include:

- Potential Contamination Pathways (2018);
- Phase I Environmental Report (Sep 2018);
- Phase II Environmental Report (Jan 2019);
- Phase II Remediation Report (March 2020); and
- Phase III Remediation Report (March 2020).

Bat surveys and enhancement measures

Documents submitted under application reference EPF/2150/19 for the discharge of conditions 3 and 17 of planning permission reference EPF/1536/17 were confirmed by Essex Place Services in its consultation response as being sufficient to discharge these conditions.

The following document has been resubmitted with this application:

- Preliminary Roost Assessment and Nocturnal Bat Survey Report (Sep 2018); and
- drawing no. FPL_512 showing bat bricks.

Tree Protection Measures

Documents have been provided with this submission to meet requirements as mentioned in the decision notice of EPF/1536/17 for Condition 11 regarding tree protection measures:

- Arboricultural Impact assessment (Feb 2020);
- Tree Protection Plan (Feb 2020); and
- Tree Survey Plan (Feb 2020).

These documents were not formally approved by the Council but meet the requirements of the conditions for the site and address the issues raised by the Council.

Construction Method Statement

A Construction Method Statement (June 2019) has been provided with this submission to meet requirements as mentioned in the decision notice of EPF/1536/17 for Condition 12

requesting a Construction Method Statement. This document was not formally approved by the Council but meet the requirements of the conditions for the site and address the issues raised by the Council.

Site Levels

Drawing no. 220 and 510 provide details of site levels ands enclosed with the application. These address the requirements of the condition 9 of the original planning permission ref. EPF/1536/17.

Conclusion

We trust that the planning application is acceptable to the Council and as discussed at our recent meeting on 3 September, that it will be supported by the planning officers. We hope that the inclusion of the information pursuant to potential planning conditions based on the approval and submission of discharge of condition applications to planning permission ref. EPF/1536/17 is clear and will enable the new planning permission to be issued with as few pre-commencement conditions as possible.

If the Council has any questions regarding the application, please do not hesitate to contact me on 07833290753, by email to andrewryley@dominiclawson.co.uk or by post at the address above.

Yours sincerely

Andrew Ryley MRTPI

On behalf of DLBP Ltd

DLBP Ltd is registered in England & Wales at the above address, number 7229435. VAT registration number 260 6370 18.