

**Epping Forest College and
Former Playing Fields,
Loughton**

**Epping Forest SAC – Issue
Specific Statement of Common
and Uncommon Ground**

**Between Epping Forest District Council and Fairview
New Homes (Epping Forest) Nos. 1&2 Ltd**

Appeal References: APP/J1535/W/20/3258787 &
APP/J1535/W/20/3263876

As at 9th April 2021

Epping Forest SAC – Issue-Specific Statement of Common and Uncommon Ground

The table below reflects the points of Common and Uncommon Ground between the appellant and the Council. The text under 'detail' represents the Councils position insofar as the appeals are concerned. The appellant has agreed this is an accurate reflection of the points of agreement and disagreement.

	Matter	Detail
	Common Ground	
1	Information provided to inform assessment	The Council is satisfied that all the necessary information has now been provided to model the impact of the two appeals.
2	An additional 96 residential units compared to what was modelled for the Local Plan HRA	The Epping Forest District Local Plan modelling for the allocated sites allowed for a much smaller number of dwellings but also a greater proportion of houses and smaller proportion of apartments than is covered by the applications. Having modelled the change in mix and numbers the Council is satisfied that the increase in the proportion of apartments effectively offsets the effect of the 96 additional units. As a result, the Council is satisfied that the adverse effect on the SAC of the <u>unmitigated</u> dwellings is identical to that modelled to inform the need for the Air Pollution Mitigation Strategy (APMS). Remaining points of disagreement over the mitigation proposed are covered in Uncommon Ground.
3	Payment of APMS tariff for residential units	The Council agrees that the financial contribution to the APMS for the residential units would be £335 x 356 dwellings = £119,260.
4	Recreational pressure	The Council is satisfied that Suitable Alternative Natural Greenspace (SANG) is not required for development at Loughton and that the recreational impact of the two applications can be mitigated through payment of the SAMM tariff (£352 per dwelling) and the GI Strategy Strategic Infrastructure Projects tariff (£716 per dwelling).
5	Mitigation offered for the Wellness Centre	On Thursday 1 st April 2021 the appellant provided to the Council a Mott MacDonald document entitled 'Wellness Centre – AQ Awareness Raising Campaign: Proposed Specification'. The Council agrees that the Awareness Raising Campaign identified in that proposal will provide adequate mitigation for the contribution of the Wellness Centre to traffic flows in the SAC.
6	Provision of electric vehicle charging points	The Council and the appellant have agreed 50% active provision of electric vehicle charging points across Site A and Site B, with the remaining 50% of all parking spaces to have passive electric car charging infrastructure installed, from first occupation. The Council considers this an adequate scale of active provision to help achieve the APMS target for 10% conversion of petrol cars on the Epping Forest SAC network to ULEVs by 2024.

Uncommon Ground		
7	Excessive parking provision	<p>While the effect on the SAC prior to mitigation is in line with that modelled for the Local Plan HRA (see point 2), the Council's position is that there is inadequate mitigation for the parking provision associated with these two applications.</p> <p>In the Council's opinion, excessive parking provision across the two application sites will work against the APMS and thus adversely affect the integrity of Epping Forest SAC by actively encouraging car ownership, whereas it is key to the efficacy of the APMS in achieving its stringent targets to discourage car ownership unless those cars are Ultra-Low Emission Vehicles (ULEVs).</p> <p>On 1st April 2021 the appellant provided Mott MacDonald document 'AQ Private Vehicle Travel: Proposed Mitigation Measures'. This includes proposals to restrict 20% of parking spaces across Sites A and B to 'Ultra-Low Emission Vehicles (ULEVs) Only' coupled with the provision of a financial incentive to purchase e-bikes or ULEVs and supporting a controlled parking zone. The Council agrees that this is a positive step forward since from the point of view of SAC protection imposing 'ULEVs only' restrictions on parking spaces is equivalent to removing them.</p> <p>However, the Council does not consider that restricting 20% of spaces to 'ULEVs only' is sufficient to offset the overprovision of parking (particularly on Site B), notwithstanding the additional provision of financial incentives. Conversely the appellant contends that the mitigation package offered is now sufficient to ensure appropriate parking provision, in line with that modelled as part of the Local Plan and APMS evidence base and in accordance with stated requirements, overall ensuring no adverse effect on the integrity of the SAC either alone or in combination with other plans and projects.</p>

THIS STATEMENT OF COMMON GROUND HAS BEEN AGREED BY:


Epping Forest District Council

Signed..... 

Name.....Nigel Richardson.....

Dated.....09-04-2021.....

Fairview Homes


Signed.....

Name.....David Chalmers.....

Dated.....09-04-2021.....