

Date: 15th August 2018

Application ref: EPF/2115/18

Neighbourhoods Directorate

Civic Offices, High Street,
Epping, Essex CM16 4BZ
Telephone: 01992 564000

Director of Neighbourhoods and Deputy
Chief Executive: Derek MacNab

To: David Baker
Fm: Countrycare

Re: 13-15a Alderton Hill Loughton

Proposal: Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works.

*** (Amendments to the previous proposal -EPF2499/17- include changes to the front façade facing Alderton Hill, a reduction in the level of massing to the north of the site, a reduction in the number of units proposed by 15% from 106 to 89, and creation of a new zebra crossing along Alderton Hill

Decision: Accept with Condition

Condition 1: Prior to the commencement of any works dusk and dawn surveys for bats should be undertaken in accordance with guidelines from Natural England. These should be submitted to EFDC for approval.
Should the surveys reveal the presence of bats, or their breeding sites or resting places then an appropriate and proportionate detailed mitigation and compensation strategy must be written in accordance with any guidelines available from Natural England and submitted to EFDC for approval.
Should a Natural England European Protected Species licence (EPS) be required then this should also be submitted to EFDC. The licence will be granted if the activity conforms with the Habitats Regulations Regulation 53 Three Stage Test and Local Authority planning consent has been granted.
Any further recommendation made in the bat survey will be followed, details of which will be submitted to EFDC for approval.
All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.

Condition 2: Prior to occupation, a "lighting design strategy for biodiversity" 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 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 the 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 strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

- Condition 3:** Prior to the commencement of any works a reptile survey will be undertaken in accordance with guidelines from Natural England. This should be submitted to EFDC for approval.
Should the surveys reveal the presence of reptiles, or their breeding sites or resting places then an appropriate and proportionate detailed mitigation and compensation strategy must be written in accordance with any guidelines available from Natural England and submitted to EFDC for approval.
Should a Natural England European Protected Species licence (EPS) be required then this should also be submitted to EFDC. The licence will be granted if the activity conforms with the Habitats Regulations Regulation 53 Three Stage Test and Local Authority planning consent has been granted.
Any further recommendation made in the bat survey will be followed, details of which will be submitted to EFDC for approval.
All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- Condition 4:** No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.
- Condition 5:** The developer will undertake precautionary working methods as set out in section 5.9.5 and 5.9.6 of the Preliminary Ecological Assessment carried out by Parsons and Brinkerhoff in July 2018.
- Condition 6:** An ecological enhancement plan will be written and submitted to EFDC for approval. The plan will include;
- a) Landscaped areas within the scheme which consist of native planting of known value to wildlife (e.g nectar rich or fruit yielding) and wildflower seed mixes in grassland areas.
 - b) Type and position of additional nesting opportunities for birds and bats.
 - c) Type and position of invertebrate boxes.
 - d) Position of log piles.
 - e) Plans for the creation of a wildlife pond.

Policies and Guidance Considered:

National Planning Policy Framework Chapter 11: Conserving and enhancing the natural environment
EFDC Local Plan Chapter 7: Nature Conservation