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**HRA (Habitats Regulations Assessment) Report**

To support a **FULL PLANNING APPLICATION FOR A NEW BUILD DWELLING**

**LOCATED AT:**

*Rear of 67 Lower Queens Road, Buckhurst Hill Essex IG9 6DS*

**TO: Epping Forest District Council**

PREPARED BY

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Date: 19.07.21

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## 1. Introduction:

- 1.1 This is a HRA Report to support a Full Planning Application for a proposed new dwelling located on vacant land to the rear of No.67 Lower Queens Road, Buckhurst Hill, Essex IG9 6DS.
- 1.2 This Report should be read in conjunction with the submitted proposed drawings.
- 1.3 A Pre-Planning Application was submitted (Ref: EF\2021\ENQ\00144) dated 18.03.21. The Case Officer was Mr Muhammad Rahman. The Pre-Application response was positive and in general support of the proposal in principle.

## 2. Proposal:

- 2.1 We understand the HRA Report is to determine the vehicle and air quality impact to the Epping Forest Special Area of Consideration (EFSAC). This report provides the facts associated with the existing and proposed use of the site to assist the local authority in its assessment.
- 2.2 The proposal is for a 1.5 storey chalet style 2b/3 person single family dwelling measuring 82.3m<sup>2</sup> total GIA area to replace an existing double garage of 51.4m<sup>2</sup> on vacant land located to the rear of 67 Lower Queens Road, Buckhurst Hill Essex IG9 6DS. Existing Land use is residential, Propose Land Use the same.
- 2.3 The existing double garage is in daily use by the habitants of No 67 Lower Queens Road. There is off street parking on the front forecourt of No67 the use of this remains unaltered.
- 2.4 The existing double garage hosts 2 x vehicles riggers 2 x daily vehicle trips for each ga, ie to and from work, therefore the Existing AADT (Annual Average Daily Traffic) is 2 x 348 days = 696 vehicle trips.
- 2.5 The proposed dwelling of 2b/3 persons assumes normal single family use which we expect will generate similar or slightly higher vehicle use which we assume to be 3 x daily vehicle trips, therefore the Proposed AADT (Annual Average Daily Traffic) is 3 x 348 days = 1044 vehicle trips.
- 2.6 Therefore we expect the Net AADT to be 348 additional annual vehicle trips.

2.7 It is worth noting that the proposed dwelling is located within a short walk from Buckhurst Hill Primary School and a short bus ride to Roding Valley Schools therefore school runs we expect will be largely vehicle free therefore without impact to the EFSAC.

2.8 The site is also located within a short walk to Buckhurst Hill station which is a Central Line station suitable for work and commuting, therefore we expect the location of the site to be generally sustainable and in favour of the development.

2.8 We are proposing an electric vehicle charging station to encourage electric vehicle use as a mitigating measure to reducing impact to air pollution.

### **3. Conclusion:**

3.1 The proposal itself is a small low impact 1.5 storey single dwelling consisting of 2 bedrooms/3 persons use which we expect will generate similar or slightly higher vehicle use from the existing double garage use.

3.2 The close proximity of the application site to local amenities and transport is in favour of the development.

3.3 We believe the loss of the garage in this case can be justified with a better use in the form of a sensitively designed dwelling that is a natural addition to the cul-de-sac.

We look forward to your response.

**Nic Antony  
Director  
Nic Antony Architects**

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