

<p>Item 6</p> <p>16/00183/REM</p> <p>Land West of Oak Road and North of Hall Road, Rochford</p> <p>Details of 307 dwellings and associated development</p>	<p>Contents:</p> <ol style="list-style-type: none">1. Rochford Parish Council2. Essex County Council Highways3. Additional Neighbour Representations4. Revised Plans and Revisions to Application5. Revised Officer Recommendation <p>1. Rochford Parish Council</p> <p>Comment on the fact that the RDC website has been non-operational and therefore the plans could not be viewed by members of the public and they felt that the consultation period should be extended so that proper viewing could take place.</p> <p>The developers appear to have reneged on their pledge not to affect the aspect of Oak Road and propose to build Social Housing at the rear of properties in Oak Road.</p> <p>2. Essex County Council Highways</p> <p>Advise that from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to the following mitigation and condition:-</p> <ul style="list-style-type: none">• Prior to commencement of development, details of the proposed roads (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority. <p>Reason: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety in accordance with policies DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011</p> <p>3. Additional Neighbour Representations</p> <p>2 further letters have been received from the following addresses:-</p> <p>Oak Road: 37 Southbourne Grove: 37</p>
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	<p>And which in the main make the following comments and objections in addition to those set out in the report:-</p> <ul style="list-style-type: none">○ Object to the way the affordable housing will be laid out. In the first application it was stated that the houses facing Oak Road and Hall Road would be in keeping with these roads.○ Having affordable plots directly behind the ponds is not within keeping of this. Our house will be directly facing them.○ Would suggest the larger houses would prefer to have a lake view, which would make them more desirable to sell.○ It has been very hard to access the plans on line.○ A meeting was held with the developers which as a resident here I know nothing about. It seems the developers have got everything they want and we are paying the price with the loss of our country landscape.○ The plans show the development is mainly 1 and 2-bedroomed dwellings indicating this is a development of affordable homes.○ Where are all these people moving from?○ If these are affordable homes where are all these people going to travel to for work?○ The development is on the most expensive rail line to London so it would be unlikely anyone who could afford these affordable homes would use the rail link to London when properties towards the C2C line are already affordable and on the reasonably priced rail line.○ Believe this development is purely down to meeting Council and Government targets and thus is over development in this area.○ There are many other reasons to consider such as increased traffic on these single carriageway roads, additional senior schools as the plans only show one school to be provisioned, assuming a primary school.○ Waiting time at GP's at present is excessive. This would not get any better as people will be introduced to Rochford, Ashingdon and Hockley GP practices.
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One further letter has been received from Oak Road residents Association and which makes the following objections in response to the revised plans:-

- The outlook from the rear of the properties of Oak Road has been transformed dramatically from a rural setting overlooking fields and trees as far as the eye can see into a massive building site. Whilst we fully understand that we cannot halt progress, Oak Road is a Private Road and the owners are keen to protect their original investment in their properties. We were originally informed that we would all be backing onto private properties such as plot 118, thus reflecting the character and amenity of Oak Road. We feel that plots 104 to 115 do not meet this specification and ask for your consideration to accommodate us in this matter and reflect the same consideration extended to the south side of Hall Road in your letter of 21 December 2015 application number 15/00887/FUL.

6. Revised Plans and Revisions to Application

Members will see from the report that the applicant has considered a number of minor revisions in response to the officers' assessment and also in response to concern raised at part of the siting of affordable housing to the north eastern corner of the layout close to Oak Road.

Since the preparation of the report a revision has been made by the applicant substituting the previously proposed affordable housing units comprising 3 No. three-bedroomed houses and 2 No. one-bedroomed flats to plots to plots 100-104 (5 units) to the north east corner of the site (see paragraph 4.28 of report) that in the revision to the layout have been substituted and re-planned to provide private housing in the form of 3 No. two-bedroomed and 1 No. three-bedroomed houses in two semi-detached pairs (4 units). Plot 104 has been re-positioned in the layout adjoining this group to provide a semi-detached three-bedroomed affordable house. These revisions are to the outward facing plots, which would now provide a private housing edge to the landscaped buffer with Oak Road.

The affordable housing cluster close to the site of the primary school element has been increased by five plots of affordable housing in three semi-detached houses and one plot of 2 No. one-bedroomed flats (5 units).

As a result of the revisions to the layout the applicants have introduced 1 No. "Neville" two-bedroomed private house type to the north east corner of the layout. This increases in a very small way the mix of dwellings from the nineteen designs described at paragraph 1.6 to the report, to twenty differing designs overall to which there are further character variations to those design units.

There is a correction to paragraph 4.36 to the report. The Character

typology A does include a range in types that would be two and two and a half storey in form but to ridge heights ranging between 8.5m – 10.35m, slightly different to the 8.5m – 10.5m stated in the report.

There is a correction to paragraph 4.44 to the report. The Character typology C does include only a range in types of two storey form but to ridge heights ranging between 8.15m – 9.4m, different to the 8.5m – 9.35m and up to two and a half storey form stated to the report.

There is a correction to paragraph 4.50 to the report. The Character typology G is to two storey form as stated, but to a range in ridge heights between 7.8m – 9.5m different to the 8m – 10.6m stated in the report.

There is a correction to paragraph 4.59 to the report. The range in ridge height between two and two and a half storey designs would have ridge heights between 7.35m – 10.3m and different to the 8.15m – 10.3m stated to the report.

In addition the following revisions have been made by the applicant to the stated house types below to accommodate the revisions where possible suggested by the County Council's urban designer.

House Type HA45

The side first floor window has been re-aligned to be above the front door. The boarding finishing edge location amended.

Relocated HA45 house type required in Character Area J1 Plots 268 and 269 displaced by revisions to north east corner of the layout adjoining Oak Road.

House Types "Eaton" and "Warwick"

Officer criticism that the canopy was missing from the side elevations. These have now been added.

House type "Saffron"

Applicant has revised the internal floor plan, further to comments from their sales department.

National Space Standards

The Ministerial Statement of 25 March 2015 announced changes to the Government's policy relating to technical housing standards. The changes seek to rationalise the many differing existing standards into a simpler, streamlined system and introduce new additional optional Building Regulations on water and access and a new national space standard.

From the date the Deregulation Bill 2015 was given royal ascent, 26 March 2015 to 30 September 2015, the Government's policy is that planning permissions should not be granted requiring, or subject to conditions requiring, compliance with any technical housing standards other than for those areas where authorities have existing policies on access, internal space, or water efficiency.

Rochford District Council has existing policies relating to all of the above, namely access (Policy H6 of the Core Strategy), internal space (Policy DM4 of the Development Management Plan) and can therefore require compliance with the new national technical standards, as advised by the Ministerial Statement (March 2015).

Until such a time as existing Policy DM4 is revised, this policy must be applied in light of the Ministerial Statement (2015) which introduced a new technical housing standard relating to internal space standards. Consequently all new dwellings are required to comply with the new national space standard as set out in the DCLG Technical housing standards - nationally described space standard March 2015.

The assessment of the twenty proposed house types against the national standard is set out in the following table.

Proposed House type	National Minimum Gross floor space	Actual gross floorspace proposed	National minimum storage space required	Actual storage space	Bedroom floor space	Compliant / non - compliant
HA 45 1-bedroomed flat	39	47.5	1	2.4	1bed 1person	Compliant
Montrose 2-bedroomed house	70	75	2	2.5	2 bed 3 person	Compliant
Neville 2-bedroomed house.	70	71	2	1.235	2 bed 3 person	Non compliant. Both bedrooms undersize not amounting to double bedrooms but each satisfy single bedroom size. Storage space

								under size by 0.765 m2.
		HA 75 2- bedroomed house	79	78.2	2	3.3	2 bed 4 person	Non Compliant Gross floor area undersize by 0.8m2
		Campbell 3- bedroomed house	84	98	2.5	3.4	3 bed 4 person	Compliant
		Hawthorn 3- Bedroomed house	84	87	2.5	1.67	3 bed 4 person	Non Compliant Bed 3 undersize not amounting to single bedroom only 5 m2 requires 7.5m2 Also storage space under size by 0.83 m2
		Osborne 3- Bedroomed house	84	101	2.5	2.26	3 bed 4 person	Non Compliant. Storage space under size by 0.24 m2
		Willow 3- Bedroomed House	84	96	2.5	1.7	3 bed 4 person	Non Compliant Bed 3 undersize not amounting to single bedroom only 5 m2 requires 7.5m2 Also storage space under size by 0.8 m2

		HA 88 3-Bedroomed house	84	88	2.5	3.45	3 bed 4 person	Non Compliant Double bedroom 1 slightly under size by 0.36 m2 Bedroom 3 slightly under size by 0.255 m2.
		Churchill 4-Bedroomed house	106	155	3	1.9	4 bed 6 person	Non Compliant Storage under size by 1.1 m2.
		Fitzgerald 4-Bedroomed house	97	117	3	2	4 bed 5 person	Non Compliant Bedroom 4 slightly under size by 0.255 m2. Storage under size by 1 m2.
		Laurel 4-Bedroomed house	97	112	3	2.76	4 bed 5 person	Non Compliant Bedroom 4 slightly under size by 0.255 m2. Storage under size by 0.24 m2.
		Magnolia 4-Bedroomed house	97	135	3	1.92	4 bed 5 person	Non Compliant Storage under size by 1.08 m2.
		Westminster 4-Bedroomed house	97	135	3	2.31	4 bed 5 person	Non Compliant Storage under size by 0.69

							m2.
	Waterville 4-Bedroomed house	97	152	3	2.3	4 bed 5 person	Non Compliant Storage under size by 0.675 m2.
	HA 102 4-Bedroomed house	97	102	3	0.99	4 bed 5 person	Non Compliant Bedroom 2 slightly under size by 0.53 m2. Storage under size by 2.01m (although 1.5m2 possible under stairs not shown in design)
	Eaton 5-Bedroomed house	134	180	3.5	0.9	5 bed 8 person	Non Compliant Storage under size by 2.6 m2.
	Lyme 5-Bedroomed house	119	189	3.5	1	5 bed 7 person	Non Compliant Storage under size by 2.6 m2.
	Saffron 5 Bedroomed house	134	260	3.5	1.8	5 bed 8 person	Non Compliant Storage under size by 1.7 m2. but extensive attic room
	Warwick 5-Bedroomed house	134	175	3.5	3.66	5 bed 8 person	Compliant

Table 1: Assessment Against National Space Standards
All measurements in square metres.

Members will see from the above analysis that many of the designs, whilst falling short in storage space, however exceed the minimum gross floor space requirements and as such future occupiers could provide adequate cupboard space without harming the reasonable internal space required.

The three-bedroomed HA88 and four-bedroomed Fitzgerald, Laurel and HA 102 would provide a bedroom slightly undersize by less than 1 square metre. This slight failing would not be significant, particularly as the room sizes would achieve in excess of the width requirements forming part of the national standard.

The two-bedroomed "Neville" is to a floor space 1 square metre less than the minimum gross floor area required and with single bedrooms 10.37 square metres and 9.9 square metres respectively and just short of the 11.5 square metres required for double bedrooms. This house type has been included to help resolve layout changes to the north east corner of the site adjoining Oak Road and it is considered that this compromise solution can be accepted.

Members will see that the 14 No. three-bedroomed "Hawthorn" and 10 No. three-bedroomed "Willow" types do not meet the 7.5 square metre area required for a single bedroom by a shortfall of 2.5 square metres. This room would, however, be available for a small child, box room or study. This shortfall affects 24 of the total 307 units proposed and is a small proportion of the number of dwellings in this phase and the quantum of development on the site in total. Account must be taken also of the formulation of the designs through design briefs and earlier reserved matters prior to the adoption of the Council's standard in 2014 and the national standard in 2015. In these circumstances it would be unreasonable to require revision to these designs at this late stage given the establishment of the design parameters following the grant of outline permission in July 2013. Such revision would serve no purpose other than for the sake of compliance with more recent technical standards.

Revised Garden Areas

Plot 5 (Eaton): Garden area increased in size from 85 square metres to 100 square metres.

Plot 7 (Hawthorn): Garden area increased in size from 85 square metres to 95 square metres.

Plot 17 (Campbell): Garden area increased in size from 88 square metres to 101 square metres.

Plot 20 (Hawthorn): Garden area increased in size from 75 square metres to 100 square metres.

Plot 57 (Ha 88): Garden area increased in size from 70 square metres to 100 square metres.

Plot 61 (Ha 88): Garden area increased in size from 96 square metres to 100 square metres.

These revisions have been made by slight re-siting and boundary changes and/or substitution of house types and displacement elsewhere in the layout.

The above revisions have the effect of increasing the garden area to six of the eight smallest gardens in the previous layout.

School Maintenance Access

Comments have been received from the County Education Authority seeking assurance that emergency and maintenance access will be provided to the playing field area of the school site.

The precise details for the school site have yet to be considered. District officers consider that a further head of condition should be included in the recommendation to require the submission of emergency and maintenance access to the playing field site with that access being gained from the retained farm track and footpath area between the development and adjoining public open space.

7. Revised Officer Recommendation

APPROVE – subject to the heads of conditions in the report and the following additional heads of conditions:-

- (10) Prior to commencement of development, details of the proposed roads (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.
- (11) Submission of details for the provision of an emergency access to the school site playing field area from the access track or such other area as may be subsequently agreed. The development to be implemented in accordance with such details as may be agreed.