

**19/01023/REM****LAND NORTH OF LONDON ROAD RAYLEIGH****CONSTRUCTION OF SPINE ROAD (SOUTHERN LINK)**

**APPLICANT: MR W WOOD, COUNTRYSIDE PROPERTIES  
(UK) Ltd**

**ZONING: SER1**

**PARISH: RAWRETH**

**WARD: DOWNHALL & RAWRETH**

## **1 RECOMMENDATION**

### **1.1 It is proposed that the Committee RESOLVES**

That the application be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this approval.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development shall be undertaken in strict accordance with the submitted plans referenced: F00132/AEC-NA-NA-DR-D-8005-P7 : Proposed Link Road, General Arrangement Planning submission 3, F00132-AEC-NA-NA-DR-D-8022-P2 PLANNING SUBMISSION 3 LINK ROAD LONGITUDINAL SECTION SHEET 1 OF 2, F00132-AEC-NANA-DR-D-8023-P2 PLANNING SUBMISSION 3 LINK ROAD LONGITUDINAL SECTION SHEET 2 OF 2 and TOR-L (93) 40 Revision D (Updated Landscape Plan).

REASON: To ensure that the development is undertaken in accordance with the details of the submitted plans considered.

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**2 PLANNING APPLICATION DETAILS**

- 2.1 Members will recall that the Development Committee deferred this application at its meeting on 13 February 2020 in accordance with the officer's revised recommendation (as detailed in the Addendum to that Committee) as a result of submission of a statutory consultation response from Essex County Highway Authority on 12 February which raised objection to the proposed road layout.
- 2.2 Members resolved that the application be deferred to provide an opportunity for the applicant to address the design deficiencies of the spine road layout.
- 2.3 Subsequently a revised plan for the proposed spine road has been submitted and this is now considered in the determination of this application.
- 2.4 The site area the subject of this Reserved Matters application occupies a central area within an allocated site (SER 1) which is being developed in phases further to the granting of outline planning permission on 3 June 2016 under planning reference 15/00362/OUT which secured permission for development as follows:-

Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-Residential Floor Space to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre).

- 2.5 The site is on the southern side of Rawreth Lane and to the north of London Road. It represents part of the site that has outline planning permission for up to 500 residential units and other associated development.
- 2.6 The application currently before the Council is a Reserved Matters application for the construction of the spine road (southern link). All Reserved Matters are applied for, namely, access, appearance, landscaping, layout and scale and these are therefore the matters for consideration. A separate Reserved Matters application was submitted in respect of the central link road section which also included details relating to the provision of an additional pumping station and electricity sub station, construction of a surface water attenuation pond and associated strategic landscaping under planning reference 19/00315/REM which was granted approval on 10 July 2019.
- 2.7 The purpose of this current Reserved Matters application is to seek consent for the remainder of the spine road (excluding the bridge) that will link London Road and Rawreth Lane through the centre of the site, as set out previously by the approved Access and Movement Parameter Plan. This application completes the link between the previously approved central and southern sections. This application does not seek approval in respect of any strategic

landscaping; however, a plan is submitted to indicate the context of this application site given the scale of the development as a whole.

- 2.8 Detailed approval for the northern and southern sections of the spine road was issued as part of the original Outline Planning Permission (drawing 47065807-DES-01 P5).
- 2.9 It is clarified by this current application that a separate future Reserved Matters application will be made in respect of a bridge and road over the Rawreth Brook. A separate Reserved Matters application will also be made for the drainage infrastructure for the southern part of the site.
- 2.10 The submitted plans show the location of this proposed southern link section, the nearest part of which is located approximately 164 metres south west of Rawreth Industrial Estate. The site is located west of established residential development including that found at Westfield Close and Grosvenor Road.
- 2.11 The submitted particulars indicate two sections of road which are to be constructed either side of an area adjacent to Rawreth Brook. The extent of the red line defining the physical extent of these two sections indicate that the works will terminate approximately 18 metres either side of the position of Rawreth Brook thereby separating the two sections by approximately 36 metres.
- 2.12 The two sections are located at a point within the site where the road intended to provide connectivity from north to south and south to north respectively curves in a westerly direction giving rise to a bend in the vicinity of the Rawreth Brook before it straightens out in a southerly direction. The plans indicate one section of road which comprises an approximate length of 200 metres. This is the southerly section which is shown to provide a carriageway width of approximately 6.75 metres. Running parallel to this length of carriageway on its north aspect will be a 2.5 metres wide drainage swale which will consist of 4 ribbons comprising 19, 16, 54 and 38 metres in approximate length respectively. This feature will be flanked by a 3-metre wide footway or cycleway which allows access off it at the junction with access road 12, as annotated on the plan. A 2-metre wide footway is also shown to be running along the length of this road at its southern aspect which allows access to access road 11, as annotated on the same plan.
- 2.13 The section of road located to the north east of Rawreth Brook is indicated to comprise of an approximate length of 103 metres which will also be served by 3 drainage swales located on the same north aspect. The length of these swales is shown by the plan to be approximately 9, 10 and 36 metres in length respectively, the latter of which will form a continuation of that swale approved as part of planning submission 2, which approved the middle section under Reserved Matters application reference 19/00315/REM. The verges flanking this section are wider than those serving the other section, being 4.7 metres wide at its greatest width on the south flank and 5.7 metres wide on its north flank. An access road annotated as access road 10

breaches the continuation of this verge at its north aspect. The footway and cycle way are shown to be wider on the southern aspect of this section than that of the southern aspect of the longer section.

- 2.14 The submitted section drawings depict the profile of the land post construction relative to existing land levels. Two section drawings are submitted showing the current profile and levels, together with depicted levels along the length (longitudinal section) and across the length (transverse section) of the spine roads. The longitudinal section which follows the length of the two sections of road indicate how the land currently falls away along the length of the longest road section in a north easterly direction towards Rawreth Brook. This will entail that over an approximate length of 109 metres in the direction of the brook the land level relative to the existing will need to be raised. The differential in level over this distance relative to the existing land levels are shown to range between 0.6 metres (at its southern end) to 1.9 metres at that extremity which stops 18 metres short of Rawreth Brook. It is indicative that this raised roadway will vertically align with the structure that will be required to bridge the gap over Rawreth Brook between both sections of road. This structure and the service road atop as stated will be the subject of a further Reserved Matters application.

The section relating to the shorter length of road shows how the land will be built up by approximately 2.50 metres (relative to the existing) over an approximate distance of 30m, which is that section where the land falls away most steeply in the direction of Rawreth Brook. A lesser degree of fill is indicated as being required along the remaining section of road where it will vertically align with middle section of road previously approved by the 19/00315/REM application.

### **3 MATERIAL PLANNING CONSIDERATIONS**

#### **Planning History**

There is significant planning history relating to the site as a whole, not all of which is directly relevant to this particular application. Relevant site history is cited as follows:

- 3.1 Application No. 19/00456/DOC - Discharge of condition 34 (surface water drainage scheme) on approved application reference 15/00362/OUT. PENDING CONSIDERATION
- 3.2 Application No. 19/00424/DOC - Application to Discharge Conditions 21 (landscaping) to residential development approved on 3 June 2016 under application reference 15/00362/OUT. PENDING CONSIDERATION
- 3.3 Application No. 19/00420/DOC - Discharge of Conditions 12 (driveway/garage gradients) and 13 (discharge of surface water) of application reference 15/00362/OUT and conditions 4 (ground surface

finishes) and 11 (path lighting and drainage) of application reference 17/00578/REM. PENDING CONSIDERATION

- 3.4 Application No. 19/00409/DOC - Discharge of Condition 7 on approved application 15/0362/OUT. PENDING CONSIDERATION
- 3.5 Application No. 19/00391/REM - Reserved Matters for utility Infrastructure (gas and electricity) - Partial amendment to details previously approved under Reserved Matters approval 17/01114/REM. Approved 28 October 2019.
- 3.6 Application No. 19/00328/ADV - 2 No. Internally Illuminated Totem Signs and 8 No. Flag Signs. Advert Consent issued 4 November 2019.
- 3.7 Application No. 19/00065/REM - Reserved Matters Application for Utility Infrastructure (Gas and Electricity Stations) - Amendment to Approved Application Reference 17/01114/REM. Outline application was EIA development because an ES was submitted at that time. APPLICATION RETURNED
- 3.8 Application No. 18/01205/DOC - Discharge of condition 22 (tree protection) of approved application reference 15/00362/OUT. APPLICATION WITHDRAWN
- 3.9 Application No. 18/01136/DOC - Discharge of condition 22 (Tree Protection) of approved planning application reference 15/00362/OUT. Discharged 21 April 2019
- 3.10 Application No. 18/01108/DOC - Discharge of Condition 23 (Great Crested Newts) of Approved Application Reference 15/00362/OUT. Discharged 21 April 2019.
- 3.11 Application No. 18/00997/NMA - Non material amendment to Condition 3 (materials) to update the approved schedule of materials (primarily in respect of brick details). Reference in condition no. 3 to change from " material schedule date stamped 9 June 2017" to "the materials schedule titled Rayleigh Phase 1 Material Schedule and referenced Revision A dated 11/10/2018 by Saunders Architects". APPROVED
- 3.12 Application No. 18/00995/DOC - Discharge of Conditions 15 (Construction Method Statement) and 38 (Construction Surface Water Management) in Relation to Phase 1 of Approved Application Reference 15/00362/OUT. APPROVED
- 3.13 Application No. 18/00936/NMA - Application for a Non Material Amendment Following Grant of Planning Permission Reference 17/00578/REM to Amend 19 Plots (plots 3,10,12,21,46,61,64,67 and 181 - Previously 4 bed house type 4.05 becomes 4 bed house type 4.12V2 or 4.12V3, plots 17, 38, 39, 44, 45, 63,175 and 170 - previously a 2 ½ storey 4-bed house type 4.11 becomes new 2 storey 4-bed house type 4.01, plot 22 - previously 3-bed house type

3.07 becomes 4-bed house type 4.12v3, - plot 35 - previously 4-bed house type 4.11 becomes 3-bed house type 3.08v2. APPROVED.

- 3.14 Application No. 18/00077/NMA - Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-Residential Floor Space to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). PENDING CONSIDERATION.
- 3.15 Application No. 17/01117/DOC - Discharge of Conditions 28, 29, 30 of approved planning application 15/00362/OUT. DISCHARGED
- 3.16 Application No. 17/00943/DOC - Discharge of conditions no. 13 and 34 of 15/00362/OUT. DISCHARGED by letter dated 19 January.
- 3.17 Application No. 17/00857/DOC - Discharge of Condition 23 (Great Crested Newts) of Approved Application Reference 15/00362/OUT. DISCHARGED
- 3.18 Application No. 17/00578/REM - Reserved Matters Application for 192 Residential Units with Associated Access, Parking, Servicing, Landscaping and Utilities. (Phase 1). APPROVED
- 3.19 Application No. 17/00588/REM - Reserved Matters Application for Strategic Landscaping Proposals for Phase 1. APPROVED on 9 January 2018.
- 3.20 Application No. 16/01236/DOC - Submission of details of phasing (condition 4) and Density (Condition 25) to outline permission granted for residential development on 3 June 2016 under application reference 15/00362/OUT. DISCHARGED by letter dated 27 January 2017.
- 3.21 Application No. 15/00362/OUT - Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-Residential Floorspace to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). APPROVED on 3 June 2016
- 3.22 Application No. 14/00627/OUT - Outline Planning Application (with all Matters Reserved apart from Access) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-Residential Floorspace to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4

(Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). REFUSED on 10 February 2015. APPEAL PENDING.

### Appraisal

- 3.23 The key issue for consideration is that of the acceptability of the details as indicated such that they correspond with previously established principles as set out by the Site Parameters Plan indicated at the original outline stage and any other subsequent detailed design principles previously established by preceding Reserved Matters approval. The proposals coincide with the design details which supported the Reserved Matters application for the central road section of the main link road corridor which, together with other details, was the subject of the 19/00315/REM application and approval. The link road corridor for phase 1 has already been approved through the outline application. The current proposal represents the continuation of this road into phase 3.
- 3.24 The roadway widths are standard widths whilst all construction and civil engineering works associated with the construction of the link road shown by the details of respective Reserved Matters approval in terms of completion and provision will also need to align with the requirements of relevant conditions imposed as part of the outline planning stage.
- 3.25 Several conditions on the outline planning permission (15/00362/OUT) (of which there are 40) set out requirements with regard to several matters, including the surfacing of the roads which is covered at condition 36. These conditions will need to be met as is the case, as the process of discharging conditions is an ongoing process.
- 3.26 Essex Highways had raised objection to the initially submitted plans in relation to the position of the access roads (12 and 11) and their proximity to each other which they considered would have created a conflict with right turning movements. The Highway Authority recommended that the access should be staggered in line with the requirements of the Essex Design Guide for Road Type 1 (min 60m).
- 3.27 It was also indicated that the position of both pairs of bus stops needed to be moved to provide “tail to tail” configuration in line with industry best practice to facilitate the free flow of vehicles around stopped buses.
- 3.28 Subsequently a revised plan (F00132/AEC-NA-NA-DR-D-8005-P7: Proposed Link Road, General Arrangement) and an updated Landscape Plan (Reference: TOR-L (93) 40 Revision D) have been submitted.
- 3.29 The Highways Authority have confirmed that they now raise no objection to the proposal which includes reducing the number of pairs of bus stops from

two to one. They also confirmed that given the constraints on the site the 30m stagger is acceptable.

- 3.30 The details of the proposed spine road section are acceptable and when built it will coincide with parameters established at the outline planning stage and with the requirements of conditions which form part of the outline consent.
- 3.31 All planning conditions and section 106 contributions required as part of the approved outline application reference 15/00362/OUT will still need to be met separate to this Reserved Matters application.

#### **4 CONSULTATIONS AND REPRESENTATIONS**

##### **Rawreth Parish Council**

- 4.1 No comment or observations.

##### **Essex County Council Highway Authority**

- 4.2 I can confirm I am happy with the proposed amendment which includes the reduction of 2 pairs of stops to a single pair – which is more suitable given the distance from existing location. Also given the constraints on the site the 30m stagger is acceptable.

#### **5 QUALITY AND DIVERSITY IMPLICATIONS**

An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

#### **6 CONCLUSION**

- 6.1 The proposal is considered not to cause undue demonstrable harm to any development plan interests, other material considerations or to the character and appearance of the area such as to justify refusing the application.



Marcus Hotten,  
Assistant Director, Place & Environment

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#### **Relevant Development Plan Policies and Proposals**

H1, H2, CP1, ENV4, CLT5, CLT7, T1, T6 of the Core Strategy 2011

DM1, DM25, DM26 and DM27 of the Development Management Plan 2014

SER1 of the Allocations Plan 2014



Supplementary Planning Document 7 – Design, Landscaping & Access Statements  
National Planning Policy Framework (February 2019)

**Background Papers**

None.

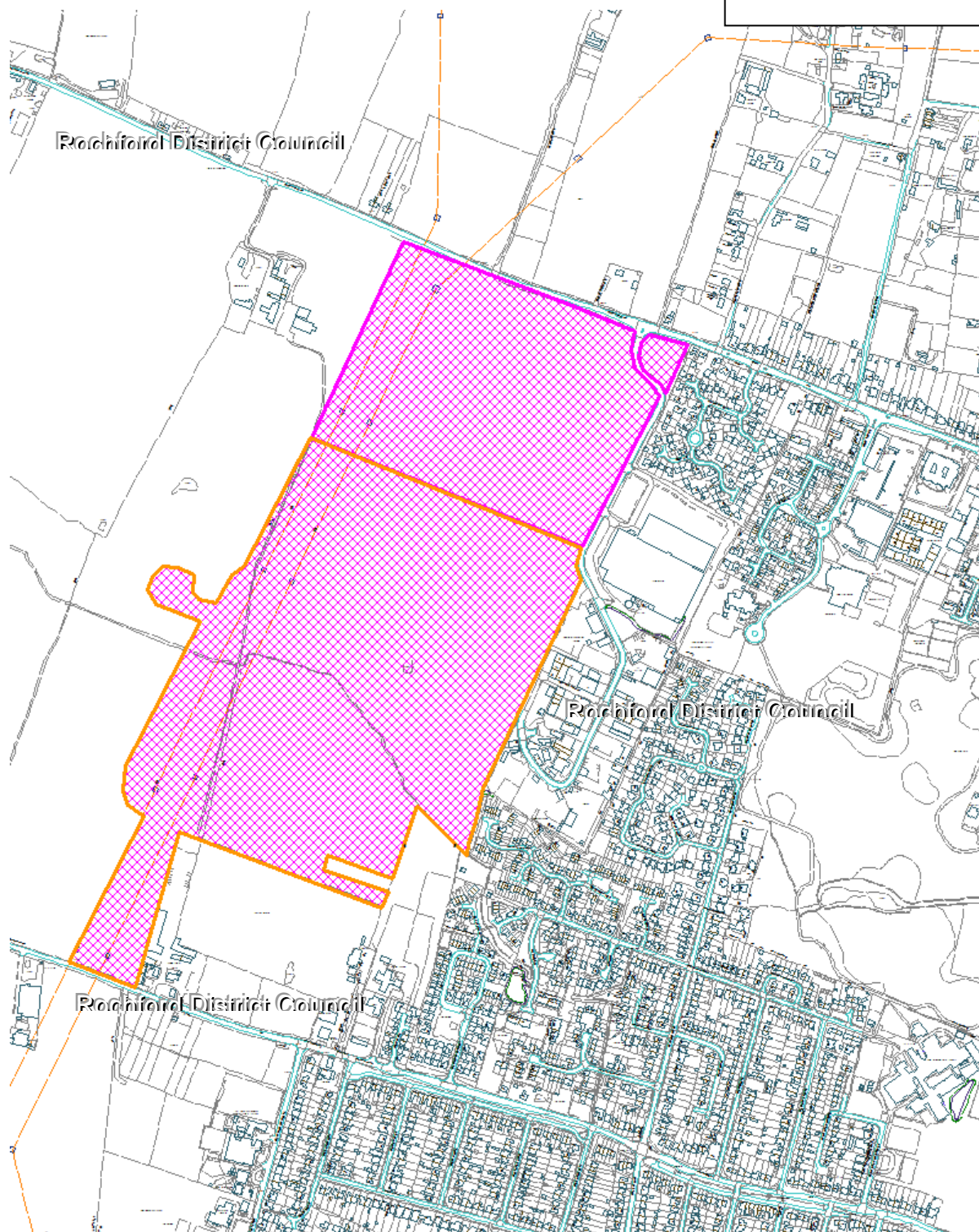
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