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**14/00160/REM****LAND WEST OF OAK ROAD AND NORTH OF HALL ROAD,  
ROCHFORD****SUBMISSION OF RESERVED MATTERS PURSUANT TO  
OUTLINE PLANNING PERMISSION 10/00234/OUT FOR THE  
CREATION OF A ROAD LINK BETWEEN THE SPINE ROAD  
AND THE SITE FOR THE EDUCATION FACILITY**APPLICANT: **BELLWAY HOMES ESSEX**ZONING: **RESIDENTIAL POLICY SER2 TO THE  
ROCHFORD DISTRICT COUNCIL LOCAL  
DEVELOPMENT FRAMEWORK  
ALLOCATIONS DOCUMENT APPROVED  
MARCH 2014**PARISH: **ROCHFORD**WARD: **ROCHFORD****1 THE SITE AND PROPOSAL**

- 1.1 This application is to a site located to the west of the town of Rochford some 400m from the junction between Hall Road and West Street. The site is broadly rectangular in shape to an area of some 33 ha and is currently cleared of an arable crop harvested last summer. A footpath crosses the site on a farm track generally between north to south at the western end of the site.
- 1.2 The site abuts the western extent of the built envelope of the town and immediately adjoins the back gardens of houses, bungalows and chalet bungalows fronting Oak Road. The north of the site is bounded by the hedge and ditch line to the byeway, which allows a right of way for vehicular traffic, but which is mainly used by walkers and riders to Ironwell Lane. The western edge of the site is bounded by a hedgerow and ditch line between arable fields. The southern site boundary fronts a hedged boundary and ditch onto Hall Road with a pair of houses set in large grounds and open fields opposite at the western extent of the site and with a ribbon of housing set back in depth from the road frontage on the southern side of Hall Road on the approach eastwards into the town.

- 1.3 The reserved matters so far approved provided for a spine road making a roundabout junction with Hall Road at the western end of the site and looping through the site to a “T” junction with Hall Road further east.
- 1.4 The proposal is to provide the extension of a link arm to that inner loop road to the north western corner of the site to serve the future school. The proposal would make a junction with the approved spine road at the point where the approved spine road changes direction to run generally east-west to the central part of the site.
- 1.5 The proposed road would have an overall length of 132m. The road would, at the request of the County Highway Authority, have a carriageway width of 5.5m reduced slightly from the 6.0m wide carriageway to the spine road. The carriageway would be adjoined by a landscaped verge separating the vehicle carriageway from the adjoining footpath. The pathway to the northern side leading directly to the school site would have a width of 3m to allow for cycle use. The path to the southern side would be to a width of 2.0m.
- 1.6 The layout shows provision of a temporary turning head at the western extent, but which will be replaced as the adjoining land develops over time with a through route serving nearby housing.
- 1.7 The proposed layout would provide two vehicular points of access into the school site directly from the proposed road, together with an extension of the path on the northern side northwards to access what is envisaged to be the provision of a school green inside the school site frontage.

## **2 RELEVANT PLANNING HISTORY**

- 2.1 The site has a single outline application permission as set out below:-

Application No. 10/00234/OUT  
Residential Development (Class C3) of 600 Dwellings, Associated Access and a New Primary School on Land North of Hall Road, Including Infrastructure Associated with Residential Development, Public Open Space and New Vehicular and Pedestrian Access Routes.  
Permission granted 1 July 2013.

- 2.2 The outline permission granted on 1 July 2013 is subject to a legal agreement to the following heads of terms:-
  1. Provision of affordable housing in any phase to be not less than 25% nor more than 50% the total number of dwellings in that particular phase. That provision to comprise social rented housing, affordable rented housing and intermediate housing.
  2. Provision of an education site.
  3. Provision of an education contribution.

4. Use of primary school (if built) or parts thereof for community purposes.
  5. Contribution of £485,000 towards highway improvement works including a traffic regulation order to enable relocation of 30 mph zone along Hal Road, infrastructural improvements to junctions at Sutton Road and Purdeys Way, passenger transport service enhancement through a new or extension to bus service
  6. Provision of new roundabout to Hall Road and provision to priority junction onto Hall Road.
  7. Improvements to Ironwell Lane to improve pedestrian connectivity.
  8. Provision of footpath and cycleway along the site frontage on the northern side of Hall Road.
  9. Improvements to junction of Hall Road, Ashingdon Road, Bradley Way.
  10. Improvements to the junction of South Street and Bradley Way.
  11. Improvements to the junction between Southend Road and Sutton Road.
  12. Financial contribution of £383, 689 towards health care provision in the vicinity of the site.
  13. Submission of a management scheme for the sustainable drainage of the site.
  14. Financial contribution of £15,000 towards the Council undertaking an air quality assessment within 10 years.
  15. Purchase of 13.5 Conservation Credits (up to a maximum cost of £60,000) to be used in habitat restoration scheme.
  16. Provision and maintenance of open space.
- 2.3 Details discharging condition 34 to the outline permission have agreed a public realm design strategy for the overall development.
- 2.4 Details discharging condition 35 of the outline permission have agreed a design brief for Phase 1.
- 2.5 Application No. 13/00552/REM

Details of 293 Dwellings Comprising Two, Three, Four and Five-Bedroomed Houses and Forty Four Apartments with Associated Garages, Roads, Pathways, Car Parking, Landscaping and Public Open Space.

Permission granted 10 January 2014.

### 3 CONSULTATIONS AND REPRESENTATIONS

#### Neighbour Representations

- 3.1 2 letters have so far been received and from the following addresses:-
- 3.2 Oak Road: 23.
- 3.3 Hall Road: “Talgarth”
- 3.4 And which in the main make the following comments and objections:-
- The residents will have to put up with the aggravation and destruction of a lovely quiet village area into a concrete jungle.
  - The traffic has been a big problem for some time now and with the advent of a mini roundabout on Hall Road will only make it so much worse.
  - Concerns for flooding were mentioned in the very first meeting and that didn't seem to be of relevance but with the advent of this year's floods and being told that we will have wetter winters in the future, has that been taken into account?
  - Are you going to lower the Council Tax Band that we in Hall Road are in? I can't see that happening and who are all these people who will buy houses in Hall Road when there are umpteen on sale now.
  - I can't see anyone wanting to buy my house when I have this in front and the airport noise at the back.
  - Allowing a major development scheme to be built on a flood zone with total disregard to future consequences.
  - Placing a mini roundabout half way down Hall Road does not constitute providing infrastructure for the site.

### 4 MATERIAL PLANNING CONSIDERATIONS

#### Principle of the Development

- 4.1 The site is within an extension to the residential envelope, as identified by Policy H2 to the Rochford Core Strategy as adopted in 2011, and is within the area of land identified for residential development by Policy SER 2 – West Rochford to the Rochford Allocations Document, which was formally approved by the Council in March 2014. The site is the subject of an outline permission granted on 1 July 2013. The proposal is in accordance with that outline permission. There can be no material objection to the principle of the development given that the issues concerning the principle of the change in use of the land have been previously considered and which now form part of

the adopted Development Plan for the district and have led to the grant of outline planning permission for the site.

### **Highway Considerations**

- 4.2 The proposed extension of the spine road would form part of the wider development of the site and giving access to the school site and adjoining latter phases of residential development.
- 4.3 Although the consultation with the County Highway Authority is outstanding at the time of writing, District officers have had informal discussions with County Highways officers and understand that no material objection is likely to be raised on highway grounds to the proposed road extension. The temporary turning head will be required to be remodelled as the later phases are worked up for consideration. No planning conditions to the grant of consent are anticipated to be required at this stage.

### **Other Matters**

- 4.4 The site of the proposed road is part of the wider site with planning permission in outline for, amongst other things, a new primary school. The application details for the proposed road extension give more precise definition to the extent of the site of the primary school to some 1.1ha, as required by the legal agreement to the outline consent. The road proposed is to an area of 0.18ha.
- 4.5 The matter of the precise landscaping to the street and the site more generally are the subject of condition 32 to the outline permission and yet to be submitted for consideration.

## **5 CONCLUSION**

- 5.1 Given the timing of the meeting slightly earlier in the month a number of consultations are outstanding at the time of writing, but for which the consultation period will close on 15 April.
- 5.2 The proposed road extension is within the north west area of the site relatively isolated to surrounding features. The proposed road extension would fit with the parameters plan and character areas established through the outline approval for the site.
- 5.3 There is no objection anticipated to the overall design of the road extension understood to be likely from the County Highway Authority.

## **6 RECOMMENDATION**

- 6.1 It is proposed that the Committee **RESOLVES** To **APPROVE** planning permission for these reserved matters.



Shaun Scrutton

Head of Planning and Transportation

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**Relevant Development Plan Policies and Proposals**

Rochford District Council Local Development Framework Core Strategy Adopted December 2011.

H2.

Rochford District Council Local Development Framework Allocations Document Approved March 2014.

SER 2.

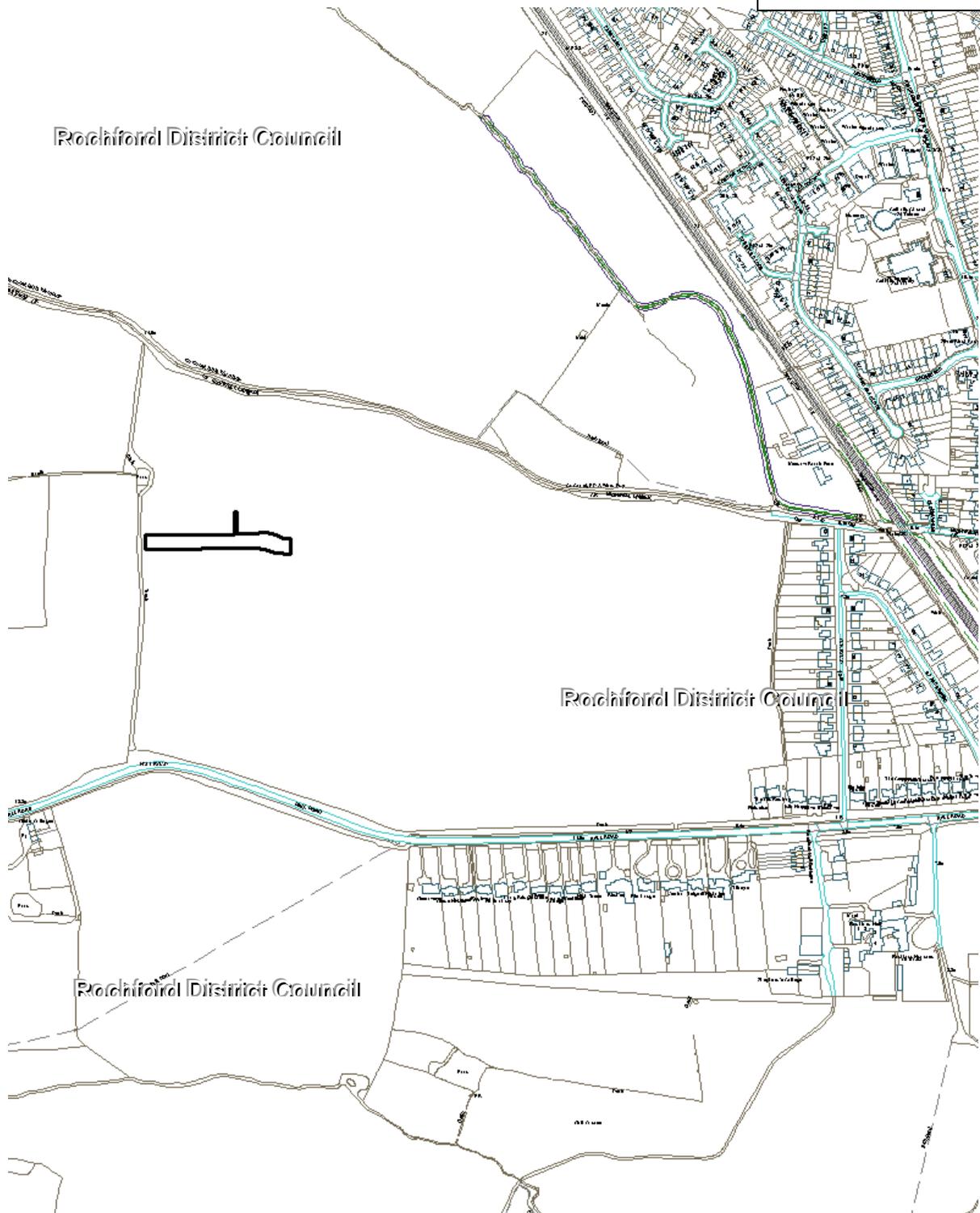
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