

**21/00596/REM**

**LAND NORTH OF LONDON ROAD, WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH**

**APPLICATION FOR RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR 76 RESIDENTIAL UNITS WITH ASSOCIATED ACCESS, PARKING, SERVICING, LANDSCAPING AND UTILITIES FOLLOWING OUTLINE PLANNING CONSENT REFERENCE 20/00940/OUT**

**APPLICANT: COUNTRYSIDE PROPERTIES (UK) LTD**

**ZONING: SER1**

**PARISH: RAWRETH PARISH COUNCIL**

**WARD: DOWNHALL AND RAWRETH**

## **1 RECOMMENDATION**

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

That planning permission 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 hereby approved shall be constructed in accordance with the following approved plans:-

8458\_P100\_B, 8458\_P101\_D, 8458\_P102\_D, 8458\_P103\_B,  
8458\_P104\_B, 8458\_P150.1\_B, 8458\_P150.2\_B, 8458\_P151.1\_B,  
8458\_P151.2\_B, 8458\_P160.1\_A, 8458\_P161.1\_A, 8458\_P162.1\_A,  
8458\_P163.1\_A, 8458\_P163.2\_A, 8458\_P164.1\_A, 8458\_P165.1\_A,  
8458\_P166.1\_A, 8458\_P167.1\_A, 8458\_P167.2\_A, 8458\_P167.3\_A,  
8458\_P168.1\_B, 8458\_P168.2\_B, 8458\_P170.1\_A, 8458\_P171.1\_A,  
8458\_P172.1\_A, N00279\_CSP\_EL\_XX\_DR\_L\_001 PL8,  
8458\_P120\_C, 8458\_P121\_C, 8458\_P122\_D, 8458\_P123\_C,  
8458\_P124\_C, 8458\_P125\_D, 8458\_P126\_C, 8458\_P190\_A,

8458\_P191\_A, 8458\_P192\_A, 8458\_P193\_B, 8458\_P116, 171972-015 B, 171972-016 B, 171972-010 B, 171972-011 B, 8458\_P116, 8458 Flats Rev A, 8458 HT Rev A, P126A\_130821, 8458\_P162.2, 8458\_P165.2 and 8458\_P167.4.

REASON: In the interests of clarity.

- (3) Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1 (as amended), no side or other extensions shall be erected to any dwelling hereby approved which would reduce the size of the approved parking spaces or otherwise impede the ability of vehicles to park on the on plot parking spaces, as shown on the approved layout plan Drawing Number 8458\_P101 Rev D. The car ports to plots 9, 10, 44 and 45 shall also not be enclosed at any time. The car parking spaces as shown on this aforementioned plan shall be maintained and available for the parking of vehicles at all times in perpetuity.

REASON: In the interests of ensuring sufficient on site parking in the interests of preventing excessive on street parking in the interests of highway and pedestrian safety and to accord with Policy DM30.

- (4) The land shown shaded grey and annotated with the letter 'A' on Drawing Number 8458\_P116 shall be provided as private communal amenity space to serve the occupants of flatted block B hereby approved and retained for this purpose in perpetuity with hard and soft landscaping, including the installation of boundary treatments completed prior to the first occupation in this flatted block.

REASON: To ensure appropriate provision of private amenity space to serve the occupants of flatted block B in the interests of residential amenity and to comply with Policy DM1.

- (5) The following first floor windows shall be glazed in obscure glass prior to first occupation of the dwelling to which they relate and maintained in this form in perpetuity:-
- The first-floor window in the eastern (rear) elevation of the dwelling to Plot 48, as identified on the approved site layout plan 8458\_P101\_D, and as detailed on the elevation and floor plan reference 8458\_P162.2.
  - The first floor window in the western (rear) elevation of the dwelling to Plot 45, as identified on the approved site layout plan 8458\_P101\_D, and as detailed on the elevation and floor plan reference 8458\_P162.4.1 Rev A.

REASON: In the interests of residential amenity including to prevent unreasonable potential for overlooking and loss of privacy to nearby dwellings.

- (6) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Classes A, B and C (or as amended) no extension or alteration (including the installation of roof lights) of the roof of the dwellings to plots 48 or 73 shall occur at any time and no additional windows at first floor level shall be installed in the following instances:-

- in the eastern (rear) elevation of the dwelling to plot 48
- in the western (rear) elevation of dwelling to plot 73

REASON: In the interests of residential amenity including to prevent unreasonable potential for overlooking and loss of privacy to nearby dwellings.

- (7) Notwithstanding the floor plans hereby approved (8458\_P166.1 Rev A and 8458\_P164.1 Rev A) relating to dwellings to plots 19, 2, 44, 45, 69 and 75 revised floor plans for these dwellings which shall show at least 3 square metres of built in storage to each dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to construct any of these dwellings. The dwellings to plots 19, 2, 44, 45, 69 and 75 shall be constructed in accordance with the revised floor plan, as agreed.

REASON: To ensure compliance with the minimum standards of the Technical Housing Standards nationally described space standard (DCLG) March 2015.

- (8) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A (or as amended) no two storey extension to the rear elevation of any of the dwellings hereby approved to plot numbers 1, 10, 3, 8, 4, 7, 5 and 6 (as shown on the approved site layout plan reference 8458\_P101\_D) shall be constructed at any time.

REASON: In the interests of residential amenity including to prevent unreasonable potential for overlooking and loss of privacy to the rear elevation given the proximity (and non compliance with the 25-metre separation standard as referenced in the Essex Design Guide) of the dwellings as originally approved.

- (9) Notwithstanding details already agreed, revised details in respect of condition 21 of 15/00362/OUT to show pedestrian footpaths through the strategic open space to the west of the site to which the consent hereby approved relates which link to the points annotated as pedestrian links on the site layout plan hereby approved (reference

8458\_P101\_D) and which show a pedestrian footpath extending along the entirety of the northern boundary of the southern parcel shall have been submitted to and agreed in writing by the Local Planning Authority. The footpaths shall be delivered in accordance with the agreed details and shall be completed either prior to first occupation at the site hereby approved or in accordance with any such timetable for implementation of landscaping relating to condition 21 that has been or shall have been agreed in writing by the Local Planning Authority.

REASON: To ensure the delivery of pedestrian footpaths in the interests of achieving good permeability throughout the site in the interests of residential amenity.

- (10) The pedestrian link to the southern boundary of the southern parcel as shown on the approved site plan (reference 8458\_P101\_D) shall be provided prior to first occupation of either the dwelling to plot 71 or plot 72, whichever is the earlier, and shall be maintained as a pedestrian link through to the adjoining open space to the south in perpetuity.

REASON: To ensure the delivery of pedestrian footpaths in the interests of achieving good permeability throughout the site in the interests of residential amenity.

- (11) Notwithstanding details already agreed, revised details in respect of condition 21 of 15/00362/OUT to show tree planting along the western boundary (where trees shown to be provided on Drawing No. N00279\_CSP\_EL\_XX\_DR\_L\_001 Rev PL8 would fall outside of the red lined application site boundary associated with the application hereby approved) of both the northern and southern parcels to which the consent hereby approved relates shall have been submitted to and agreed in writing by the Local Planning Authority. The tree planting shall be delivered in accordance with the agreed details and according to the requirements and timetable for implementation of landscaping relating to condition 21 that has been or shall have been agreed in writing by the Local Planning Authority.

REASON: To ensure that tree lined streets are delivered in the interests of visual amenity and to accord with the revised requirement for such in the National Planning Policy Framework (NPPF).

- (12) Prior to construction of hard surfaces at the site hereby approved for use by vehicles or pedestrians (including parked vehicles), precise details of surfacing materials shall have been submitted to and agreed in writing by the Local Planning Authority. Such surfaces shall be implemented in accordance with the agreed surfacing materials.

REASON: In the interests of visual amenity.

- (13) Prior to their first use in the construction of the development hereby approved precise details of external facing and roofing materials for use in the construction of all buildings hereby approved shall have been submitted to and agreed in writing by the Local Planning Authority. Materials as agreed shall be used in the construction of the development hereby approved.

REASON: In the interests of visual amenity.

## **2 PLANNING APPLICATION DETAILS**

- 2.1 This application seeks approval of reserved matters relating to scale, layout, appearance, access, and landscaping in respect of a proposal for 76 dwellings on two parcels of land which are part of a wider site which is subject to outline planning permission reference 20/00940/OUT.
- 2.2 This application for reserved matters approval was originally submitted in relation to the first outline planning permission (reference 15/00362/OUT) granted in 2016 but has subsequently been linked to the new outline planning permission (reference 20/00940/OUT) granted in January 2022.
- 2.3 The two parcels of land to which this application for reserved matters relates are located in the central/western area of the wider site which extends from Rawreth Lane to the north to London Road to the south. Both parcels are east of the spine road that bisects the wider site north to south, and both are also north of Rawreth Brook.
- 2.4 Reserved matters approval has already been granted in relation to some of the other residential development parcels within the wider site; details of 192 dwellings adjacent to Rawreth Lane and more recently details of 120 dwellings east of the spine road approximately opposite the two development parcels that are the subject of this current application.

### **PLANNING HISTORY**

22/00151/REM - Application for reserved matters (including full details of the layout, scale, appearance, access and landscaping) in relation to the construction of 91 dwellings, internal roads, parking and other associated infrastructure relating to outline planning consent reference 20/00940/OUT. PENDING.

21/01322/DOC - Discharge of condition no. 21 (landscaping) of planning permission 15/00362/OUT. PENDING.

21/00700/NMA – Non material amendment relating to 19/01184/REM for alternative facing brick. Plots 1-8, 79 and 80, and garages to Plots 1, 6, 9, 79 and 80 proposed use of Forterra Clumber Red Mixture instead of Forterra Arden Special Reserve and on Plots 12, 13, 18-23, 28-35, 82-85 proposed use of Lagan Ridgeway Red Multi instead of Forterra Arden Special Reserve. PENDING.

21/00591/REM - Application for Reserved Matters (access, appearance, layout, scale and landscaping) for strategic landscaping proposals for eastern part of the site (including 2m high acoustic fence and new vehicular accesses onto the spine road). APPROVED.

21/00540/REM - Application for reserved matters (access, appearance, landscaping and scale) for the construction of a pumping station relating to outline planning consent reference 15/00362/OUT (further details subsequent to details approved under 19/00315/REM). APPROVED.

21/00223/NMA – Non Material Amendment of approved applications reference: 15/00362/OUT and 19/01184/REM to alter dwelling types on 5 plots with subsequent layout and housing mix change. APPROVED.

21/00218/DOC - Discharge of Condition 31 (play space details for northern play area only) of approved application reference: 15/00362/OUT (Revised details following approval of application reference: 20/00876/DOC) AGREED.

21/00165/DOC - Discharge of condition 22 (Tree Protection) of approved application reference: 15/00362/OUT. PENDING.

21/00093/DOC - Discharge of Condition 21 (landscaping - section of estate railing) on 15/00362/OUT. AGREED.

20/01048/DOC - Discharge of Condition 34 (surface water drainage) (details for attenuation ponds 2, 3 and 5 and western landscaped corridor (area covered by strategic landscape Reserved Matters application 20/00912/REM) on planning consent 15/00362/OUT. AGREED.

20/00940/OUT - Outline Planning Application (with all Matters Reserved) for the erection of Residential Development and the provision of Non Residential Floor space (falling within Use Class E and/or use as a public house or drinking establishment) with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works. APPROVED.

20/01048/DOC – Discharge of Condition 34 (Surface Water Drainage) of 15/00362/OUT. AGREED

20/01023/DOC – Discharge of Condition 19 (Noise Mitigation) (parcel F) of 15/00362/OUT. PARTLY AGREED.

20/01041/REM – Application for the approval of reserved matters, namely design, appearance, landscaping, layout and scale in respect of a care home development (Phase 7) in relation to outline planning application 15/00362/OUT. PENDING CONSIDERATION

20/00996/REM - Application for Reserved Matters (access, layout, appearance, scale and landscaping) relating to proposed details of spine road bridge crossing. APPROVED

20/00912/REM - Reserved Matters Application, namely access, appearance, landscaping, layout, and scale relating to the strategic landscape area to the western part of the site and outline planning consent reference 15/00362/OUT. APPROVED

20/00875/DOC – Part discharge of condition 19 (noise mitigation) of 15/00362/OUT. DISCHARGED

19/001184/REM – Approval of reserved matters (including full details of the layout, scale, appearance, access and landscaping) in relation to the construction of 120 dwellings, internal roads, parking and other associated infrastructure. APPROVED.

19/01023/REM – Reserved Matters Application for the construction of a spine road (Southern Link) APPROVED

19/01016/DOC - Part discharge of condition 19 (noise mitigation) (Phase 1) of 15/00362/OUT. DISCHARGED

19/00456/DOC - Discharge of condition 34 (surface water drainage scheme) on approved application reference 15/00362/OUT. Drainage details relating to the Spine Road Stage II as defined by works under application reference 19/00315/REM. (Part Discharge Spine Road Phase): PARTLY DISCHARGED

19/00424/DOC - Application to Discharge Condition 21 (landscaping) to residential development approved on 3 June 2016 under application reference 15/00362/OUT. DISCHARGED

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. DISCHARGED

19/00409/DOC - Discharge of Condition 7 on approved application 15/0362/OUT. PARTLY DISCHARGED

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

19/00315/REM - Reserved Matters Application for Construction of Spine Road (Central Section), Erection of Additional Pumping Station and Electricity Sub Station, Construction of Surface Water Attenuation Pond and Associated Strategic Landscaping. APPROVED.

18/01136/DOC - Discharge of condition 22 (Tree Protection) of approved planning application reference 15/00362/OUT. DISCHARGED

18/01108/DOC - Discharge of Condition 23 (Great Crested Newts) of Approved Application Reference 15/00362/OUT. DISCHARGED

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

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

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

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

17/01117/DOC - Discharge of Conditions 28, 29, 30 of approved planning application 15/00362/OUT. DISCHARGED

17/00943/DOC - Discharge of conditions no. 13 and 34 of 15/00362/OUT. DISCHARGED

17/00857/DOC - Discharge of Condition 23 (Great Crested Newts) of Approved Application Reference 15/00362/OUT. DISCHARGED

17/00578/REM - Reserved Matters Application for 192 Residential Units with Associated Access, Parking, Servicing, Landscaping and Utilities. (Phase 1). APPROVED

17/00588/REM - Reserved Matters Application for Strategic Landscaping Proposals for Phase 1. APPROVED

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



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 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). APPROVED

### **3 MATERIAL PLANNING CONSIDERATIONS**

#### **Conformity with the Outline Planning Permission**

- 3.1 The outline planning permission (20/00940/OUT) lists three approved plans: the location plan, the land use parameters plan, and the density parameters plan.
- 3.2 This application for reserved matters relates to two separate parcels each edged with red lines on the submitted location plan. The two sites fall within the red lined site subject to the new outline planning permission.
- 3.3 The land use parameters plan identifies areas for residential development alongside areas for other land uses including strategic open green space. The residential development proposed in this application for reserved matters would fall within areas identified for such on the approved parameters plan save for the provision of a few parking bays along the western edge of the site which would technically fall outside of the area of land identified as a residential development parcel and within the adjacent area shown on the approved parameters plan to be strategic open green space. No objection is raised to this given that it would be only a very minor incursion of residential development outside of the area specifically shown for such and given the context of the overall delivery of strategic open space across the wider site.
- 3.4 The approved density parameters plan identifies density bands relating to different residential parcels. The northern parcel identified in this application for reserved matters corresponds to a residential parcel on the approved outline consent which is identified to have a density band of 25 to 30 dwellings per hectare (dph). The southern parcel identified in this application for reserved matters corresponds to a residential parcel on the approved outline consent that is shown to be split into three density bands, with the northern part at 25 to 30 dph, a central area at 30 to 34 dph and the southern/eastern part at 34 to 38 dph.
- 3.5 The northern parcel is an area of approximately 1.2 hectares and 37 dwellings are proposed which would equate to an average density of 30.8 dph. This is considered to sufficiently conform to the approved density parameters plan.

- 3.6 The southern parcel is an area of approximately 1.3 hectares and 39 dwellings are proposed in this parcel which would give an average density of 30 dph.
- 3.7 An area of some 0.4ha of the northern section of the southern parcel is shown on the approved density parameters plan to fall within the low density band of between 25 to 30 dph. 15 dwellings are proposed here which would equate to an average density in this part of the parcel of some 37.5 dph. This is higher than the 25 to 30 dph low density band envisaged for this area, as shown on the approved density parameter plan. However, for the reasons set out below, the slightly higher average density proposed here is nevertheless considered acceptable.
- 3.8 The difference in average density is not considered significant. For context, 12 dwellings here would result in an average density of 30 dph which would be within the low density band, a difference of only 3 dwellings. The proposed average density of 37.5 dph in this area is still a relatively low density. Density is not strictly controlled by planning policy, other than reference to a minimum requirement of 30 dph in most cases to ensure that best use of land is made. The key consideration in respect of density is whether the residential development would be appropriate in its context in terms of the character of the locality. Density is the product of the scale and layout of dwellings on a site which are both matters that are for detailed consideration at this reserved matter stage. In this part of the site the 15 dwellings proposed would be made up of a detached flatted block, a short terrace of two-storey houses and a semi-detached pair of two-storey houses. In scale and layout, the proposed dwellings in this part of the site would not result in a character of development that would be at odds with the character and appearance of residential development within the wider site. The slightly higher density than was shown for this area on the approved density plan is therefore considered acceptable.
- 3.9 The remaining 0.9 ha of the southern parcel largely falls within the density band 30 to 34 dph although the southern edge strays into the higher density band 34 to 38 dph, as shown on the approved parameters plan. 24 dwellings are proposed here which would result in an average density of 26.7 dph. This also would not strictly accord with the approved density parameters plan being lower than the lowest density shown for this part. Again, however, the mix of detached, semi-detached, and terraced dwellings proposed here would result in a character of development that would be appropriate to the locality.

#### **Reserved Matters for Consideration**

- 3.10 The 'reserved matters' which are for consideration in the determination of this application are defined in planning practice guidance which applies nationally as set out below.
- 'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

- ‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- ‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earth works; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- ‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- ‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

### **Policy Background**

- 3.11 National planning policy contained within the National Planning Policy Framework (the Framework) was updated in 2021 and sets a clear requirement that the planning system delivers high quality, beautiful and sustainable buildings and places which are identified as fundamental to what the planning and development process should achieve. Good design is identified as a key aspect of sustainable development which creates better places in which to live and work and helps make development acceptable to communities.
- 3.12 To achieve well designed places the Framework requires that planning decisions should ensure that developments:-
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience.
- 3.13 The revised Framework now also references the National Design Guide, a document that seeks to ensure high standards of design are achieved by providing requirements and examples of how well designed places that are beautiful, enduring, and successful can be achieved in practice. The guide refers to ten characteristics of well designed places which include, for example, a consideration of building form and safe and inclusive public spaces. Applications should reflect this government design guidance as well as local design policies and supplementary design guidance.

### **Layout**

- 3.14 Consideration of layout requires an assessment as to the acceptability of the way in which buildings, routes and open spaces within the development would be provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 3.15 Dwellings in both parcels have been positioned such that they would front onto the spine road to the east and open space to the west within the wider site. This would reflect the layouts already approved in development parcels to the north and east. A number of houses that would face east in the northern parcel would overlook the play space located on the other side of the spine road which would increase passive surveillance of this public space. The relationship of these proposed houses to the play space would reflect the similar relationship of houses constructed in the adjacent residential development parcel.
- 3.16 An area of open green space is proposed within the southern parcel and dwellings would also be sited to face onto this space which would then benefit from passive surveillance and help make the public space feel safe.
- 3.17 Where buildings would be sited on corner plots either to roads or open spaces, they have been designed to address both streets with fenestration to both elevations.
- 3.18 Supplementary Planning Document 2 (Housing Design) advises that a minimum separation of one metre should be achieved in all cases between the side boundaries of the hereditament and habitable rooms of the dwellings. In some instances, this 1 metre separation to the side boundary of the plot would not be achieved but largely this would be where the side wall of the house would be sited on the boundary with the adjoining plot but where a

driveway to the neighbouring dwelling would be sited. As a result of this adequate separation of the houses would still result and the dwellings would not appear overly cramped or result in a character to the street which would appear jarring or uncharacteristic of development in the locality. In two instances, relating to plots 19 and 20 and plots 14 and 15, the 1 metre separation to each side boundary would not feature and the houses would be sited adjacent to one another. Whilst 2 metres separation between the houses to these plots would not be achieved, the impact of this on the character of the development as a whole would not be harmful.

- 3.19 All proposed houses, save for two mid terrace properties, would be able to store refuse bins in the enclosed rear gardens and use side access to the rear gardens to bring bins to the pavement for collection. A short length of alleyway would be provided to the two mid-terrace properties to enable residents of these dwellings to also store bins in the rear gardens and present them on the street for collection.
- 3.20 Communal refuse stores would be provided to serve the two flatted blocks. Two refuse stores would serve flatted block A. One would be integral to the building, positioned at ground floor level with external doors adjacent to the main entrance door on the front elevation. The second would be within a detached out building which would be sited to the rear of the building. At least two Euro bins alongside a number of smaller refuse bins could be accommodated and would exceed the required refuse storage volume for the 9 flats proposed in this block with reference to Appendix 1 of the Development Management Plan. Flatted block B would be served by a single refuse store which would be provided in a single storey building attached to the northern elevation of the block. This would be appropriately sized to accommodate the number of refuse bins that would be required for the 12 flats proposed in this block. All of the refuse stores would be appropriately sited to allow for collection.
- 3.21 The proposed flatted blocks would be positioned facing one another either side of an open green space which will link from the spine road to the wider strategic open space to the west. A small part of the open green space between the flatted blocks would be enclosed with appropriate boundary treatment to form part of the private communal amenity space to serve occupants of the proposed flatted block B. Whilst this land falls outside of the red lined application site boundary relating to this reserved matters application it is within land under the applicant's control and a planning condition can therefore be imposed to require use as private amenity space to meet the policy requirement for such, as discussed below.

#### Amenity Space

- 3.22 Policy DM1 references Supplementary Planning Document 2 (SPD2) which contains amenity space standards. SPD2 sets out that houses shall have a minimum private garden area of 100 m<sup>2</sup> but lists some exceptions including dwellings adjacent to a substantial area of well landscaped and properly

maintained open space and one and two-bedroom dwellings where a minimum private garden area of 50 m<sup>2</sup> will be required provided that the second bedroom is not of a size that would allow sub-division into two rooms. In addition, three-bed terraced dwellings are stated to be required to have a private garden with a minimum depth of 2½ x the width of the house (except where the provision exceeds 100 m<sup>2</sup>) to a minimum private garden area of 50 m<sup>2</sup>.

- 3.23 All of the proposed 3, 4, and 5-bedroom dwellings, save for 5 dwellings, would be provided with an enclosed rear garden of at least 100 square metres. The five that would fall short would only fall very marginally short by at most 5 square metres. A significant area of public open space is to be provided immediately west of the site and an area of public open green space is to be provided within the southern parcel of this application site. Given this, and that only a very limited number of dwellings would marginally fall short of the 100 square metres usually required for houses, it is considered that overall the proposal would deliver dwellings which would be suitably served by amenity space. All of the proposed two-bed dwellings would be provided with an enclosed rear garden of at least the minimum 50 square metres.
- 3.24 In relation to flats, SPD2 advises that each flat should have a minimum balcony area of 5 m<sup>2</sup>, with ground floor dwellings having a minimum patio garden of 50 m<sup>2</sup>; or that a communal garden should be provided on the basis of a minimum area of 25 m<sup>2</sup> per flat. These two methods for flats may also be combined.
- 3.25 All of the flats proposed in block A would benefit from a balcony with an area of 5 square metres apart from the ground floor flats. The three ground floor flats would, however, benefit from a proposed communal amenity space of over 100 square metres which would meet the required standard of 25 square metres per flat; this area would be forward of the front elevation of the flatted block enclosed by boundary treatment which would run alongside the public footpath which will be provided through the green space link. The boundary treatment proposed to enclose this amenity space alongside the northern boundary is a 1.6 metre high metal railing with hedge planting adjacent. The height of this railing has been increased from 1.2 metres in the course of the application such that a greater degree of privacy would be afforded to users of the space.
- 3.26 All of the flats proposed in block B would also benefit from a balcony with an area of 5 square metres except for the 4 proposed ground floor flats and 2 others, one at first floor and one at second floor. Communal amenity space would, however, also be provided, and this would be an area of at least 150 square metres required to serve the 6 flats that would otherwise have no private space. This space would be provided to the south and west of the southern elevation of flatted block B where a degree of privacy could be afforded to users of the space; the space would not include land to the front of the flatted block which would not be afforded the degree of privacy necessary

for a private garden. A 1.6m high metal railing and hedge is also proposed to form the boundary of this communal amenity space.

#### Affordable Housing

- 3.27 The s106 legal agreement associated with the outline planning permission (reference 20/00940/OUT) contains a requirement that 35 per cent affordable housing be provided and sets out a baseline affordable housing mix to be used as follows: 1-bed (35%), 2-bed (45%), 3-bed (15%), 4-bed (4%) and 5-bed (1%). 35 per cent, equating to 27 of the 76 dwellings proposed, would be provided as affordable dwellings. The proposed mix of 1, 2, 3, 4-bed units would, however, differ slightly from the baseline mix set out in the s106 agreement. Instead of following the baseline mix exactly the following mix of affordable units is proposed: 1-bed (37%), 2-bed (41%), 3-bed (18%) and 4-bed (4%) all rounded up. The Strategic Housing Team at the Council has been consulted on the proposal and raises no objection to the slight variation in mix proposed.
- 3.28 Several of the letters of objection received raise points related to the proposed affordable housing. The two flatted blocks and a row of 4 terraced houses and a semi-detached pair in the southern parcel have been identified as the affordable housing at the site. Whilst all of the affordable dwellings would be sited around this central part of the site, the flatted block to the north would be accessed via a vehicular access in the northern parcel. In terms of the overall wider site subject to both the original and new outline planning permissions, siting of the affordable housing here would not result in increased clustering of affordable dwellings as those already approved are concentrated towards the eastern boundary. The affordable dwellings would be appropriately sited to take advantage of public transport provision with bus stops a very short walk away. They would also be sited such as to be able to take advantage of the public open space to the west, as well as the play space opposite the spine road to the north east. There would be no material benefit from alternative siting of the affordable dwellings closer to bus stop provision as has been suggested in one response to the public notification of the development proposal.

#### Dwelling Mix

- 3.29 Policy H5 of the Council's adopted Development Plan requires that larger residential developments contain a mix of dwelling types. Here a mix of 1, 2, 3, 4 and 5-bed dwellings are proposed and it is considered that the proportion of each is acceptable.

#### Residential Amenity

- 3.30 Dwellings would be sited such that an acceptable relationship between all proposed dwellings would result. Whilst some of the relationships between proposed dwellings would not precisely meet design guidance referenced in

the Essex Design Guide, it is considered on balance that the proposed layout would be acceptable for the reasons discussed below.

- 3.31 The Essex Design Guide refers to a separation distance of 25 metres which would usually be required to be achieved where the rear elevations of houses would face one another to ensure an acceptable degree of privacy to the rear elevation. Where the rear elevations of houses would face each other at an angle of 30 degrees or more, the separation distance can be reduced to 15 metres from the nearest corner. In the northern parcel some of the proposed houses would have rear elevations facing one another and would not be sited so as to achieve a separation distance of 25 metres; the closest would be some 18.5 metres. Given, however, that any future occupiers of these dwellings would be aware of the relationship to nearby dwellings and the degree of overlooking, the proposal would not result in harm to existing residential amenity which might be the case where an existing dwelling would be affected by proposed development. It is also the case that the lower degree of separation between rear elevations in some cases results from two storey rear projections to certain dwellings, meaning that parts of the opposing rear elevations have a greater degree of separation. In this rather narrow part of the site it is considered that the layout would provide for an acceptable relationship between proposed dwellings, subject to a planning condition to remove permitted development rights for future two storey extension of the houses to the rear, which would reduce separation and rear privacy further.
- 3.32 The flatted block in the southern parcel would also not be sited so as to achieve 35 metres separation to the rear elevation of the houses to the south, plots 48 and 49. Other plots close to this block would be sited such that the angle of view from windows (and external balconies) in the flatted block would be more acute. Whilst the upper floor windows to the flatted block would not be directly opposing, the proposed rear windows in the flatted block would in some cases serve main habitable rooms, including lounges and kitchens, and the proposed layout would result in the potential for some overlooking of the rear facing windows to plots 48 and 49. Again, however, future occupants of plots 48 and 49 would be aware of the relationship with the flatted block to the north and the extent of overlooking and it is considered that the relationship would be acceptable. It is considered that the layout would achieve a relationship between the proposed flatted blocks and nearby proposed dwellings which would not give rise to excessive overshadowing.
- 3.33 Some of the houses would feature windows to either rear or side elevations which would give rise to the potential for overlooking and loss of privacy to the occupants of dwellings to adjacent plots such that it would be necessary to require these windows to be obscure glazed and fixed shut below 1.7 metres from finished floor level. Conditions to secure obscure glazing and to limit any additional windows in certain elevations are recommended in instances where it is considered necessary. Some proposed dwellings would feature windows to side elevations at first floor level which may give rise to the potential for overlooking of neighbouring plots. Some first floor side elevation windows



would serve stairwells and these would not be considered likely to give rise to potential overlooking which would result in unreasonable loss of privacy to the occupants of neighbouring plots. Others would be small and would serve bedrooms rather than main habitable rooms. Dwellings would be sited such that they would not give rise to unreasonable overshadowing or result in a relationship where one dwelling would appear overbearing to another.

#### Impact on Existing Nearby Dwellings

- 3.34 The impact of the proposed development on the occupants of existing nearby dwellings must also be considered. In respect of the northern parcel, the two dwellings proposed to be sited closest to the northern boundary (to plots 10 and 1) would feature windows at both ground and first floor facing north. The relationship between these proposed houses and the existing houses to the north would be such that side elevations in the proposed dwellings would face a front elevation in one case and a side elevation in another. A separation distance of between 16 and 20 metres would be achieved to the dwellings to the north and it is considered that the resulting relationship would be acceptable and would guard against any potential for overlooking which would result in unreasonable harm to privacy.
- 3.35 The residential development parcel adjacent to the opposite side of the spine road (to the east) and subject to reserved matters approval reference 19/01184/REM is currently under construction. There are houses which front the spine road on the eastern side which would face the proposed development. The proposal for houses fronting the spine road along the eastern boundaries of both parcels and opposite existing dwellings on the adjacent development parcel would result in a relationship between proposed and existing dwellings which would be acceptable. The proposed and existing dwellings would be sufficiently separated by the spine road and soft landscaping (including swale) to guard against any potential for unreasonable overshadowing. Windows in the eastern facing elevation of proposed dwellings would overlook the spine road, as do windows to the front elevation of the existing dwellings on the adjacent development parcel; both overlook the public realm and windows in the dwellings proposed would not give rise to unreasonable overlooking and loss of privacy to the occupants of these existing nearby dwellings.
- 3.36 Several letters of objection have been received which raise concern about overlooking and overshadowing resulting from the two proposed flatted blocks. These two blocks would be positioned such that views from windows in elevations that would face east (or at an acute angle from elevations that would face north/north east) would be possible towards existing nearby dwellings on the adjacent development parcel on the opposite side of the spine road. It would, however, be the front elevation of the existing nearby dwellings which would be affected which faces the public realm rather than the rear elevation where a greater degree of privacy would be expected. Given this and the degree of separation between the proposed flatted blocks and existing nearby dwellings on the opposite side of the spine road, it is

considered that the siting of the proposed flatted blocks, as proposed, would not give rise to unreasonable harm to the level of residential amenity that ought to be reasonably expected by the occupants of existing nearby dwellings.

- 3.37 In terms of overshadowing, the Essex Design Guide references a method for considering the impact of proposed development on existing dwellings which takes a 25-degree angle at a height 2 metres above ground level on the existing dwellings. The degree of separation proposed between the flatted blocks and the closest nearby existing dwellings is such that it is considered that unreasonable overshadowing would not result.
- 3.38 Concern has also been raised by occupants of existing dwellings on the adjacent development parcel that the proposed development, but in particular the flatted blocks, would affect views from their properties to the open green space to the west. It is the case that the original outline planning permission had smaller residential development parcels to the west of the site which were separated by more substantial open green corridors through to the main public open space to the west. Residents of existing dwellings have raised concern that their expectation that the site would be developed in accordance with this original outline planning consent has not been met. They had anticipated being sited opposite a substantial green space through to the public open space to the west where now substantial flatted development is proposed. It is the case, however, that subsequent to the grant of the original outline consent, a new outline planning permission has been granted which allows for the narrowing of the green corridor link through to the west in this part of the site. The proposed flats would be sited in areas where the new outline planning consent allows for residential development. In terms of impact on the character of the street it is considered that the proposed flats would not appear out of place to the detriment of visual amenity. The height of the proposed blocks would not be excessive and the form and elevational treatment, including the use of external facing materials which would match those used in other areas of the site, would be considered appropriate.

### **Scale**

- 3.39 Consideration of scale requires an assessment of the acceptability of the proposed development in terms of the height, width and length of each building proposed in relation to its surroundings.
- 3.40 The significant majority of the buildings proposed would be 2 storey houses. Garages, where provided, would be single storey. The only buildings which would be greater than 2 storeys would be five dwellings and the two flatted blocks which would be 2.5 storey/3 storey respectively.
- 3.41 The site slopes downwards notably from north to south with the flatted blocks sited approximately centrally. Both flatted blocks would have similar L-shaped plan form. Block B would be slightly greater in scale than Block A in terms of the length and width of the building, with a maximum length of some 25

metres. Gable ended projections would feature to both flatted blocks although the one to Block B would be deeper and wider than that to Block A. Both flatted blocks would have a maximum ridge height of some 11 metres.

#### Nationally Described Space Standard

- 3.42 All dwellings are expected to comply with at least the minimum requirements of the nationally described space standard; although larger space standards are set out in the Council's Policy DM4, this has now been effectively superseded by the national standard.
- 3.43 Table 1 below sets out an assessment of the proposed flats against the minimum requirements. All of the flats would meet the required space standards. The only exception is with regard to the 1-bed flat at second floor level in flatted Block A which would not quite have 75 per cent of its Gross Internal Area at a minimum head height of 2.3 metres. The shortfall would, however, be very marginal. A 1-bed, 2 person flat would in any case only be required to have a GIA of 50 square metres and, if assessed against this minimum, rather the larger GIA, the flat would in fact achieve; over 75 per cent of the floor space would be over the 2.3m head height minimum.

Plot No.	No. of beds	GIA as measured from plans (square metres)	Built in storage (square metres)	Bedroom sizes (square metres)	Required GIA (square metres)	Compliance Y/N
Flat A – GF	1	50.9	1.5	11.3	39	Y
Flat A – GF	1	62.6	1.5	14.4	50	Y
Flat A – GF	3	99.6	3.5	11.6 16.7 13.4	95	Y
Flat A – FF	1	58.9	2.1	11.6	50	Y
Flat A – FF	2	72.8	2.1	14.2 12.4	70	Y
Flat A – FF	3	99.8	3.5	11.8 16.6 13.5	95	Y

Plot No.	No. of beds	GIA as measured from plans (square metres)	Built in storage (square metres)	Bedroom sizes (square metres)	Required GIA (square metres)	Compliance Y/N
Flat A – SF	2	72.9  (86% GIA with minimum 2.3m head height)	2.1	14.4  12.3	70	Y
Flat A – SF	1	58.4  (73% GIA with minimum 2.3m head height)	2.0	11.6	50	Y except with regard to head height.
Flat A - SF	3	99  (78% GIA with minimum 2.3m head height)	3.0	11.5  16.5  13.4	95	Y
Flat B – GF	2	72.0	0.8  1.3	11.8  11.6	70	Y
Flat B – GF	2	71.2	0.7  1.7	12.4  11.6	70	Y
Flat B – GF	1	69.1	2.3	15.7	50	Y
Flat B – GF	1	65.4	1.5	14.8	50	Y
Flat B – FF	2	80.9	0.8  1.2	12.1  12.2	70	Y
Flat B – FF	2	71.5	0.7  1.6	11.6  12.4	70	Y

Plot No.	No. of beds	GIA as measured from plans (square metres)	Built in storage (square metres)	Bedroom sizes (square metres)	Required GIA (square metres)	Compliance Y/N
Flat B – FF	1	68.9	2.4 0.8	18.6	50	Y
Flat B – FF	1	65.5	2.1	14.8	50	Y
Flat B – SF	2	80.9	1.2 0.8	12.1 12.0	70	Y
Flat B – SF	2	71.7	1.6 0.8	11.6 12.5	70	Y
Flat B – SF	1	68.9	2.2 0.9	19.0	50	Y
Flat B – SF	1	65.7	2.0	14.7	50	Y

Table 1: Assessment of compliance of the proposed flats against the Nationally Described Space Standard (and amenity space standards as set out in SPD2).

- 3.44 All of the proposed houses would also at least meet the minimum national space standard requirement for a minimum Gross Internal Floor area corresponding to the number of bedrooms and size of bedrooms that would feature in the type of dwelling. Most of the proposed houses would feature built in storage of a floor area to meet the minimum requirement although several of the house types would feature large utility rooms alongside built in storage, which together would at least meet the minimum storage requirement; this solution is considered acceptable. Six of the houses (plots 5, 8, 11, 13, 17, 42) would not meet the minimum built in storage requirement of 2.5 square metres but the shortfall would be very slight as 2.4 square metres would be provided. Six of the houses (plots 19, 2, 44, 45, 69, 75) would be provided with built in storage that would fall more significantly short of the minimum 3 square metres (required for dwellings of this size), only being provided with 1.8 square metres. There would, however, be the ability for the floor plan to be amended to increase built in storage to the required 3 square metres and a condition to require this is therefore recommended.

### Access

- 3.45 Consideration of access requires an assessment of the accessibility to and within the site that is proposed for vehicles, cycles and pedestrians in terms of

the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

- 3.46 Three main vehicular accesses would serve the two residential parcels; two formalised T-junctions off the spine road to serve the northern parcel and one formalised T-junction off the spine road to serve the southern parcel. These main vehicular accesses off the spine road benefit from reserved matters approval under consent reference 19/00315/REM. In addition, a further vehicular crossover off the spine road is proposed into a private drive that would serve 5 dwellings. The main vehicular access serving the southern parcel would feature a formal pedestrian footway to one side for a section and then change to a shared surface; two cul-de-sac roads would lead off this main access in the southern parcel.
- 3.47 The two vehicular accesses off the main spine road proposed to serve the northern parcel would each serve shared surface roads. Shared surface roads would also run parallel to the spine road to the north and south of this proposed access providing vehicular and pedestrian access to dwellings proposed to front the spine road.
- 3.48 Several pedestrian routes through the site would be delivered as a result of the proposed layout. Two of these would be via shared surfaces for both vehicles and pedestrians. One would be via a formal pedestrian footway alongside the road proposed within the southern parcel.
- 3.49 A number of pedestrian links through to the area of strategic open green space to the west are also shown annotated to be provided on the proposed layout plan. It is important that these pedestrian routes are delivered to create a high degree of permeability for future residents of the site. Details of these pedestrian routes through the strategic open space to the west would be agreed in relation to the discharge of planning condition 21 on the original outline planning permission. An application to agree details in respect of condition 21 relating to the area of strategic landscaping immediately west of the site is currently pending and this shows footpaths through the open space that would form the links annotated on the proposed site layout. A planning condition is, however, recommended to require that pedestrian routes through the open space to the west which would link with those annotated on the proposed site layout plan are delivered.
- 3.50 A pedestrian link through to the open green space to be provided in the adjoining residential development parcel to the south is also proposed. This pedestrian link would be in a central position on the southern boundary, sited between the two dwellings at the end of the proposed cul-de-sac. A planning condition is recommended to require that this link be delivered and maintained in perpetuity.
- 3.51 In addition, a pedestrian footpath link would be provided to the north of the southern parcel, also within the proposed strategic open green space. This link would be of particular benefit to occupants of the proposed dwellings to

the southern parcel, especially those facing the western site boundary, providing a shorter more convenient link to their properties when approaching from the north. A condition requiring that this be delivered is also recommended.

- 3.52 Overall, it is considered that the layout would provide good connectivity across and within the site for both occupants of this part of the wider site and occupants of the wider site, in particular in terms of aiding their options for accessing the large area of public open green space to the west.

### **Car Parking**

- 3.53 As set out in Policy DM30, the Council applies the parking standards contained within 'Parking Standards Design and Good Practice Supplementary Planning Document (Adopted December 2010)' to all new developments. This document applies minimum parking standards for residential development (although this may be relaxed in residential areas near town centres and train stations). For residential dwellings, as is proposed here, the standard seeks a minimum of 1 car parking space per 1 bedroom dwelling and 2 spaces per dwelling with two or more bedrooms.
- 3.54 Parking would be provided to the side of proposed dwellings, in some cases leading to a garage. Four properties would feature car ports. The flats would be served by parking courts which would also feature car ports.
- 3.55 76 dwellings are proposed in total. Of these 10 dwellings would be 1-bed properties with the remainder 2 or more-bedroom properties. Each of the proposed 1-bed properties would be provided with 1 parking space whilst each of the 2 or more-bedroom properties would be provided with at least the minimum requirement of 2 parking spaces. 30 of the proposed dwellings would be provided with 3 or more on plot parking spaces (a handful of dwellings are proposed with 4 on plot spaces), with most of the additional spaces provided on plot by a single (or double in some cases) garage. All of the proposed single garages would meet the parking standard depth and width dimensions of 7 metres by 3 metres which would allow space for ease of parking a vehicle, together with some ancillary domestic storage space. Whilst the few double garages proposed would meet the required minimum width dimension of 6 metres, they would not quite achieve the 7-metre depth. However, as these spaces are in addition to two other on plot parking spaces, they are not relied upon to ensure sufficient parking provision across the site. The slight reduction in depth against the parking standard is not therefore objectionable.
- 3.56 Visitor parking is also required at 0.25 spaces per dwelling, which at this site would equate to a requirement for 19 spaces. 17 visitor car parking spaces are proposed, and these would be spread across both the northern and southern parcels, unallocated and conveniently sited to serve visitors to all dwellings proposed. Whilst 19 visitor bays are not proposed, given the

additional on plot provision to a significant number of the dwellings, it is considered that the amount of visitor parking would be acceptable.

- 3.57 All of the visitor spaces would meet the preferred bay size of 2.9m by 5.5 metres. In relation to visitor parking some bays should be provided as disabled bays either 6 per cent of the visitor bays or 3 bays, whichever is greater. Whilst none of the visitor bays are specifically shown to provide the extra width and depth dimensions required of a disabled bay, all would have some additional depth provided by angled space to allow ease of access and egress to and from the space, parallel to the road. Two would be positioned adjacent to footpaths to the side of an open green space which would allow greater width for occupants of the vehicle to manoeuvre in and out.
- 3.58 Whilst the adopted parking standard does not specifically require that a proportion of the on plot parking to serve dwellings meet the disabled bay size requirement, 3 per cent of the dwellings would be required to meet the optional building regulations standard relating to wheelchair accessibility. The applicant has indicated which properties would meet this standard and disabled bays are proposed in relation to these dwellings.

### **Cycle Storage**

- 3.59 Cycle parking is also required if no garage is proposed or there would not be a secure area within the curtilage of the dwelling; cycle storage is therefore required for the proposed flatted blocks at 1 space per dwelling. Cycle stores would be provided to serve both of the proposed flatted blocks in buildings which would offer secure storage and be conveniently sited to serve occupants.

### **Appearance**

- 3.60 Consideration of appearance requires an assessment of the aspects of the proposed buildings which determine the visual impression they would make including relating to the proposed external built form of dwellings, their architecture and external facing materials.
- 3.61 The flatted blocks would be three-storey buildings with simple, traditional form; the main rectangular footprint would have a gabled roof over with a smaller projection to one end also featuring a gabled roof with a slightly steeper pitch at some 40 degrees with a ridge set at 90 degrees to the main ridge. Fenestration would be positioned with a strong degree of symmetry. The use of a contrasting facing red brick plinth at ground level to the proposed off white weatherboarding above would act to break up the otherwise significant massing to this building.
- 3.62 External materials proposed for use would include a mix of red and buff coloured brick. Off white coloured render would feature sparingly, proposed to be used on four of the houses and sporadic use of coloured weatherboarding would also feature (in off-white, soft green and cobble stone colours),



proposed to be used on some of the more prominently sited dwellings to corner plots. Dark red plain tiles, concrete pantiles in both dark brown and terracotta colours and concrete slate effect roof tiles are also all proposed for use. The two flatted blocks would also feature off white weatherboarding above a red brick plinth at ground floor level.

- 3.63 The houses proposed would be a mix of terraced, semi-detached and detached dwellings. All would be of traditional pitched roof form. A number of different house types are proposed which would ensure visual interest in the street scenes. One of the house types would feature small dormer windows to the front facing roof plane. These would have flat roofs but would be very modest features with little wall around the glazing and it is considered that these would be an attractive addition. Fenestration would be placed so as to achieve a strong degree of symmetry and would result in attractive well-proportioned elevations.
- 3.64 Three dwellings would feature scalloped barge boards and three dwellings would feature finials (decorative roof features). Used sparingly as is proposed, these features add visual interest to the street scene.
- 3.65 The proposed external facing materials are considered appropriate for the traditional building form of dwellings proposed. Sufficient variety of materials is proposed to ensure that the development would not appear overly homogenous which can result in bland, uninteresting street scenes to the detriment of visual amenity. The proposed mix of materials is not, however, too varied such that a degree of character to the development within the parcels as a whole would result, giving the development a sense of place.
- 3.66 The proposed affordable and market housing would not be clearly distinguishable as a result of use of markedly different external facing materials. Whilst none of the affordable houses would feature buff brick, a significant majority of the market housing would be red brick as opposed to the buff brick which would only feature to 11 dwellings in the southern parcel. The affordable houses would be red brick and feature dark brown pantiles, a combination that would also feature to market houses at the site. Whilst the flatted blocks, which would all be affordable dwellings, would be the only buildings on the site to feature off white weatherboarding above a red brick plinth at ground floor level, these two buildings would nevertheless be distinguishable as the only 2.5 storey flatted blocks, set apart as a result of their greater scale and massing from the houses proposed at the site. The proposed facing materials would be appropriate and result in buildings which would be attractive in the street scene.

### **Landscaping**

- 3.67 Consideration of landscaping requires assessment of the proposed treatment of land (other than buildings) within the site for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated including relating to proposed boundary treatments (fences, walls or other

means), planting of trees, hedges, shrubs, etc. and the laying out or provision of gardens.

- 3.68 An area of public amenity green space is proposed within the southern development parcel. Details provided on the layout plan show footpaths through the space and significant tree planting. Precise details of the hard and soft landscaping would be required in relation to planning condition 20 imposed on the new outline consent.
- 3.69 The revised Framework also now specifically recognises the important contribution that trees make to the character and quality of urban environments, requiring that planning decisions ensure that new streets are tree lined (unless, in specific cases, there are clear, justifiable, and compelling reasons why this would be inappropriate) and that opportunities are taken to incorporate trees elsewhere in developments such as parks. The proposed site layout would achieve tree lined streets with some tree planting within the red lined site and some within the strategic open space and along the spine road bordering the site. A planning condition is recommended in addition to the original landscaping condition on the outline consent to require that tree planting be delivered to ensure that the requirement for tree lined streets be achieved.
- 3.70 A number of different boundary treatments are proposed, including brick walls, low brick walls with timber fencing above and timber close boarded fencing, both vertical and horizontal, all of which would be 1.8 metres in height. On boundaries which would be prominent in the street scene, for instance where garden boundaries are to corner plots, the more robust and visually attractive brick wall boundary treatment would feature. In the course of the application the boundary treatment plans have been amended to include a greater extent of the boundary treatments to be delivered in brick, notably in prominent publicly visible locations including to the publicly visible boundaries of plots 1, 10, 50, 47, 45, 44, 57, 48 and 38. One of these areas is the boundary to the car parking area for flatted block A, which it was considered should be provided in the more visually attractive and robust brick work rather than timber boarded fence. Whilst no height for the brick wall boundaries is given on the boundary plan, this detail can be agreed via condition 20 on the outline consent. In one place to the southern boundary, demarcating the pedestrian route to the open space beyond the site to the south, a 1.2-metre-high brick pier with metal railing would feature. The boundary treatments proposed would be considered appropriate and result in a visually attractive addition to the street scene where particularly visible.
- 3.71 Areas for soft landscaping are shown on the layout plan and include space to accommodate hedge and shrub planting to general landscaping to be provided around the site including within front gardens. Precise details of planting schemes and hard surfacing materials for use in footpaths proposed in the public open space within the site would be required to be agreed in relation to the detailed landscaping condition (20) on the new outline consent.

- 3.72 Whilst differentiation is shown on the submitted site layout plan between surfacing materials in terms of shading, the key provided only references tarmac and shared surfaces and does not give a proposed surface material for the shared surfaced roads. No details have been provided as to the proposed surfacing material for car parking spaces and parking courts. An additional planning condition is therefore recommended to require details of hard surface materials to be used in vehicular and pedestrian circulation routes and car parking areas to be agreed.

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

##### **ECC Urban Design**

- 4.1 Overall, the submitted layout has taken a positive approach to this development parcel; there are some areas which require further thought in order to maximise the opportunities presented within this area of the development, as well as ensuring connectivity with the wider area masterplan.
- 4.2 Three main vehicular access points have been proposed into this development parcel, each stemming off the main spine road through the wider development. It is questioned whether the southern parcel would benefit from an additional access point adjacent to the apartment block, (potentially exclusive to only pedestrians and cyclists); the minor amendment will reduce the need for such a long winded route to access this section of the site from the southern access point. Furthermore, a new access point here would further enhance safer linkages from the wider community leading towards the western parklands and attenuation zones. It is unclear on the layout plans as to how residents will be connected to the wider community areas within the site, such as the school and other local amenities towards the north east corner. We would like to see this route clearly illustrated, including direct pedestrian and cycle access. It is outlined within the Design and Access Statement that public transport routes and bus stops are located within the local area. It would be beneficial to highlight where bus stops and daily transport routes are to ensure suitable connections are made from this development parcel.
- 4.3 Pedestrian access to the adjacent parklands and attenuation areas to the west is also unclear. Visual connections from those western dwellings and vistas through access roads are stated within the application; however, it will also be very important to demonstrate physical connections such as footpaths and cycle lanes to enhance connections to the western parklands and make it a fully accessible zone for the local community. The design of the road layout is currently restricting the western units within the development parcel from accessing the open parklands by creating a hard boundary; it will be important to consider the use of alternative materials, street landscaping, and further tree planting to the frontage at this point to respond to the rural context of the western boundary. It is appreciated that elements such as this are already being explored through the provision of private drives within the northern site;

however, the southern section of the development still requires further review to soften that particular edge.

- 4.4 In terms of the massing strategy of the built form, there are some areas which require some further consideration to ensure that there is a suitable relationship between the proposed development and the natural environment. We recommend a review of the layout and massing strategy along the western edge of the development to better respond to the rural character of the open parklands. The proposed continuous built frontage along this boundary would be more suited to the spine road boundary of this development. Subsequently, it is recommended to explore methods in breaking up the built form to create a 'softer' visual impact along this frontage, as views from the western parklands looking onto this scheme will be key in terms of setting the right precedent and character for future development parcels. Potential options include the alternation of building heights and offset distances to the site boundary, increased tree planting, as well as changing the pattern of materials between dwellings so that they do not appear as a single continuous built frontage on the rural edge.
- 4.5 With regard to the selected materials palette, it is understood that they directly relate to the principles set out within the approved outline application, with a similar strategy applied to initial schemes to continue the built character that exists within the local area. It is felt that the use of alternative material treatments between the spine road and parkland frontages are welcomed and will help this development to respond to its immediate context. Furthermore, the use of different materials on key buildings, such as plots 5 and 11, is also welcomed to enhance the wayfinding strategy for residents and signify the main gateway entrance points into the development. It will be important to consider the elevational treatment to the two apartment blocks, to ensure that they reflect the appearance and character of previous development parcels, as they are considered to be landmark buildings located within the centre of this particular site.
- 4.6 We have some concerns regarding the perceived quality of open spaces provided for residents within this parcel. It is considered that the 0.10ha provision of open public space within the south eastern section of the site does not appear to provide a sufficiently usable and functional green space for the new residents. We have concerns that the quality of this space is currently limited due to being bound by the vehicular access road to the north, spine road to the east and residential private drive to the south, with no real connections to the living community further northwards. As a result, it is questioned whether this space would be better suited adjacent to the south western attenuation pond, therefore creating a wider amenity space with enhanced social and ecological value. Additionally, it is unclear within the plans over the provision of SUDs features proposed within the site which would be a requirement for future iterations of this scheme, as it is considered that the site topography presents an ideal opportunity to demonstrate a series of SUDs features, such as rain gardens, connecting to the attenuation zones located towards the lower end of the site's sloping landscape. Furthermore,

the provision of outdoor play will be an important element for this development moving forwards, and consideration of combining these features with the attenuation areas provides an ideal opportunity to create zones of natural play and social spaces for local residents to enjoy, further enhancing the ecological green corridor along the boundaries of the site.

### **ECC Highways**

- 4.7 From a highway and transportation perspective the proposal is acceptable to the Highway Authority, subject to the following requirements:

#### Informative

- All work within, affecting or to become highway, shall be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

### **Essex Police**

- 4.8 The published documents have been studied and, unfortunately, do not provide sufficient detail to allow an informed decision pursuant to the National Planning Policy Framework, section 12, paragraph 127, (f) Create places that are safe and where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience or the Rochford District Council Development Management Document Policy DM1, 2.13 Schemes should have a safe, inclusive layout with legible and well planned routes, blocks and spaces, integrated residential, commercial and community activity, safe public spaces and pedestrian routes without traffic conflict, secure private areas. Security principles set out in the national guidance Secured By Design should be taken into account in the formulation of development proposals. Essex Police provide a no cost, impartial advice service to any applicant who request this service; we are able to support the applicant to achieve appropriate consideration of the Secure By Design requirements and invite them to contact Essex Police to discuss this further.

### **Neighbours**

- 4.9 Comments from the following addresses have been received: Carters Crescent 11; Collins Close 6; Durham Way 5; Elm Walk 5, 8; Exmouth Drive 14; Glebe Drive 31; Gowlett Mews 10; Hanningfield Close 12; Hockley Road 230; Louise Road 11, Lower Road 171, Nelson Road 73; Nicholas Walk 1, 47, 49, 50, 51, 52, 53(2), 54(2), 55, 56(2), 58; Rectory Garth 5; Station Crescent 50; Temple Way 62, Warren Close (no number given); Westward Gardens 35. Comments received are summarised below:
- Traffic - Already chaotic traffic, including congestion wider afield (Crown Hill) – no additional infrastructure proposed to deal with additional traffic.

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- Over development of Rayleigh causing traffic congestion on the London Road and Rawreth Lane.
  - Concern about lots more cars resulting in congestion and parking problems.
  - Traffic in the area will increase dramatically with the presence of the new more densely populated plan, in particular due to the tower blocks. With insufficient parking provision, night time car parking will be forced to spill into Nicholas Walk and Elm Walk - making it difficult if not impossible for residents in those areas to park their vehicles or be able to host guests. In addition to this, the 30mph Spine Road will see increased traffic flow, having the result of increasing noise pollution and air pollution across the Bloor Homes site.
  - Out of Character - The flats due to be built are absolutely nothing like the buildings they will face and will look completely out of place, not in keeping with the appearance of the houses they will surround. They will face large 4-bedroom character properties on the Bloor Homes estate.
  - The plans should be in line to match whatever is already here, therefore 3 and 4-bed homes in scope with the surrounding area.
  - The size and height of the flats greatly detracts from the openness of the landscape in the planned location; in particular, the sweep of the hill down toward the lake, an aspect unique to the location.
  - Whilst I fully appreciate the need for an element of affordable housing within the development, the necessity to put two very large blocks of flats on that particular part of the site looks preposterous when looking at the layout of the site as a whole. The layout of the current site is beautiful and very in keeping, fitting in with the rural surrounds of Rawreth.
  - The visual appearance of this estate works from house to house, and it is going to ruin the design of our area that currently looks beautiful (with reference to proposed flats).
  - To the Council's credit, there were stringent measures placed on Bloor's parcel, such as changing end buildings to be white rendered, placed 'chimneys' on roofs of houses which are focal points and ensuring that there are sufficiently landscaped gardens and decorative touches on properties in keeping with the rural nature of the Rawreth area. It seems for this proposal none of those measures are being adhered to - in fact, the proposed 2 tower blocks which are the part I object to the most are placed in a prominent location on the bend of the spine road, on the crest of a hill in a way which completely destroys any horizon views or ability to create a varied roof vista which was pushed for in the initial planning acceptance.

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- It should be considered that the open countryside is largely undeveloped, and it should be kept that way. The development would adversely affect the character and appearance of the locality and visually reduce the aesthetics.
  - Loss of Green Space/On Site Sports Pitches - The original plans approved provided a much more rural development including a sports pitch for residents to use and much more greenery.
  - Affordable Housing - The Bloor Homes estate has social housing set out in an area that is not near to the larger properties. Countryside has similar plans; they place their flats and social housing away from their more expensive properties. The proposal sets out to build more flats and social housing extremely close to the larger Bloor houses.
  - The plan design is poor, and the layout looks like Countryside are treating the Bloor homes as a dumping site by putting housing association flats opposite 3 and 4-bed detached homes. The proposal would keep the flats/housing association away from their larger homes and put the squashed parking and flats by the Bloor homes. There is already a lack of visitor parking/parking and with flats opposite it will be even worse.
  - Concern that proposed flats and affordable accommodation nearby will result in excess traffic and people around causing more noise and stress. Concern about increased likelihood of anti-social behaviour and risk of crime, particularly with flats proposed very close to a play park.
  - I completely support the need for 35% affordable housing, but I object to the need for a significant number in the centre of the overall Wolsey Park development. These units will be the furthest away from good public transport links, amenities, and local job opportunities. This creates an extra burden on those residents in social housing, whose transport options may be limited, giving them further to travel for work generally, less local job opportunities, reduced or zero access to essential items without considerable travel (outside of 15-minute walk) and good quality local recreation facilities (not just a park). This does not feel like a people centred strategy and will create barriers for those residents to achieve gainful employment, lower cost transport and more time available to work, all of which will be critically needed; without these opportunities these residents are being intentionally kept down and not given the best possible opportunities in life.
  - The Social Housing units should be placed further towards the edges of the overall development, in later parcels of land which are closer to the main roads to enable faster, cheaper access to local jobs and/or public transport routes, better access to shops (for essential items) and recreation activities. Cost is a huge barrier to those who will live in the units and by placing them where they are the developer is choosing to disadvantage them even more; the Council has the opportunity to help

those most at need to live the best life possible by shifting where these units are located on the development.

- I object to the need for a significant number of affordable dwellings to be within 30m-40m of each other within the overall development. I believe that the most successful developments around the country have a completely tenure blind approach, thus any street on those developments could be made up of a mixture of private homes, private renters, shared ownership, social housing and even disabled housing without any stigma, “poor doors” or poorer areas which can drive significant wedges between communities. A tenure blind development drives for a more cohesive community, where no one is singled out for what kind of tenure they have, giving everyone a fair chance in life. The proposal to place two large buildings so close together, housing all social tenants, is clearly so far away from this ideal. It will be like a beacon highlighting the difference between the surrounding homes and the two large blocks being proposed, which does not engender any form of community cohesion. The fact there are no private rentals in these blocks, no shared ownership, and no private purchase shows that the developer is merely throwing all of the social housing into one place without considering the impact this will have on those residents’ lives. Possible increase in the level of anti-social behaviour, noise, and drugs, etc. from a concentration of residents that may or may not have access to the right opportunities. If the community was built upon a mixture of tenures, then the risk of these issues would be spread, preventing any particular focus on any one of those negative behaviours, and allowing the entire community to grow as one. I object to the location of the two social housing blocks so close together and to the fact that the large blocks have not been split into smaller blocks spread more widely across the entire Wolsey Park development.
- Crime - Concern about the possibility of crime in the area, as statistically more criminal behaviour and crime occurs in areas where youths don't have gardens and they start roaming the streets and potentially causing criminal damage and anti-social behaviour.
- Education - Schools in the area are already full or nearly full. The revised plans mean even more homes and lack of school spaces. The proposal will have a negative impact on school places as there are already not enough school spaces to accommodate the number of new homes being built.
- Other - Concern amongst some existing residents of the Bloor development within the wider site that they bought their homes based on the original approved plans and would not have purchased their new property if flats (high rise) had been proposed opposite them. The quiet neighbourhood will become noisy.
- Loss of View – an obstructed view of the green would result from the proposed flats.



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- Loss of Residential Amenity - If the flats were to be erected we would all have our gardens and homes overlooked and overshadowed.
  - The Countryside properties proposed, in particular the flats, are very close to the boundary of the Bloor Homes estate causing the blocking of sunlight to neighbouring properties and a real lack of privacy in their bedrooms at the front of the properties due to being overlooked from height.
  - If we wanted to live by housing association flats, we would have bought an alternative plot, but we liked our quiet secluded cul-de-sac. It also appears that there will be lots of traffic entering by our houses, especially with the flats being built. (Landscape strategy N00279-CSP-EL-XX-DR-L-001 REV PL2). It appears that opposite ours between T3 there is a proposed new junction for houses 38-42. This access seems very unfair as the drive in reflects directly into our living room. Car lights will glare straight into the window and affect first floor bedroom windows. This will also take away our privacy and be very disturbing.
  - The proposal is a piecemeal development that would prevent proper development of the area. The parcels of land appear to be considered separately with no consideration to the overall master plan. The layout and massing do not appear to be well thought through in terms of the entire development area without consideration for the overarching quality of the lives of every resident who will live across the entire development and as such will be a major detriment to those that live on the entire development.
  - Impact on value of property.
  - The resultant increase in population and over-development will inevitably increase the risk of flooding.
  - Local people are recognising the shift of emphasis (from the Planning Inspector Approved Local Plan) to a denser, and out of character style of development. RDC classified Rawreth Industrial Estate as a bad neighbour and made a formal pledge in writing to resolve it be re-developed to create 220 affordable homes. A recent announcement makes it clear this promise is being broken with a relocation to Wolsey Park instead - this appears to be the first tranche of Bloor style denser homes. Reference made to a letter made by the then Planning Portfolio Holder endorsed by the then Council Leader. Concern therefore regarding non compliance with the approved Local Plan. Specific observations:- large water retention ponds and electricity pylons would appear to be very close to these phases of housing (including flats without the benefit of a garden) - which strike me as obvious risks to children who will go out and about to play (drowning / long term radiation). This application sees housing moving ever closer toward the Flood Zone adjacent to the Rayleigh Brook. The site originally illustrated space set aside for a school, which now needs re-consideration, given the 40% increase in housing numbers for this site overall (the 220 mentioned above). It is not clear

which end (N or S) of this site will have to absorb the additional (and now extra). Vehicle traffic - neither London Road or Rawreth Lane are major roads and already suffer regular queuing. Normal two storey housing can be shielded by tree planting and blend into a countryside location such as this; apartment blocks stand out like a sore thumb - particularly at the west entrance to an ancient town. They should be located as per the approved Local Plan.

- Infrastructure - The plans submitted always mention that doctors, dentists, etc. will be provided but they never are. If you try and get an appointment now you have to wait weeks if not months and with the addition of 76 properties this will only get worse.
- Flood Risk
- Lack of compliance with the originally approved plans for the area – in the original submissions it was mentioned that over 50% of the land south of Rawreth Lane would be kept as green, open space. One of the methods by which this was going to be achieved was through only building 'pockets' of houses on the land opposite the Bloor development. These new plans show a vast spread of densely populated housing across the road and do not contain any elements of the 'channels' originally proposed in the initial plans which would allow uninterrupted views across the countryside from what is the high, focal point in the development. All residents on this site pay a premium rate land charge for grounds maintenance and this should be reflected in the amount of green land remaining to be maintained. In relation to the point above, the aesthetic impact of this new proposal is huge.
- The play area and open space built in the centre of the development would see dramatically increased demand due to the flats, with tenants living there being forced to use those amenities as their only outside space in the summer months - this is highly likely to result in night time disturbance and anti-social behaviour right outside 3/4-bedroom family homes.
- Vehicles from flatted blocks will easily overload the single lane road at peak times, causing noise issues, increased exhaust emissions and impact the safe neighbourhood that has been created, especially so close to the children's play area, impacting all of the residents within a 100m radius of the proposed large blocks.
- Insufficient landscaping - there are large areas of car park and "tarmac" covered spaces which are not in keeping with the surrounding housing developments. Whilst there is a communal garden area, this appears to be insufficient and a distinct lack of trees and shrubbery to the front and rear of the social housing blocks and generally throughout both parcels of land. The landscaping appears not to have been fully considered to be in keeping with the surrounding land, will not create the sense of open space that modern housing developments have strived towards in the last 5-10

years and appears to be a replication of out of date thinking on the benefits of green space and appropriate foliage on residents' health and well-being.

- Light pollution.
- Play park would be more overlooked.
- Noise disturbance from construction works.

## **5 EQUALITY AND DIVERSITY IMPLICATIONS**

- 5.1 The Public Sector Equality Duty applies to the Council when it makes decisions. The duty requires us to have regard to the need:
- To eliminate unlawful discrimination, harassment and victimisation
  - To advance equality of opportunity between people who share a protected characteristic and those who do not
  - To foster good relations between those who share a protected characteristic and those who do not.
- 5.2 The protected characteristics are age, disability, gender, race, sexual orientation, religion, gender reassignment, marriage/civil partnerships, pregnancy/maternity.
- 5.3 The Equality Impact Assessment (EIA) indicates that the proposals in this report will not have a disproportionately adverse impact on any people with a particular characteristic.

## **6 CONCLUSION**

- 6.1 This application seeks approval for reserved matters relating to scale, layout, appearance, access and landscaping following the grant of outline planning permission for residential development at this site. 76 dwellings are proposed, the large proportion of which would be detached or semi-detached houses alongside two flatted blocks. Pedestrian links through the residential parcels to the wider strategic open space surrounding the site have been appropriately considered and the numerous links would create a permeable site with opportunities for future residents to access wider amenity space. It is considered that the layout, scale and appearance of the proposed dwellings, together with the proposed landscaping, would achieve a high standard of design and a character appropriate to this site.



Marcus Hotten

Assistant Director, Place and Environment

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

National Planning Policy Framework (NPPF)

Allocations Plan (2014) Policy SER1

Development Management Plan (2014) Policies DM1, DM2, DM4, DM5, DM25, DM26, DM27, DM28, DM29, DM30 and DM31.

Core Strategy (2011) Policies H1, H2, H3, H4, H5, H6, CP1, ENV1, ENV3, ENV4, ENV5, ENV8, ENV9, ENV10, ENV11, CLT1, CLT2, CLT3, CLT4, CLT5, CLT6, CLT7, CLT8, T1, T2, T3, T5, T6, T8, RTC2 and RTC3.

Essex Design Guide

Supplementary Planning Document 2 (Housing Design)

### **Background Papers:-**

None.

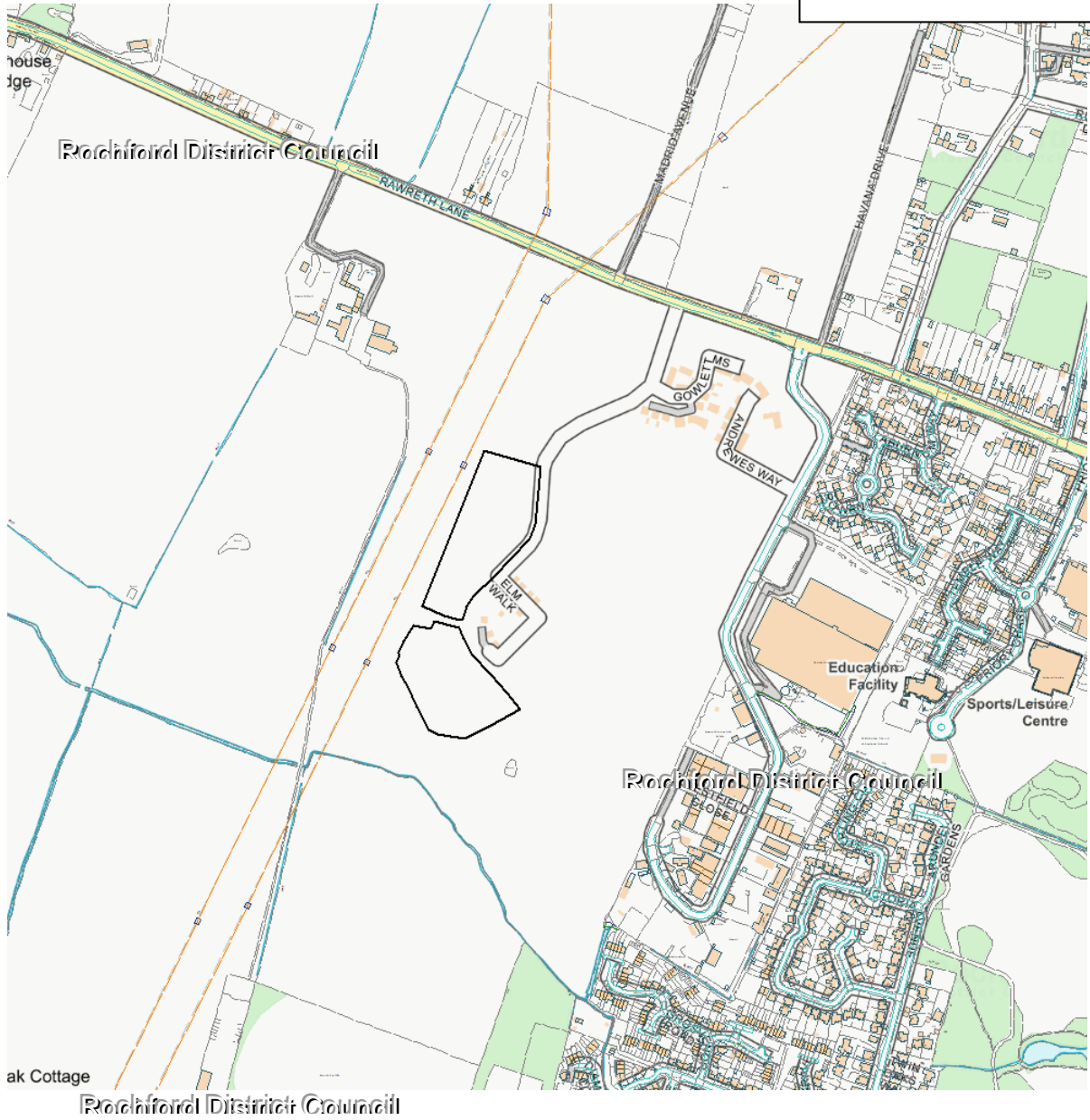
For further information please contact Katie Rodgers on:-

Phone: 01702 318094

Email: [Katie.rodgers@rochford.gov.uk](mailto:Katie.rodgers@rochford.gov.uk)

If you would like this report in large print, Braille or another language please contact 01702 318111.

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