

<p>Item 4</p> <p>15/00075/FUL</p> <p>90 Main Road Hawkwell Essex SS5 4JH</p> <p>Demolish Existing Buildings and Re-Develop to Provide 36 Dwellings With Associated Parking, Modified Site Access, Pumping Station, Open Space and Landscaping.</p>	<p>Contents:</p> <ol style="list-style-type: none"> 1. Additional Information Received from the Applicants Regarding National Technical Housing Standards, Waste and Recycling, 1m Separation and Open Space 2. ECC Urban Design Response (22/06/15) 3. ECC Flooding (24/06/15) 4. Officer Comments 5. Officer Recommendation <p>1. Additional Information Received from the Applicants Regarding National Technical Housing Standards, Waste and Recycling, 1m Separation and Open Space</p> <p>Following the officer report, the applicants have re-visited the National Technical Housing Standards and the 1m separation ahead of the Development Committee. They have also provided comment on waste and recycling and further illustrative and layout plans with regard to the open space.</p> <p><i>National Technical Housing Standards</i></p> <p>Revised house type plans have been issued showing adherence to all of the standards largely through incorporation of minor amendments to wall positions. Section drawings have also been provided showing that the minimum ceiling height will be met for each house type.</p> <p><i>Waste and Recycling</i></p> <p>The agent has advised that the layout plan already submitted indicates bin and recycling storage areas for the properties. Bins will only therefore be presented and thus visible at collection times. If necessary, the agent suggests that details surrounding collection could be provided through the discharge of landscaping conditions.</p> <p><i>1m Separation</i></p> <p>A revised layout plan has now been submitted showing that the plot position has been amended slightly to provide a 1 metre separation for plots 31 and 34.</p>
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	<p><i>Open Space</i></p> <p>An illustration and layout drawing have been provided showing how the central open space area could work in terms of soft and hard landscaping, enclosure and bench/bin details.</p> <p>2. ECC Urban Design Response (22/06/15)</p> <p>The ramped entrance into the parking square is not ideal; the location of the open refuse collection point/cycle store creates a very poor entrance point (it is also directly opposite the adjacent dwellings which creates a very poor outlook).</p> <p>Action: I suggest relocating the bin/cycle store replacing them with tree planting/landscaping to help create a positive entrance into the parking square.</p> <p>The entrance ramp into the parking square is drawn to show two ramps heading north and one ramp heading south - assuming the parking square is raised, one of the ramps is unnecessary.</p> <p>Action: Remove one of the ramps from the entrance onto the parking square.</p> <p>There is no real structure to the landscaping; it seems sporadic and lacks the coherence I would expect for a development such as this.</p> <p>Action: Condition the landscaping and pond (as previously suggested in my response dated 05/05/2015)</p> <p>The two rows of tandem parking adjacent to plot 16 are unpractical for end users. (no turning facility provided).</p> <p>Action: provide a turning facility adjacent to plot 16.</p> <p>3. ECC Flooding (24/06/15)</p> <p>We support the granting of planning permission. The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures, as detailed in the FRA and the above mentioned document submitted with this application, are implemented and secured by way of a planning condition on any planning permission.</p>
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Condition 1

Before each phase of development approved by this planning permission, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, should be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

The scheme shall include:-

- Run off from the whole site restricted to no more than 71.35l/s.
- Attenuation storage, which will cater for the 1 in 100 year +30% critical storm plus a minimum 300mm freeboard of storage in the proposed swale.
- An appropriate number of treatment stages, as outlined in Table 3.3 of the CIRIA SuDS Manual.
- Finished floor levels set at no less than 300mm above the existing ground levels.

Condition 2

The development hereby permitted shall not be commenced until such time as a scheme to minimise the risk of off site flooding caused by surface water run off and ground water during construction works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Condition 3

The development hereby permitted shall not be occupied until submission of a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Condition 4

The applicant must submit yearly maintenance logs of maintenance, which should be carried out in accordance with any approved maintenance plan.

4. Officer Comments

National Technical Housing Standards

In light of the additional information/plans supplied the table shown at paragraph 5.38 of the officer report can be updated as follows:-

National Technical Housing Standard Assessment					
House Type	Gross Internal Floor Area (m2)	Storage (m2)	Single bed size (m2) & width (m)	Double bed size (m2) and width (m)	Ceiling Height (m)
A	125.2 (97 required and MET) ✓	3.09 (3 required and MET) ✓	✓	✓	✓
B	76.6 (70 required and MET) (changed to a 2b3p house) ✓	2 (2 required and MET) ✓	✓	✓	✓
C	98.8 (93 required and MET) (changed to 3b5p house) ✓	2.6 (2.5 required and MET) ✓	✓	✓	✓
D	93.6 (93 required and MET) ✓	2.6 (2.5 required and MET) (depth increased by 100mm) ✓	✓	✓	✓

E	115.2 (106 required and MET ✓	3.2 (3 required and MET) ✓	✓	✓	✓
F	131 (112 required and MET) ✓	4.7 (3 required and MET) ✓	✓	✓	✓
G	111.6 (102 required and MET) ✓	2.5 (2.5 required and MET ✓	✓	✓	✓

Waste and Recycling

Planning condition 10 within the officer recommendation requires refuse collection details to be agreed, which could look more closely at collection arrangements.

1m Separation

The revised plan now shows that the 1m separation criteria is adhered to across the entire development, where applicable.

Open Space

These plans assist in demonstrating how the central open space could work in terms of the more finite detail. However, full details of this would be agreed by planning condition through discharge of planning conditions 4, 6, 7 and 41 within the officer recommendation.

ECC Urban Design

A revised layout plan has now been provided showing removal of the central ramp and extension of the shared surface in light of the comments received from ECC Urban Design. ECC Highways has advised that the removal of this central ramp would not be objectionable.

	<p>It is not considered that there are any other more suitable locations for the cycle store/bin collection point shown. The proposed position, subject to detail around design to be agreed by condition, is not considered objectionable.</p> <p>Sufficient soft landscaping could be agreed through planning condition 6 within the officer recommendation.</p> <p>ECC Highways does not object to the parking arrangement for plot 16. It is not considered that this is objectionable, the parking spaces benefit from a 6m reversing distance.</p> <p><i>ECC Flooding</i></p> <p>The first two conditions suggested by ECC are already covered at conditions 38 and 39 of the officer report. The third and fourth should be included as additional conditions.</p> <p>5. Officer Recommendation</p> <p>Officer recommendation remains that of approval, subject to additional planning conditions as follows:-</p> <ul style="list-style-type: none">42. Detail of design to cycle store/bin collection point to be agreed43. Management and maintenance plan for the lifetime of the SUDs scheme to be agreed.44. Yearly maintenance logs for maintenance of the SUDs scheme should be carried out in accordance with any approved maintenance plan. <p>And subject to the variation of condition 33 as follows:-</p> <ul style="list-style-type: none">33. National housing standard including minimum ceiling height to be adhered to.
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