



**Rochford District
Council**

APPLICATION NO.	23/01052/REM
ADDRESS	Land East Of Ashingdon Road And North Of Rochford Garden Way, Rochford, Essex
APPLICATION DETAILS	Application for Reserved Matters (comprising landscaping, scale, and appearance) for the development of 316 residential dwellings, including 110 affordable dwellings and on-plot landscaping pursuant to outline planning permission granted under reference 23/00033/FUL.
APPLICANT	Bloor Homes Eastern
ZONING	SER8
PARISH	Rochford Parish Council
WARD	Roche North And Rural

REPORT SUMMARY

This application seeks approval of details relating to scale, appearance, and landscaping for 316 dwellings. These dwellings already benefit from outline planning permission which included the approval of details relating to access and layout.

The key considerations include the following: -

- Whether the development would achieve good design; would it function well for future residents and visitors and create a place where the buildings and spaces between them are aesthetically pleasing and appropriate in the site's context.
- The effect of the proposed development on the residential amenity of occupants of existing nearby dwellings.
- Whether the proposed dwellings would be designed to achieve a good living environment for future residents including whether dwellings would be suitably sized, provided with appropriate amenity space and refuse stores, and not subject to unreasonable overlooking.

Matters that were considered to be acceptable in the determination of the outline planning application cannot be revisited. The planning conditions imposed on the outline planning consent would continue to apply as would the requirements of the s106 legal agreement relating to the outline planning consent.

The proposal has been considered against relevant planning policy contained in the Councils adopted Development Plan, national planning policy contained in the National Planning Policy Framework and against other material considerations. It is considered that the proposal would achieve good design and compliance with relevant policy and guidance subject to the recommended planning conditions.

RECOMMENDATIONS

It is proposed that the Committee **RESOLVES**

That reserved matters consent be approved subject to the following conditions.

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

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

- (2) The development shall be constructed in accordance with the following approved plans: -

P18-2109_DE_103_D_09 - Part M Plan dated 29.9.23

P18-2109_DE_103_D_07 – Refuse Strategy Plan dated 29.9.23

P18-2109_DE_103_D_04 – Storey Height Plan dated 7.8.23

P18-2109_DE_103_C_22 – Living Courtyards dated 8.11.23

P18-2109_DE_103_D_03 – Garden Sizes Plan dated 7.8.23

P18-2109_DE_103_C_08 – Tenure Plan dated 29.9.23

P18-2109_DE_103_E_05 – Parking Plan dated 29.9.23

P18-2109_DE_104_D_02 – Streetscenes dated 18.12.23

P18-2109_DE_104_E_01 – Streetscenes dated 18.12.23

P18-2109_DE_103_F_10 – Enclosures Plan dated 29.9.23

P18-2109_DE_103_D_11 – Hard Surfaces Plan dated 29.9.23

P18-2109_DE_103_i_06 – Materials Plan dated 29.9.23

P18-2109_DE_103_H_01 – Layout Plan dated 7.8.23

P18-2109_DE_103_B_02 – Location Plan dated 7.8.23

P18-2109_DE_67_02 – Enclosures Details 04.12.23

House Type Pack – P18-2109_DE_i_102 – February 2024

EA155-EN-425 – Existing and Proposed Site Levels 9.11.23

ECC-22-509-4-1300-001 Rev 3 – Lighting Arrangement 3.10.23 Sheet 1 of 3

ECC-22-509-4-1300-002 Rev 3 – Lighting Arrangement 3.10.23 Sheet 2 of 3

ECC-22-509-4-1300-003 Rev 3 – Lighting Arrangement 3.10.23 Sheet 3 of 3

P18-2109_107 Rev A – Sub-Station dated February 2024

REASON: In the interests of clarity.

- (3) External facing materials (including roofing, bargeboards, fascias, etc) for use in the construction of all buildings hereby approved shall be in accordance with the materials as detailed on the approved materials plan P18-2109_DE_103_i_06 dated 29.9.23 unless alternative materials are otherwise submitted to and agreed in writing by the Local Planning Authority (LPA). Where specific materials (by manufacturer/product name) are not listed or noted as TBC on the aforementioned approved plan, details shall have been submitted to and approved in writing by the LPA prior to their use in construction on site. Materials as agreed shall be used in the construction of the development hereby approved.

REASON: In the interests of visual amenity.

- (4) Cycle parking provision to serve maisonettes and flatted blocks and to be provided for visitors as shown on the approved layout plan reference P18-2109_DE_103_H_01 shall be provided in accordance with details shown on the relevant approved elevation plans (e.g., P18-2109_72.PL-01 Rev A). Where details of cycle parking provision are not provided on any of the approved plans details shall be submitted to and agreed in writing by the Local Planning Authority (LPA). The agreed/approved cycle parking provision shall be installed prior to the first occupation within the flatted or maisonette block that the provision would serve or prior to first use of the carriageway that the visitor spaces would be sited adjacent to, unless an alternative timeframe for installation has been agreed in writing by the LPA. Cycle parking provision shall be maintained in the agreed form in perpetuity and available solely for use for the parking of cycles unimpeded.

REASON: In the interests of promoting sustainable forms of travel and in the interests of highway and pedestrian safety and to accord with Policy DM30.

- (5) Surfacing materials to be used in the development hereby approved shall accord with details as shown on the approved plan no. P18-2109_DE_103_D_11 – Hard Surfaces Plan dated 29.9.23 unless alternative materials are otherwise submitted to and agreed in writing by the Local Planning Authority (LPA). Details of the type/colour of block paving (by manufacturer/product name) shall have been submitted to and approved in writing by the LPA prior to the laying of this surfacing material at the site. Materials as agreed shall be used in

the construction of the development hereby approved and retained in the approved form in perpetuity.

REASON: In the interests of visual amenity and pedestrian and highway safety in respect of shared surfaced streets where a contrasting material is beneficial in highlighting to both drivers and pedestrians that a change in environment has occurred.

- (6) The carriageways of the estate roads hereby approved shall have been laid out and constructed up to and including at least road base level, prior to the first occupation of any residential dwelling intended to take access therefrom. Furthermore, the carriageway and footways (where to be provided) shall be constructed up to and including base course surfacing in order to ensure that prior to occupation each dwelling has a properly consolidated and surfaced carriageway and footway between the dwellings and an existing highway which shall thereafter be maintained in good repair until the final surface is laid. Until such time as the final surface is completed, a footway base course shall be provided and maintained in a manner to avoid upstands to gullies, covers kerbs or other such obstructions within or adjoining the footway. The carriageways, footways, and footpaths commensurate with the frontage of each dwelling shall be fully completed with final surfacing within twelve months from the occupation of the dwellings. The final surfacing treatment shall be in accordance with approved plan P18-2109_DE_103_D_11 unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to provide satisfactory pedestrian and vehicle servicing to occupied dwellings during the construction period in the interests of highway safety and in the interests of visual amenity.

- (7) The following windows at first floor level shall be obscure glazed and fixed shut below a height of 1.7 metres from finished floor level and retained as such in perpetuity: -

The window in the north facing side elevation of the dwelling to plot 589 as shown on Drawing No. P18-2109_DE_103_H_01.

The two windows in the north facing elevations that would serve bathrooms as shown on Drawing No. NSS.BSP567/BSP102.PL-06 to both maisonette blocks.

The first-floor window in the side elevation of the dwelling to plot 256 that would serve a bathroom as shown on Drawing No. NSS.277-1.PL-01.

The first-floor window in the western (rear) elevation of the maisonette building to plots 239-240 that would serve a bathroom as shown on Drawing No. BSP.966.PL-01.

REASON: In the interests of residential amenity, to guard against potential for overlooking and loss of privacy to the occupants of the adjacent existing nearby dwelling on Oxford Rd to the north.

- (8) Prior to the provision of hard and soft landscaping within the development hereby approved (in respect of hard landscaping - only areas not covered by details shown on the approved hard landscaping plan), both on-plot and off-plot and including the localised open space and communal amenity spaces to serve flats, details of the proposed hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Details, including plans at an appropriate scale, shall include: -

- Schedule of species, size, density and spacing of all trees, shrubs, bulbs, and hedgerows to be planted.
- Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.
- Tree planting method details [with reference to pages 46 and 47 of the Design Code dated September 2020] including sections and details of root barriers and a layout plan which clearly identifies the method which will be applied to each tree and where root barriers will be installed. Where soil cells are to be used, the number of cells required based on the tree species should be justified.
- Planting method statement and after care plan.
- A long-term maintenance schedule and specifications including timetable for monitoring and maintenance.
- Details of paved or otherwise hard surfaced areas/paths.
- Details of minor artefacts and structures; benches, bins, pergolas etc including specification (height/design/materials).
- Details of brick walls to define the entrance to parking courts.

The hard and soft landscaping as agreed shall be planted/provided in accordance with a timetable that shall have been submitted to and agreed in writing by the Local Planning Authority prior to first occupation at the site.

The soft landscaping shall be maintained in accordance with the agreed after-care plan and in accordance with the long-term maintenance schedule in perpetuity.

Any tree, shrub, or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become

seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

REASON: To enable the Local Planning Authority to retain adequate control over the landscaping of the site in the interests of visual amenity and to secure the long-term health of trees to be provided including street trees required to be delivered under paragraph 136 of the NPPF.

- (9) Notwithstanding details of boundary treatment shown on approved plan P18-2109_DE_103_F_10 – Enclosures Plan, the boundary treatment to the rear garden boundary to plots 454, 455, 456, 467, 458-461 shall be installed in accordance with details [height and specification] of a boundary treatment (e.g., acoustic fence) that is based on an acoustic report (which shall include the results of assessment of the existing noise environment – plant and equipment installed on the adjacent commercial premises) that shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment as agreed shall be installed prior to first occupation of any of the dwellings within the aforementioned plots and retained thereafter.

REASON: In the interests of residential amenity to protect the dwellings from unreasonable noise transfer from extract and ventilation equipment installed on the rear elevation of No's 202 to 208 Ashingdon Road.

- (10) Prior to the installation of any glazing in the dwellings to plots 454, 455, 456, 457, 458-461 and 452-453 as shown on the approved layout plan, details of glazing specification based on an acoustic report (which shall include the results of assessment of the existing noise environment – plant and equipment installed on the adjacent commercial premises) shall have been submitted to and agreed in writing by the Local Planning Authority. Glazing as agreed shall be used on the dwellings to plots 454, 455, 456, 457, 458-461 and 452-453 and maintained in the approved form in perpetuity.

REASON: In the interests of residential amenity to protect the dwellings from unreasonable noise transfer from extract and ventilation equipment installed on the rear elevation of No's 202 to 208 Ashingdon Road.

- (11) Lighting shall be installed in accordance with details as shown on the approved plans reference ECC-22-509-4-1300-001 Rev 3 – Lighting Arrangement 3.10.23 Sheet 1 of 3, ECC-22-509-4-1300-002 Rev 3 –

Lighting Arrangement 3.10.23 Sheet 2 of 3, and ECC-22-509-4-1300-003 Rev 3 – Lighting Arrangement 3.10.23 Sheet 3 of 3 where the lighting columns would be sited within the application site relating to the reserved matters consent hereby approved, unless otherwise agreed in writing by the Local Planning Authority (LPA). The lighting shall be installed and operational prior to first beneficial use of the highway it illuminates being used by vehicular traffic arising from occupation of the site unless an alternative timetable is agreed in writing by the LPA.

REASON: To ensure appropriate street lighting is installed in the interests of pedestrian and highway safety.

- (12) Car parking spaces as shown on the approved layout drawing no. P18-2109_DE_103_H_01 – dated 7.8.23 shall be demarcated on the ground in accordance with details that shall have been submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the dwelling served by the space or prior to first use of the highway by vehicular traffic immediately adjacent to the space whichever is earlier. The car parking bays shall remain demarcated as agreed in perpetuity.

REASON: To ensure that the indicated number of parking spaces are accommodated in the interest of ensuring compliance with Policy DM30.

- (13) Notwithstanding the boundary treatment details shown approved on plan P18-2109_DE_103_F_10 – Enclosures Plan dated 29.9.23, no boundary treatment shall be constructed along the northern boundary of the site with existing rear gardens to properties on Oxford Road, except rear garden boundary treatment including and to plots west of plot 475 and including and east of plot 653, until details of the boundary treatment to be installed here including details to demonstrate that the boundary treatment here would not impede surface water flows or otherwise increase surface water flood risk to dwellings off site have been submitted to and agreed in writing by the Local Planning Authority. Details shall also be submitted to and agreed in writing by the Local Planning Authority of the maintenance (including frequency) that shall be carried out (and who by). The boundary treatment between plots 475 and 653 along the northern site boundary shall be implemented only in the agreed form and maintained in such form thereafter, notwithstanding Schedule 2, Part 1, or Part 2 (Class A) of the Town and Country Planning (general permitted development) order 2015 (as amended), in accordance with agreed maintenance details.

REASON: This boundary treatment proposed to the central section of the northern site boundary would cross an existing (and main) surface water flow route which runs from Oxford Road southeast across the

application site. The developer is required to implement a flood alleviation scheme as part of the outline planning consent which will involve the creation of surface water basins and associated ditches to transfer surface water off site and reduce surface water flood risk. The effect of the proposed boundary fence along the entire length of the northern boundary on the flood alleviation scheme is not known hence the applicant is required to demonstrate that the boundary treatment here would not impede surface water flows or otherwise result in any increase in flood risk to dwellings off site.

- (14) Notwithstanding Schedule 2, Part 1, Class A and Class B of the Town and Country Planning (general permitted development) order 2015 (as amended), no two-storey rear extension or rear facing dormer extension shall be constructed to the dwellings to plot numbers 466 to 474 (inclusive), 650-653 (inclusive) or 619 to 631 (inclusive).

REASON: In the interests of protecting the residential amenity (privacy) of occupants of nearby existing dwellings on Oxford Road having regard to design guidance contained in the Essex Design Guide relating to separation distances to the boundary as referenced in Policy DM1 of the Development Management Plan.

REASONS FOR RECOMMENDATION

The proposed development has been assessed in relation to relevant material planning considerations and it is considered that it would achieve a high standard of design, would not give rise to unacceptable harm on the amenity that ought to be reasonably expected by the occupants of existing nearby dwellings, and would be compliant with the adopted Development Plan and relevant national planning policy.

SUPPORTING INFORMATION

1.0 PLANNING APPLICATION DETAILS

DRAWING NOS.	<p>P18-2109_DE_103_D_09 - Part M Plan dated 29.9.23 P18-2109_DE_103_D_07 – Refuse Plan dated 29.9.23 P18-2109_DE_103_D_04 – Storey Height Plan dated 7.8.23 P18-2109_DE_103_C_22 – Living Courtyards dated 8.11.23 P18-2109_DE_103_D_03 – Garden Sizes Plan dated 7.8.23 P18-2109_DE_103_C_08 – Tenure Plan dated 29.9.23 P18-2109_DE_103_E_05 – Parking Plan dated 29.9.23 P18-2109_DE_104_D_02 – Streetscenes dated 18.12.23 P18-2109_DE_104_E_01 – Streetscenes dated 18.12.23 P18-2109_DE_103_F_10 – Enclosures Plan dated 29.9.23 P18-2109_DE_103_D_11 – Hard Surfaces Plan dated 29.9.23 P18-2109_DE_103_i_06 – Materials Plan dated 29.9.23 P18-2109_DE_103_H_01 – Layout Plan dated 7.8.23 P18-2109_DE_103_B_02 – Location Plan dated 7.8.23 P18-2109_DE_67_02 – Enclosures Details dated 04.12.23 House Type Pack – P18-2109_DE_i_102 – February 2024 EA155-EN-425 – Existing and Proposed Site Levels 9.11.23 ECC-22-509-4-1300-001 Rev 3 – Lighting Arrangement 3.10.23 Sheet 1 of 3 ECC-22-509-4-1300-002 Rev 3 – Lighting Arrangement 3.10.23 Sheet 2 of 3 ECC-22-509-4-1300-003 Rev 3 – Lighting Arrangement 3.10.23 Sheet 3 of 3 EA155-LS-014a – Site Landscaping 4.12.23 EA155-LS-015a – Site Landscaping 4.12.23 EA155-LS-016a – Site Landscaping 4.12.23 EA155-LS-017a – Site Landscaping 4.12.23 EA155-LS-020a – Specification and Schedule 4.12.23 P18-2109_107 Rev A – Sub-Station dated February 2024</p>
Supporting Documents	<p>Design Compliance Statement – P18-2109_105 Rev D Planning Statement – R002 v3 Covering Letter L010 v1</p>

2.0 MATERIAL PLANNING CONSIDERATIONS

Planning History

- 2.1 20/00363/OUT - Outline application for the demolition of Nos. 148 and 150 Ashingdon Road, removal of highway tree and form access onto Ashingdon Road, form secondary access onto Percy Cottis Road to serve residential development of 662 dwellings and community building with associated infrastructure. Details of Phase 1 of 233 dwellings to consider Access, Layout, Appearance, Scale and Landscaping. Details of Phases 2 and 3 to consider Access and Layout only. Refused. Appeal Allowed.

- 2.2 22/00557/NMA - Non-material amendment following approval of application ref: 20/00363/OUT to substitute house types and amend elevational treatment to some plots. Refused.
- 2.3 PA/23/00037/PREAPP - Reserved matters application (appearance, scale, and landscaping) Phase 2 and 3 -pursuant of outline 20/00363/OUT.
- 2.4 22/01045/NMA - Non-Material Amendment application reference 20/00363/OUT. Approved.
- 2.5 23/00033/FUL - Variation of Condition 4 (Approved Plans) attached to planning permission reference 20/00363/OUT (PINS Reference: APP/B1550/W/21/3283646) - Approved.
- 2.6 In addition to the applications listed above a number of applications to discharge planning conditions have been submitted to the Local Planning Authority. Some of these are pending consideration whilst some have been determined.

Site and Context

- 2.7 This application relates to land which is part of a wider site that benefits from a hybrid planning consent (23/00033/FUL) for largely residential development. The hybrid consent granted full planning permission for Phase 1 and outline planning permission for Phases 2 and 3.
- 2.8 The outline consent granted in respect of Phases 2 and 3 included approval of details of access and layout. Reserved matters approval is now sought in respect of the outstanding matters of scale, landscaping, and appearance in respect of all of Phase 3 and part of the land within Phase 2.
- 2.9 Some of the land within Phases 2 and 3 directly borders existing residential properties on Oxford Road and Ashingdon Road.

Reserved Matters for Consideration

- 2.10 The matters for consideration in the determination of this application are limited to scale, appearance, and landscaping. These are defined as follows: -

‘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 earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

- 2.11 The proposal must be assessed against relevant planning policy and with regard to any other material planning considerations. In determining this application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.12 The adopted Development Plan comprises the Rochford District Core Strategy adopted in December 2011, the Allocations Plan adopted in February 2014 and the Development Management Plan adopted in December 2014.

Consistency with Outline Planning Consent

- 2.13 The layout plan submitted in relation to this application is consistent with the approved layout plan relating to the outline planning permission, save for the minor differences as summarised in the bullet pointed list below.
- Different surfacing materials to some of the roads/parking spaces.
 - Re-positioning/re-sizing of some refuse stores (e.g., plots 239-240, 654-662 and 636-637)
 - Provision of/re-positioning of some cycle stores.
 - Amended landscaping detail to some communal gardens.
 - Different house type to some plots where this would not result in a change in footprint.
 - Different house type to some plots which does involve a slight change in building footprint (e.g., plot 290 and 520)
 - Re-positioning of trees into the enclosed garden of plots 253 and 254.
 - Additional footpaths provided to the front/side of dwellings to some plots (e.g., plot 256 and 518).
 - Re-siting of entrance/rear access doors to some plots (e.g., plots 398 and 399 and 638-639).
 - Boundary between dwellings re-positioned (e.g., plots 545 and 546).
 - Rear garden made very slightly larger to plot 619 (as a result of removing previously shown narrow grass verge).

- Parking layout amended to front of some plots (e.g., 642-643).
- Loss of one street tree to south of plots 636-637.

- 2.14 Details of layout and access were approved in respect of Phases 2 and 3 at the outline planning stage whilst the ‘scale’ of buildings was left for subsequent reserved matters approval. Whilst the submitted layout plan shows some minor changes to the footprint of some of the proposed buildings compared to details shown on the approved layout plan, this is considered acceptable as the precise length and width of the buildings, i.e, their ‘scale’, was not for consideration at the outline planning stage. The proposed details of scale would not result in buildings which would have a significantly different footprint to those shown on the approved layout.
- 2.15 The proposed details of scale, landscaping, and appearance as shown on the submitted detailed plans are not considered to result in a material departure from the approved details of layout and access as part of the outline planning permission in accordance with which the development would also have to be carried out.
- 2.16 Whilst some landscaping details were shown on the approved layout plan relating to the outline consent, such as the position of street trees and trees in gardens, such details were not approved under the outline consent, as landscaping was not a matter for consideration at the outline stage. Landscaping details are now a matter for consideration in respect of this application for reserved matters approval. In any case, the landscaping details now proposed are largely consistent with the indicative landscaping details shown on the approved layout plan relating to the outline consent.

Revised Plans

- 2.17 An additional plan showing details of the design of the proposed substation building was received during the application and re-consultation was carried out in respect of this.
- 2.18 Revised versions of the layout plan, enclosures plan, materials plan, and housetype pack have also been submitted. The revised layout plan shows bin stores consistent with the details of bin stores shown in the revised house type pack. The revised enclosures plan now shows additional information in the key omitted from the original version. The materials plan corrects a minor discrepancy on the original version in respect of the external facing materials proposed for use in respect of plot 278. Changes to the plans contained in the housetype pack include an additional elevation/floor plan for the Huxley housetype which was missing in the original version, revised and additional bin store details, the correction of some references to plot numbers and

annotations, and updates to the character area materials schedules to ensure consistency with the proposed materials plan.

- 2.19 Applications can be amended following submission and the planning practice guidance advises that it is for the Local Planning Authority to decide whether further publicity and consultation is required in the interests of fairness, giving consideration to whether without re-consultation, any of those who were entitled to be consulted on the application would be deprived of the opportunity to make any representations that they may have wanted to make on the application as amended. It has not been considered necessary to re-consult statutory consultees or undertake further publicity on the revised plans given the modest scale and nature of the amendments.

Design Quality

- 2.20 The National Planning Policy Framework (NPPF) requires that development functions well, will add to the overall quality of the area and create a high level of amenity for existing users. Where no locally produced design codes or guides exist, the National Design Guide and the National Model Design Code should be used to guide decision making.
- 2.21 The National Design Guide identifies 10 characteristics of well-designed places. Good design is about how buildings look, their architecture, scale, detailing, and external facing materials as well as how they are positioned in relation to one another and to the open spaces to which they relate. Landscaping is also an important attribute and can transform how a place feels. Good design is also about how a place functions, how easy it is for pedestrians to navigate around, whether there are links to allow ease of access to nearby off-site facilities and amenities. All of these attributes contribute to how a place is experienced and how successful it is. Some of these matters were considerations at the outline planning stage at this site as they relate to matters of access and layout. Others relate to matters of scale, appearance, and landscaping and these are for consideration in the determination of this reserved matters application.
- 2.22 On larger housing developments the use of character areas where certain different facing materials, house types or design features are used to distinguish the buildings in one area from another, can help to avoid whole developments having the same appearance and feel.
- 2.23 The applicant submitted a design code in relation to the original hybrid planning application at the site. This design code was referred to in the consideration of the s73 application (23/00033/FUL) which varied the original permission allowing for changes to the layout. The applicant has submitted a Design Code Compliance Statement in relation to the current application

which sets out how the different character areas will be distinguished from one another in Phases 2 and 3.

Scale

- 2.24 The proposal relates to 316 dwellings and other associated buildings including detached garages and refuse stores. In respect of the scale of the proposed development and whether this is acceptable, the height, width, and length of each building proposed within the development in relation to its surrounding must be considered.
- 2.25 In terms of height, the proposed buildings would be a mix of single storey (e.g., garages and refuse stores), two storey, two and a half storey and three-storey apartment blocks. The single storey garages would have a height of some 4.4 metres. The two-storey houses would range in height from approximately 8.2 metres from ground level (Dawlish) to 8.5 metres (Harwood), the three-storey dwellings would have a height of between some 9.8 metres from ground level (Morris) and 10.4 metres (Macauley Maynard). The three-storey flatted blocks would have a height of approximately 11.95 metres from ground level.
- 2.26 It is considered that the mix of two and three storey buildings at the heights proposed would result in development that would appear compatible in character with the development approved for Phase 1 at the site, and with existing nearby buildings in the wider locality.
- 2.27 The Councils Supplementary Planning Policy Document 2 (SPD2) relating to housing design contains guidance relating to the separation of dwellings advising that a minimum separation of one metre should be achieved in all cases between the side boundaries of the hereditament and habitable rooms of dwellings to provide a total separation of two metres between the sides of the buildings. The advice goes on to acknowledge that a total side to side separation of two metres may not be achievable in all cases, but that building separation will be required to be compatible with the location of the residential development and the character of the existing neighbourhood.
- 2.28 Generally, where dwellings are proposed to be sited on the side boundary, the side wall would adjoin a parking space which would be more than 2 metres in width and provide appropriate separation between houses. It is considered that the proposed development would be compatible with the development approved in Phase 1 and that separation between dwellings would not, as a result of the proposed scale (width) of dwellings, result in development that would be harmful to visual amenity.

Appearance

- 2.29 Details of appearance are also for determination and relate to the aspects of the buildings within the development which determine the visual impression the buildings would make, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
- 2.30 A mix of detached, semi-detached, and terraced houses are proposed as well as purpose built flatted blocks. All the buildings proposed would exhibit traditional form with tiled pitched roofs. Roof forms would be a mix of gabled and hipped. Some roofs would feature dormers. The dormers proposed to some of the dwellings would be flat roofed and whilst SPD2 advises that dormers should be pitched roofed the design of the proposed dormers is nevertheless considered acceptable here given that the dormers would be modest in scale with significant roof verge achieved to all sides and with a narrow dormer face tight about the glazing. Some of the house types would feature projecting gabled features at two-storey height to the front elevations. Some house types would feature projecting bay windows; some of these would be flat roofed and others would have sloping tiled roofs where the canopy would also be extended over the front door.
- 2.31 Fenestration (windows and doors) would be positioned to give a strong degree of symmetry particularly to elevations that would face the street. Brick detailing is proposed to some elevations which would add interest where there would otherwise be a large expanse of un-fenestrated wall; some of the brick detailing would be in a diamond shape.
- 2.32 Different canopy designs over front door are proposed including flat roofed hanging canopies, arched, and domed canopies. One of the house types would be provided with a canopy which would be supported on uprights.
- 2.33 External facing materials would include a mix of red, buff, and brown brick, different coloured renders, and the use of hanging tiles to the flatted blocks. Soldier brick course detailing is proposed to some dwelling types and some character areas would feature stone headers to windows whilst others would feature terracotta window headers and cills. Chimneys would feature to some of the houses.
- 2.34 Well-designed places integrate well into their surroundings, demonstrating an understanding of the context in which it is placed perhaps for example by considering architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details, and materials of new development. In the submitted Design Code Compliance Statement the applicant has set out how

they have considered local context in the development of the detailed design of the buildings proposed.

- 2.35 The quality of the external appearance of the proposed affordable dwellings would not be materially different to the proposed open market dwellings.

Character Areas

- 2.36 In the design code submitted with the original outline application for this site, three main character areas were proposed; these were called The Avenue, The Ashingdon and the Green Fringe. A plan in the design code highlighted which streets were within each area. As a consequence of the approval of the s73 application (23/00033/FUL) which amended some parts of the originally approved layout, the streets now proposed do not correspond exactly to the character areas as set out in the original design code. A plan on page 22 of the submitted Design Compliance Statement shows which character areas the streets would now fall within. The changes are not substantial. Three different character areas are still proposed. The different character areas would remain distinguishable from one another. For example, in 'The Avenue' character area dwellings would be predominately finished in red brick with blue/grey coloured concrete 'slate' textured roof tiles and would feature black doors, bargeboards and fascias. In 'The Ashingdon' character area dwellings would be finished in a mix of red and buff coloured brick, would all be finished with white bargeboards and fascias, and would feature a greater variety of door colours. A handful of dwellings in 'The Ashingdon' area would be finished in a contrasting buff/brown brick and feature chimneys.
- 2.37 Both 'The Ashingdon' and 'The Avenue' character areas featured in Phase 1 where full planning permission was granted in the hybrid planning consent (20/00363/OUT). The characteristics of these character areas would be continued into Phases 2 and 3.
- 2.38 The 'Green Fringe' character area did not feature in Phase 1 although the original design code did set out design characteristics that would be expected to feature here. Dwellings now proposed within this character area would exhibit characteristics which would distinguish this area from the others. For example, only dwellings in this area would feature mock 'Tudor' boarding to gables. The dwellings along the East-West ditch in this area would all feature red tiled roofs.
- 2.39 As a result of the proposed appearance (including the mix of external facing materials and architectural detailing proposed), landscaping (which is considered in more detail later in the report), and details of access and layout (already approved), it is considered that the development proposed would achieve appropriate variety across the site which would ensure visual interest

in the street scene and avoid bland homogeneity of design which can result in uninteresting and unsuccessful places.

Effect on Residential Amenity of Nearby Occupiers

- 2.40 Buildings are proposed which would be sited on plots directly bordering the gardens to existing properties on Oxford Road and Ashingdon Road. The proposed development could impact on residential amenity as a result of the scale (width, length, height) of the buildings proposed and or their appearance (including the positioning of windows). Impacts on residential amenity could be associated with excessive overshadowing, a building appearing overbearing, or causing unreasonable loss of privacy.
- 2.41 Policy DM1 of the Council's adopted Development Management Plan requires that development proposals are designed to avoid overlooking to ensure privacy and achieve a positive relationship with existing and nearby buildings. SPD2 contains more detailed design guidance as does the Essex Design Guide, both of which are referenced in Policy DM1 as documents to which regard should be had. Policy DM1 also references Policy DM3 which requires amongst other considerations, that proposals should avoid tandem relationships between dwellings (where one dwelling directly faces the rear of another), unless it can be satisfactorily demonstrated that overlooking, privacy and amenity issues can be overcome through design.
- 2.42 In relation to avoiding excessive overshadowing, SPD2 advises that proposed first floor extensions to dwellings be sited to ensure that their projection does not form a horizontal angle greater than 45 degrees with the nearest habitable room windows of any adjacent dwelling. Although specifically written to relate to proposed extensions, this design guidance can also be applied to guide consideration of the acceptability of the relationship between proposed new dwellings and existing nearby development. None of the proposed buildings would, as a result of their proposed scale (and siting) breach a 45-degree angle with existing nearby dwellings.
- 2.43 The Essex Design Guide (EDG) contains guidance relating to daylight and sunlight advising that adequate daylight in interiors is achieved at an unobstructed 25-degree angle taken from a point 2 metres above floor-level at the façade, noting that this would usually result in a spacing of at least 10 metres between opposing house-fronts (although it is noted that the separation required would depend on the scale (height) of dwellings). Whilst the example of this given in the EDG relates to the relationship of dwellings proposed within a development site on opposite sides of a street, the same design guidance could be used to guide consideration of the relationship that would result between proposed and existing nearby dwellings.

- 2.44 In relation to the proposed scheme, it is considered that the relationship that would result between proposed buildings and existing nearby dwellings would not result in unreasonable overshadowing to existing nearby dwellings.
- 2.45 There is no specific design guidance relating to whether a new building would have an unreasonably overbearing impact on an existing nearby dwelling. Whether any of the proposed buildings would then, as a result of their scale (and siting) be overbearing such as to cause unreasonable harm to residential amenity is a planning judgement to be made on the merits of each relationship which would be formed.
- 2.46 The Essex Design Guide (EDG) advises that at normal urban densities (above 20 houses per hectare) some overlooking is inevitable. The guidance advises that efforts should be made to avoid the overlooking of rear-facing living room windows and that this can be achieved by degree of separation (remoteness) or design or a combination of the two. Where habitable rooms would be located to the rear of existing neighbouring properties and the rear facades would face each other, the EDG advises that a minimum spacing of 25 metres between the rear elevations is required as well as an intervening fence or other visual barrier of above eye-level height on the boundary to maintain an adequate level of privacy. Where the rears of neighbouring properties would face each other at an angle of more than 30 degrees, the EDG advises that the minimum spacing may be reduced to 15 metres from the nearest corner.
- 2.47 The EDG also advises that where new development would back on to the rear of existing housing, existing residents are entitled to a greater degree of privacy to their rear garden boundary. Where the rear walls of the new houses are approximately parallel to those of the existing homes, the EDG advises that the rear of the new houses should not encroach any closer than 15 metres to an existing rear boundary – even though with a closer encroachment, 25 metres between the rears of the houses could still be achieved.
- 2.48 The EDG further advises that where the rears of new houses would face those of the existing homes at an angle of more than 30°, spacing may be decreased proportionately, down to a minimum of 1 metre from the boundary.
- 2.49 In relation to flats, the EDG advises that any rear-facing upper-storey living room should be no closer than 35m from the rear of any other dwelling.
- 2.50 Guidance in SPD2 recognises that balconies can give rise to the potential for overlooking that may result in loss of privacy and advises that consideration be given to the need to impose conditions relating to privacy screens.
- 2.51 The relationship that would result between proposed and existing nearby dwellings is considered below.

Plots 589 and 565

- 2.52 The rear garden boundary of no's 92-104 Oxford Road would be bordered by plots 589 and 565. The dwellings proposed to each of these plots would be separated from the boundary with these existing nearby dwellings by approximately 5.4/5.6 metres. This is similar to the degree of separation of some 5.8 metres which was achieved between the side wall of the dwelling to plot 68 and the boundary of the rear garden with neighbouring existing dwelling to the south of the site on Rochford Garden Way, approved in Phase 1.
- 2.53 The dwellings proposed to plot 589 and plot 565 would be two storey and oriented at 90 degrees to the boundary with the neighbouring properties on Oxford Road. The house type to plot 589 would feature a small window in the side elevation at first floor which would face the shared boundary to the north. The house type to plot 565 would not feature any windows in the side elevations. A planning condition is recommended to require the first-floor window to the dwelling to plot 589 to be obscure glazed and fixed shut below a height of 1.7 metres from finished floor level to guard against potential for overlooking to the nearby dwelling on Oxford Rd.
- 2.54 Whilst the dwelling proposed to plot 589 would extend across a significant portion of the rear garden boundary of No. 94 Oxford Road, given the separation that would be achieved to the shared boundary and the proposed height, it is considered that the proposed development here would not be overbearing nor result in excessive overshadowing according to advice contained in the EDG as referenced above.
- 2.55 In terms of privacy, the rear walls of the proposed dwellings to plots 589 and 565 containing windows would be set at an angle of 90° to the rear walls of the neighbouring dwellings on Oxford Road. In one case no windows are proposed in the elevation that would face the shared boundary, in the other the window would be required to be obscure glazed and fixed shut by planning condition. Where a dwelling is proposed at an angle of 90 degrees to the boundary such as is the case here, the EDG advises that the side wall may encroach up to 1 metre from the boundary. In this case a greater degree of separation to the boundary is proposed, between approximately 5.4 and 5.6 metres. Advice contained in the EDG therefore supports the conclusion that the relationship that would be formed between the proposed dwellings to plots 589 and 565 and the existing nearby dwellings on Oxford Road would be acceptable.

Plots 619-631 and 650-653

- 2.56 The rear gardens of no's 64-90 Oxford Road would be bordered by plots 619-631 and 650-653. The buildings proposed to these plots include 4 terraced blocks and one pair of semi-detached houses which would be sited such as to achieve a back-to-back relationship with the properties on Oxford Road. The layout plan submitted identifies that a separation distance between the opposing rear elevations of at least 25 metres would be achieved. A separation distance of between approximately 13 and 13.7 metres would be achieved between the rear wall of proposed dwellings and the boundary with the neighbouring dwellings on Oxford Road. Whilst this would fall slightly short of the 15 metres referenced in the EDG, the submitted layout plan shows that the overall rear to rear elevation separation would exceed 25 metres with approximately 31 metres separation achieved in all cases, in some cases even greater separation would result. Some of the dwellings approved in Phase 1 (e.g., plot 41, 60 and 61) also did not quite achieve 15 metres separation to the site boundary but the relationship with nearby existing dwellings was nevertheless found acceptable given the overall degree of separation. Given the overall separation distance that would be achieved here, it is considered that the relationship that would result here would be acceptable.
- 2.57 It is considered that the degree of separation would guard against the proposed development appearing overbearing or resulting in excessive overshadowing.

Plots 632-633, 634-635, 640-641 and 638-639

- 2.58 Maisonettes are proposed to be sited adjacent that part of the northern boundary of the site which borders the rear gardens of no's 48-60 Oxford Road. The northern elevations of the maisonette buildings would be separated from the boundary with these existing nearby dwellings by between approximately 11 and 12.8 metres and these elevations would contain windows. Two windows at first floor level would serve bedrooms and other windows at first floor level would serve landings and bathrooms. A planning condition is recommended to require that the bathroom windows be obscure glazed and fixed shut. Potential for unreasonable overlooking and loss of privacy that would cause unreasonable harm to residential amenity from a landing window is usually considered unlikely given that a landing it is not a main habitable room in a dwelling where prolonged time would likely be spent looking across to nearby dwellings. The EDG advises that in relation to flats living room windows should be no closer than 35m from the rear of any other dwelling. Whilst the minimum 35 metres is shown to be achieved between the opposing elevations on the submitted layout plan in some cases, the distance in some cases would fall short by approximately 4 metres. However, no living room windows are proposed in the elevation that would face north. Given this,

it is considered that the relationship between the proposed and existing nearby dwellings in terms of potential for overlooking would be acceptable.

Sub-station adjacent rear garden boundary of No. 60 Oxford Road

- 2.59 The substation building would be single storey with a pitched roof. It is considered that this building would not give rise to adverse impact on the residential amenity of occupants of existing nearby dwellings by way of causing unreasonable overshadowing or as a result of appearing overbearing.

Plots 484-485

- 2.60 A maisonette block is proposed to be sited opposite the rear garden of no. 38 Oxford Road. The northern elevation of the block would be separated from the boundary with this nearby dwelling by approximately 12.4 metres. Overall, however a total separation between the northern elevation of the maisonette block and the rear elevation of No. 38 of some 35 metres is shown to be achieved on the submitted layout plan. The northern elevation of the maisonette block closest to the boundary would feature one window which would serve a bedroom.

Plots 478-479

- 2.61 Another maisonette block is proposed to be sited opposite the rear gardens of no's 28-30 Oxford Road. The northern elevation of the maisonette building here would be separated from the boundary with these existing nearby dwellings by approximately 13.45 metres. Overall, a total minimum separation between the northern elevation of the maisonette block and the rear elevation of these dwellings of some 34 metres is shown to be achieved on the submitted layout plan. The northern elevation of the maisonette block closest to the boundary would feature one small window which would serve a landing.

Plots 466 to 475

- 2.62 The rear garden of no's 10-26 Oxford Road would be bordered by plots 466 to 475. The dwellings proposed to these plots would consist of two terraced blocks of houses and a semi-detached pair of houses which would achieve a back-to-back relationship with the properties on Oxford Road. A total separation distance between the opposing rear elevations of at least 25 metres is shown to be achieved on the submitted layout, with separation of the proposed rear elevations to the site boundary shown to be approximately 15 metres.

Plots 462-465

- 2.63 A maisonette block would occupy plots 462-465 with a side elevation facing the northern boundary shared with the rear gardens of no's 8 and 8a Oxford Road. The side elevation would be sited some 12 metres from the shared boundary and would contain one window at first floor level which would serve a bedroom. The submitted layout plan shows that the total separation between the side wall of the maisonette block and the rear wall of the nearby dwellings on Oxford Road would be some 35 metres. Given this total separation and the fact that the window at first floor level would not serve a main habitable room such as a living room, it is considered that the relationship that would result here would not give rise to potential for overlooking which would cause unreasonable harm to residential amenity of the occupants of existing dwellings.

Plots 458-461

- 2.64 A maisonette block would occupy plots 458-461 with a side elevation proposed to face the northern boundary shared with the rear gardens of no's 2 to 6 Oxford Road. The side elevation would be sited some 5 metres from the shared boundary but would contain no windows at first floor level. Consequently, it is considered that no potential for direct overlooking and unreasonable loss of privacy would result to the nearby dwellings on Oxford Road.
- 2.65 The rear elevation of this maisonette block would also face the rear elevation of no's 210 to 212 Ashington Road. Here the rear elevation would be sited between 11.5 and 14 metres from the boundary. The submitted layout plan shows that a total separation distance of between approximately 27 and 37 metres would be achieved between the rear elevation of the maisonette block and the rear wall of the nearby dwellings. At first floor level the rear wall would feature four windows, 2 serving bathrooms and 2 serving bedrooms. Taking account of design guidance and given the total separation and that the windows would not serve main habitable rooms such as a living rooms, it is considered that the relationship that would result here would not give rise to potential for overlooking which would cause unreasonable harm to residential amenity of the occupants of existing dwellings.

Plots 454-457

- 2.66 Plots 454-457 would directly border the site of no's 202 to 208A Ashington Road which is a two-storey building with commercial units at ground floor and flats above. The rear wall of this building extends up to the boundary shared with the application site. The majority of the windows in the rear elevation of this building at first floor level are in the two-storey part which extends only to a depth of some 8 metres from the front elevation. As a result, these windows are between some 14 to 17 metres from the boundary with the application

site. The dwellings proposed to plots 454-457 would be sited between 10.5 and 16.45 metres from the shared boundary such that the total separation distance that would be achieved between the first-floor rear facing windows in the nearby existing building and the rear facing windows in the proposed dwellings would be at least 28 metres.

- 2.67 Part of the flat roof above the single storey part of the building provides outdoor amenity space to the first-floor flats. There is planning history to the block with some development approved at first floor level including use of the flat roof as an amenity space with fencing. Part of this neighbouring building is also two-storey height directly adjacent to part of the boundary with the site and this part contains windows in the rear elevation at first floor level. As set out elsewhere in this report, a site visit has confirmed that the two-storey part of this neighbouring property which is built on the boundary of the application site is not in habitable use. The proposed dwellings would not be considered to give rise to unreasonable harm to the residential amenity of occupants of this nearby building.

Plots 452-453

- 2.68 A maisonette block is proposed to plot 452-453 which would be sited some 8.3 metres from the north-east corner of the rear garden of No. 200 Ashingdon Road. Windows are proposed in the south facing elevation of this maisonette block at first floor level which would serve a bedroom and a living room. Given the degree of separation proposed to this nearby dwelling and that the windows would be at 90 degrees, the relationship that would result would be considered acceptable.

Plot 256

- 2.69 A semi-detached dwelling is proposed to plot 256, the rear elevation of which would be orientated at an angle of approximately 70 degrees to the rear garden boundary of no's 190 and 192 Ashingdon Road. Given the angle and degree of separation and taking account of design guidance it is considered that the relationship here would not give rise to potential for overlooking which would cause unreasonable loss of privacy to the detriment of residential amenity. A small window at first floor level is proposed in the side elevation which would face (at an angle) the rear garden boundary of No.'s 192 and 194 Ashingdon Road, this would serve a bathroom and a planning condition is recommended which would require this window to be obscure glazed and fixed shut below a height of 1.7 metres from finished floor level.

Plot 239-240

- 2.70 A maisonette building is proposed to plot 239-240. The south facing elevation of this building would be sited some 4.5 metres from the rear garden boundary of No. 180 Ashingdon Road at its closest point, oriented at an angle of approximately 73 degrees from the shared boundary. No windows are proposed in the south facing elevation. The west facing (rear elevation) of this maisonette block would be sited at an angle of some 18 degrees to the rear garden boundaries of No's 182 and 184 Ashingdon Road. One window is proposed in the rear elevation at first floor level which would serve a bathroom. Again, it is recommended that this be required to be obscure glazed and fixed shut below a height of 1.7 metres from finished floor level.

Conclusion

- 2.71 The proposed housing development will be readily visible to occupants of nearby dwellings which directly border the site and there will be some effect on residential amenity which is inevitable from large scale housing development. Consideration has been given to the relationship that would result between proposed buildings and existing nearby properties and it is considered that the relationships that would result would be acceptable with regard had to relevant design guidance. It is considered that the impacts on the residential amenity of occupants of existing nearby dwellings, in terms of overshadowing and overlooking would not result in detrimental harm to amenity such as to justify refusal of the scheme.
- 2.72 If approved the dwellings at the site would benefit from permitted development rights by virtue of the Town and Country Planning (General Permitted Development) order 2015 (as amended) which allow homeowners to construct certain extensions and carry out certain alterations to their house without needing to apply to the Local Planning Authority for planning permission, subject to the works meeting certain criteria. Permitted development rights can allow for both single and two storey extensions and for the upward extension of dwellings. Certain extensions can only be carried out as 'permitted development' following a prior approval process which includes consultation on the proposed development with occupants of neighbouring dwellings.
- 2.73 A planning condition (no. 14) is recommended to remove permitted development rights for two storey rear extensions and rear facing dormers to houses (semi-detached and terraces) which would be sited with a rear wall facing the northern boundary of the site. This is considered reasonable given guidance contain in the EDG relating to separation distances to the boundary that should be achieved and taking account of the separation distances proposed in the submitted scheme, as well as considering the scale of the dwellings proposed and the increased potential for overlooking that would arise from possible three-storey houses as opposed to the two-storey houses.

Any future proposal for a two-storey rear extension or dormer extension to the dwellings to the plots referred to in the recommended condition would therefore require planning permission to be granted by the Local Planning Authority which would involve consultation with occupants of neighbouring properties and consideration of the proposal against planning policy relevant at the time.

Residential Amenity – Occupants of Proposed Dwellings

- 2.74 It is considered that the future occupants of proposed dwellings would benefit from an appropriate degree of privacy and would not experience unreasonable overshadowing as a result of the scale and siting of dwellings proposed to neighbouring plots.
- 2.75 Many of the house types would feature windows to side elevations at first floor level with some also at second floor level. These would generally serve en-suites, bathrooms or stairwells and directly overlook adjacent car parking spaces between dwellings.
- 2.76 As mentioned earlier in this report, SPD2 guidance advises that first floor rear extensions to dwellings should not breach a 45-degree angle measured from the nearest ground floor window in an adjoining dwelling. This guidance can also be used to guide consideration of the acceptability of the relationship between proposed dwellings. The dwelling proposed to plot 298 would breach a 45-degree angle taken from the nearest edge of the window at ground floor in the dwelling proposed to plot 299. The breach would however be marginal, and the window proposed to the rear of plot 299 would be a large set of patio doors which would give potential to allow a substantial amount of light into the room. It is therefore considered that the relationship here would not result in excessive overshadowing to the detriment of residential amenity. The dwelling to plot 616 would also breach a 45-degree angle with the closest ground floor window in the dwelling proposed to plot 617 but again marginally. The dwelling proposed to plot 394 would also breach a 45-degree angle with the nearest ground floor windows in the dwelling to plot 395, here the dwelling to plot 395 would be sited due south such that it is considered that the impact of overshadowing to plot 394 would not be unreasonable.
- 2.77 A small section of the north-western site boundary would border a building (No's 202 to 208A Ashingdon Road) which is in commercial use at ground floor with residential flats above. There is extraction/ventilation equipment on the rear wall of this building at ground floor level which would be sited directly adjacent to the boundary of the rear gardens proposed to serve the dwellings to plots 455 and 456. A 1.8-metre-high close boarded fence is shown proposed along the boundary of the rear garden to these plots on the submitted enclosures plan, however it is considered that an alternative

boundary treatment, likely of greater height would be required here to provide a sufficient barrier to guard against unreasonable noise transfer. A planning condition is recommended to require this.

- 2.78 Part of the building containing no's 202 to 208A Ashingdon Road is also two-storey on the boundary with the site and contains a window in the eastern elevation which overlooks the site. This window would provide an opportunity to directly overlook the rear garden of the dwelling proposed to plot 457 at very close proximity. A site visit has however confirmed that the window serves a small landing area and that the first floor is in use as a storeroom/toilet associated with the ground floor shop at 208 Ashingdon Road. Given this use it is considered that there would be no material or unreasonable overlooking into the rear gardens of adjoining plots and is acceptable.
- 2.79 Part of the flat roof of this neighbouring building which extends up to the site boundary also appears to be used as an amenity space to serve the flats. Whilst use of this space as a terrace may give rise to potential for overlooking of the dwellings proposed to the adjoining plots it is considered that unreasonable harm to privacy would be unlikely to result. The relationship between the proposed dwellings and this nearby existing building is therefore considered acceptable.

Technical Space Standard

- 2.80 All of the proposed dwellings would meet at least the minimum applicable nationally prescribed technical space standards, including minimum gross internal floor area and internal storage requirement save for the Forbes house type. This house type would fall short of the minimum gross internal floor area for a 3 bed - 5 person dwelling by approximately 1.8 square metres. This house type has however been approved for use within Phase 1 and is only proposed to be used sparingly in Phase 2/3 (6 units in total).

Wheelchair Accessible Dwellings

- 2.81 A plan has been submitted which shows which of the dwellings in Phases 2 and 3 would be built to meet the optional building regulations standard relating to wheelchair accessible dwellings. A planning condition (no. 29) imposed on the outline planning consent requires that a minimum of 13 dwellings in Phase 2/3 be built to meet the wheelchair accessible standard (Part M4(3)) and that a minimum of 26 dwellings be built to meet the wheelchair adaptable standard (Part M4(2)). The submitted plan indicates that 19 dwellings would be built to the Part M4(3) standard and 27 built to meet the Part M4(2) standard. This would exceed the minimum requirement. The planning condition on the outline

consent requires that the developer evidence that the relevant standards have been met.

Garden Sizes

- 2.82 Supplementary Planning Document 2 (SPD2) requires that all dwellings achieve a minimum private amenity space of 100m² unless one of the exceptions applies. The exceptions include consideration of a smaller private garden where dwellings would be adjacent to a substantial area of well landscaped and properly maintained open space and that one- and two-bedroom dwellings achieve a minimum private garden area of 50m² will be required provided that the second bedroom is not of a size that would allow sub-division into two rooms. For flats a minimum balcony area of 5m² with the ground floor dwelling having a minimum patio garden of 50m² is required or the provision of a useable communal garden on the basis of a minimum area of 25m² per flat is required or a combination of these approaches.
- 2.83 The layout of phases 2 and 3 of the site has already been approved under outline planning consent 23/00033/FUL and in the determination of this application whether each plot would achieve the required garden size was considered. It was concluded that residential dwellings within phases 2 and 3 would largely be provided with a garden area that would meet the minimum requirements. It was noted in the committee report relating to the outline application that this conclusion was made on the basis that the 2-bed housing and 3-bed terraced housing, which would be provided with a garden area measuring (at least) 50m², would not be capable of subdivision to 3-beds/ 4-bed respectively. This could not be assessed at the outline stage as floor plans for each dwelling had not been provided. Floor plans for all proposed dwellings have now been submitted in respect of this reserved matters application. These show that the proposed 2-bed houses and 3-bed terraced houses would not have an overall floor area or layout which would enable them to be easily altered into 3-bed or 4-bed houses respectively. Whilst these dwellings could potentially be extended in the future it is considered appropriate to consider the garden size requirement in respect of the floor area and number of bedrooms currently proposed.
- 2.84 In the committee report relating to the outline consent (23/00033/FUL) it was also noted that the dwelling proposed to plot 596 would not quite be provided with the 100m² required. It was however considered that this dwelling would be located adjacent to an area of open space that would be well landscaped and maintained and the shortfall of some 5.4m² would be acceptable as a result. The layout approved under the outline consent was also noted as being capable of accommodating adequate amenity space for the proposed maisonettes and flats. The maisonettes would be provided with communal amenity space which would meet the Council's SPD2 minimum standard

requiring 25 square metres per flat. The flatted blocks (Auden house type) would be provided with a communal garden and in addition first and second floor flats would be served by balconies measuring at least 5m².

Refuse Stores

- 2.85 Communal bin stores which would serve flats must be appropriately sized to ensure that the appropriate number and type of bins could be housed within them. The number and type of bins required is calculated according to information contained in Appendix 1 of the Development Management Plan.
- 2.86 For 1 bed flats a capacity of 150 litres would be required and for a 2 bed flats a capacity of 200 litres would be required. 40 percent of the total required capacity must be provided for recyclables. The Council operate a 3-bin system with a grey lidded bin for recyclables (240 litre capacity), a yellow lidded bin for kitchen waste (140 litre capacity) and a black topped bin for residual waste (180 litre capacity). Euro bins with a capacity of 110 litres can also be provided for either recyclables or residual waste. At least 1 type of each bin would need to be provided in any refuse store. The dimensions of the different types of bins are set out in Appendix 1.
- 2.87 Bin stores proposed to serve some of the maisonette properties would be timber slatted structures. Brick built bin stores are proposed to serve some of the maisonette blocks and the three-storey flatted blocks. The submitted bin store plans demonstrate that each maisonette block would be provided with an appropriately sized bin store.
- 2.88 All of the proposed houses would have the ability to store bins in their rear gardens.

Landscaping

- 2.89 Details of 'landscaping' are also for determination, this includes 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, screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks and the laying out or provision of gardens, courts, squares and the provision of other amenity features.
- 2.90 The design code used to develop the detailed design approved for Phase 1 also contained details of landscaping to feature throughout the development and included an indicative list of tree species to be used in different character areas.

- 2.91 The submitted layout plan shows where on plot amenity space to serve the dwellings would be provided. All of the dwellings would be provided with some landscaping to the front which would include planting (shrubs and grass) and the provision of a hard surfaced footpath to access the front door from the footway/shared surfaced street. Some of the front gardens would include planting to form a hedgerow enclosure along the adjacent footway. Generally front gardens would be shallow but deeper front gardens would be provided to some dwellings in the green fringe character area along the eastern parkland.

Living Courtyards

- 2.92 The flatted blocks and maisonettes would be provided with communal amenity space. The design code used to develop the detailed design approved for Phase 1 included reference to 'living courtyards' in relation to flatted blocks and highlighted the landscaping features that these spaces would include. The submitted layout plan shows landscaping detail, albeit without providing a detailed planting schedule or details of proposed surfacing materials. It shows that the same design approach has been followed in relation to phases 2 and 3 with most of these spaces shown to include a central focal tree [consistent with the approach in Phase 1], which would add visual interest and offer shade to bench seating which would be installed beneath. The tree species proposed on the submitted detailed landscaping plans for the focal trees in communal amenity spaces is *Acer platanoides* 'Emerald Queen' and all of these trees are indicated to be provided as semi-mature specimens when planted. This is a type of Maple tree which can grow large on maturity. It is noted that this species is one on the list of tree species to be used for feature trees in the strategic landscaped areas as shown on the Landscape Masterplan (P18-2109_59 Rev L) approved in relation to the hybrid consent.
- 2.93 Hard surfaced paths within the spaces would allow for year-round use of space. Planting is shown to include hedgerows and shrubs. The entrance to some of the parking courtyards associated with the flatted blocks would be defined by a brick wall feature. The design code advises that the turning areas within communal parking courts would be block paved with parking spaces provided in a different, contrasting surfacing material. This approach has been followed for Phase 1 and is also proposed here.
- 2.94 Although detailed landscaping plans have also been submitted these are not entirely consistent with the landscaping shown proposed on the submitted layout plan and some details are missing, for instances the details of landscaping are not shown for the communal space relating to plots 239-240. More detailed tree planting methods would also need to be provided in relation to trees to be planted close to hard surfaces. A planning condition is therefore recommended which would require detailed landscaping plans

(consistent with the submitted layout plan) to be submitted and agreed in writing by the LPA.

Boundary Treatments

- 2.95 A 1.8 metre high close-boarded boundary fence is proposed along the northern boundary of the site adjacent to the rear gardens of existing properties on Oxford Road. The majority of the western site boundary would also be defined by a new 1.8 metre high close-boarded fence save for a section adjacent to the car park/yard which serves the commercial site at 202 to 208 Ashingdon Road which would be defined by a 1.8-metre-high brick wall. Boundaries between rear gardens to dwellings within the site would generally be defined by 1.8-metre-high panel fences.
- 2.96 In areas of the site where boundaries to gardens would be visible in the street scene, particularly at corner plots, these would be treated with brick walls. Brick walls would also be used along boundaries directly bordering parking courts to serve flatted blocks. 1.2-metre-high black estate railings are also proposed for use to demarcate boundaries around communal gardens and parking areas to serve maisonettes.
- 2.97 Overall, the proposed mix of boundary treatments is considered acceptable in terms of the visual impression that they would make.
- 2.98 The boundary treatment proposed along the central section of the northern site boundary would cross the main existing surface water flow route which runs from Oxford Road southeast across the application site. The developer is required to implement a flood alleviation scheme as part of the outline planning consent which will involve the creation of surface water basins and associated ditches to transfer surface water off site. The effect of the proposed boundary fence along the central part of the northern boundary on the flood alleviation scheme is not known and a planning condition is therefore recommended to ensure that prior to the construction of any boundary treatment along the central section of the northern site boundary, the applicant demonstrate that the boundary treatment here would not impede surface water flows or otherwise result in any increase in flood risk to dwellings off site.

Hard Surfacing Materials

- 2.99 The use of tarmac is predominately proposed for use in the surface treatment of the streets that would be adopted by Essex County Council highway authority. Tarmac would also be used to surface some of the parking spaces.
- 2.100 Tarmac with grey chippings would be used as a contrasting surfacing material to some parking spaces as well as to some private drives. The shared surface

street along the eastern parkland and along the east-west ditch would be finished in block paving as would the parking bays that would be provided in bays along these streets. The use of this contrasting surfacing material for shared surface streets would help to highlight the change to a shared street from the street with a separate carriageway and pedestrian footway; design guidance in the Essex Design Guide advises that this is a good approach alongside a change in level (ramp) to encourage awareness of the change in environment to both drivers and pedestrians in the interest of safety. Similarly, block paving would predominately be used to surface the driveways which would provide access to parking spaces serving flatted and maisonette blocks.

Trees

- 2.101 The submitted layout plan shows the position of trees including street trees which would be planted either in the highway verge or between parking spaces. Paragraph 136 of the NPPF requires that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks) and that appropriate measures are in place to secure the long-term maintenance of newly planted trees. The number and position of trees proposed is almost exactly the same as was indicatively shown on the layout approved for Phases 2 and 3 under the outline planning consent.
- 2.102 Whilst the street streets indicated for use on the submitted landscaping plans would be consistent with species used in the different character areas in relation to Phase 1 and provide variety and interest across the site, the submitted landscaping plans show other proposed landscaping details that are not entirely consistent with the submitted layout and as a consequence a planning condition is recommended which would require all details of landscaping to be submitted to ensure consistency with the submitted layout.
- 2.103 Ensuring that the appropriate tree planting method is used in respect of each tree proposed is important as this can affect a trees long term health. The correct planting method can also ensure protection to nearby hard surfaces from longer term damage from growing roots.
- 2.104 Tree planting methods for use in the planting of street trees were shown in the design code which accompanied the outline planning application and included the use of soil cells and root barriers where trees were to be planted in close proximity to hard surfaces. Insufficient detail of tree planting methods for each tree has been provided on the submitted detailed landscaping plans, however it is considered that appropriate tree planting methods can be provided and a planning condition is recommended to achieve this. The same approach was taken to securing appropriate tree planting methods in Phase 1.

Pocket park

- 2.105 A pocket park is proposed within Phase 3 to the front of plots 590 to 594. The landscaping details submitted for this space include the planting of 7 Betula ‘Edinburgh’ trees as well a feature tree of the species Liriodendron tulipifera. The submitted planting schedule details that all of these trees would be planted as semi-mature/advanced nursery stock. The Betula ‘Edinburgh’ species has been used in other pocket parks in Phase 1 as has the species Liriodendron tulipifera as a feature tree; use of these species here is therefore considered appropriate to give some continuity of soft landscaping across the development as a whole.
- 2.106 The pocket park would also feature a path and seating, litter bin and cycle rack. Other planting would include hedge planting as well as shrubs and grass.

Lighting

- 2.107 Details of proposed street lighting have been provided both to streets to be adopted and to streets that are not anticipated to be adopted by Essex County Council Highways Authority. The submitted plans also include details of lighting columns which would be positioned outside of the red-lined application site boundary to which this application for reserved matters approval relates, i.e., on land that falls within Phase 1 as part of the strategic green space - both within the eastern parkland and along the east-west green corridor. The details of street lighting within these open spaces are controlled by planning condition no. 42 on the hybrid consent reference 23/00033/FUL.

Consideration of Neighbour Comments

- 2.108 One response has raised specific concerns in relation to impacts of the building proposed to plot 589 on the residential amenity of no. 96 Oxford Road. Impacts on residential amenity arising as a result of the proposed scale and appearance of the building to this plot is a matter that is for consideration in relation to this application for reserved matters approval. Detailed consideration of the relationship between the proposed dwelling to this plot with No. 96 is set out at paragraphs 2.50 to 2.55.
- 2.109 Other matters of concern have been raised but many of these relate to matters that were considered at the outline planning application stage including matters relating to the provision of affordable housing, infrastructure provision, flood risk, tree planting along Ashingdon Road to mitigate the loss of the tree on Ashingdon Road and impacts on the local highway network. Planning conditions and/ or requirements as set out in the legal agreement relating to these matters imposed on the outline planning consent would

continue to apply. These are not matters that can be revisited in relation to this application which is solely concerned with the acceptability of the proposed scale, appearance, and landscaping of parts of the site which already benefit from outline planning permission.

- 2.110 Outline planning permission for the 316 dwellings (that are the subject of this application for reserved matters approval) was granted as part of the original planning consent for 662 dwellings which was subject to a legal agreement which required financial contributions and/or the delivery of infrastructure to mitigate the impacts of the 662 homes. The legal agreement includes for example a requirement that the developer deliver 35 percent of the 662 dwellings as affordable homes and pay financial contributions towards early years, primary and secondary school provision and enhanced bus service provision. The legal agreement also contains a schedule relating to the land at the site that has been identified for health care use. NHS England have been notified that development has commenced on site and the Council await confirmation as to whether they will seek to have the health care land transferred to them.

3.0 CONSULTATIONS AND REPRESENTATIONS

Rochford District Council – Tree Officer

- 3.1 I have issues with regards to the use of soil cells adjacent to hard surfacing, please see plot numbers below. I see that there is probably the required rooting volume as many have a wider area that the roots can proliferate, however some roots will inevitably go below the re-root barrier and then proliferate beneath the hard surface, especially when there is less than 1m between the tree and hard surface. Plots; 274, 275, 292, 296, 298, 301, 307, 321, 522, 526, 535, 545, 573, 574, 576, 611, 612, 614, 615.

Officer comment: paragraph 2.104 sets out the proposed condition to overcome this issue

Rochford District Council – Environmental Protection

- 3.2 I would expect an acoustic report to be produced, upon which the specification of the boundary (and potentially glazing) of the respective plots could be based. The report should consider the current actual – and potential worst-case – acoustic scenario for the plant, equipment and activities to the rear and sides of the adjacent commercial properties.

Essex County Council – Archaeology

- 3.3 The archaeological condition attached to planning consent 20/00263/OUT specified the implementation of archaeological work. The archaeological

recording is complete, the report has been approved and the archaeological condition has been discharged. There is no requirement for any further archaeological work.

Natural England

- 3.4 No comments to make.

Neighbours

17 responses which are summarised below have been received from the occupants of the following properties;

Ashcombe, Rochford; No. 7

Ashingdon Road, Rochford; No's 168, 363.

Canewdon View Road; No. 43

Central Avenue; No. 22

Hyde Wood Lane, Canewdon; No. 1 Greenacre Cottages, Woodfield.

Mornington Avenue; No. 36

Newhall, Rochford; No. 12

Oxford Road, Rochford; No. 8, 48A, 96.

54 Princess Gardens, Rochford

Twyford Avenue, Great Wakering; No. 72 (2 responses)

No address given (2 response)

- 3.5 In relation to No 96 Oxford Road, plot 589 would be directly opposite the back garden. The side elevation of the 2-storey brick-built property on plot 589 would be less than 6 metres from my boundary. Objection in relation to the mass and scale of the side elevation of the proposed building, loss of privacy, loss of view, loss of daylight/shading, risk of flooding, creation of flood risk, devaluation of property.
- 3.6 Impacts on the local highway network including relating to congestion, parking problems, noise, pollution, and pedestrian and highway safety.
- 3.7 Impact on existing infrastructure which cannot support the additional residents and/or that the infrastructure requirements on the developer will not be delivered/enough.
- 3.8 Concern that the development will result in increased flood risk.
- 3.9 Concerns relating to affordable housing including whether any affordable homes will be delivered, that if delivered they will not actually be affordable, and concerns that the affordable housing would not be pepper-potted across the site.
- 3.10 Plans difficult to view.

- 3.11 The character of Rochford as a historic semi-rural community is being lost.
- 3.12 Adverse impact on the local environment resulting from loss of trees and displacement of wildlife. Query why the Oak tree was taken down and no more trees are being planted in Ashingdon Road given that is where the emissions are with all the extra traffic.

4.0 EQUALITY AND DIVERSITY IMPLICATIONS

4.1 The Public Sector Equality Duty applies to the Council when it makes decision. 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.

4.2 The protected characteristics are age, disability, gender, race, sexual orientation, religion, gender reassignment, marriage/civil partnerships, pregnancy/maternity.

4.3 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.

4.4 Impacts of the proposed development on people with protected characteristics have been considered where relevant planning policy is applicable. For example, the outline planning consent relating to this site required that a minimum number of dwellings be built to comply with the optional building regulation standard relating to wheelchair accessible and wheelchair adaptable dwellings to achieve compliance with Policy H6 of the Core Strategy. A plan submitted with this application for reserved matters approval indicates where dwellings would be sited which would meet this requirement. The delivery of dwellings which would cater for the specific needs of some disabled people would therefore be achieved at this site.

4.5 An Equality Impact Assessment has been completed on protected groups as defined under the Equality Act 2010.

5.0 CONSULTATION DIRECTION

5.1 The Town and Country Planning (Consultation) (England) Direction 2021 requires that the Council consult the Secretary of State on certain planning applications where the local planning authority does not propose to refuse the application.

- 5.2 The proposal has been reviewed against the criteria for referral to the Secretary of State and it is confirmed that the Council would not be required to consult the Secretary of State prior to issuing a decision in respect of this application if the development committee resolved to approve.

Steve Summers
Director of Place

REPORT AUTHOR: **Name:** **Katie Rodgers**
 Title: **Team Leader, Development Management**
 Email: katie.rodgers@rochford.gov.uk

RELEVANT DEVELOPMENT PLAN POLICIES AND PROPOSALS

National Planning Policy Framework – December 2023

National Design Guide and National Planning Practice Guidance

Allocations Plan (2014) Policy SER8

Core Strategy Adopted Version (December 2011) Policy H4, H5, H6, CP1, T8.

Development Management Plan (December 2014) Policy DM1, DM3, DM4, DM5, DM25, DM30, DM31 and Appendix 1.

Parking Standards: Design and Good Practice Supplementary Planning Document (December 2010)

Supplementary Planning Document 2 (January 2007) – Housing Design

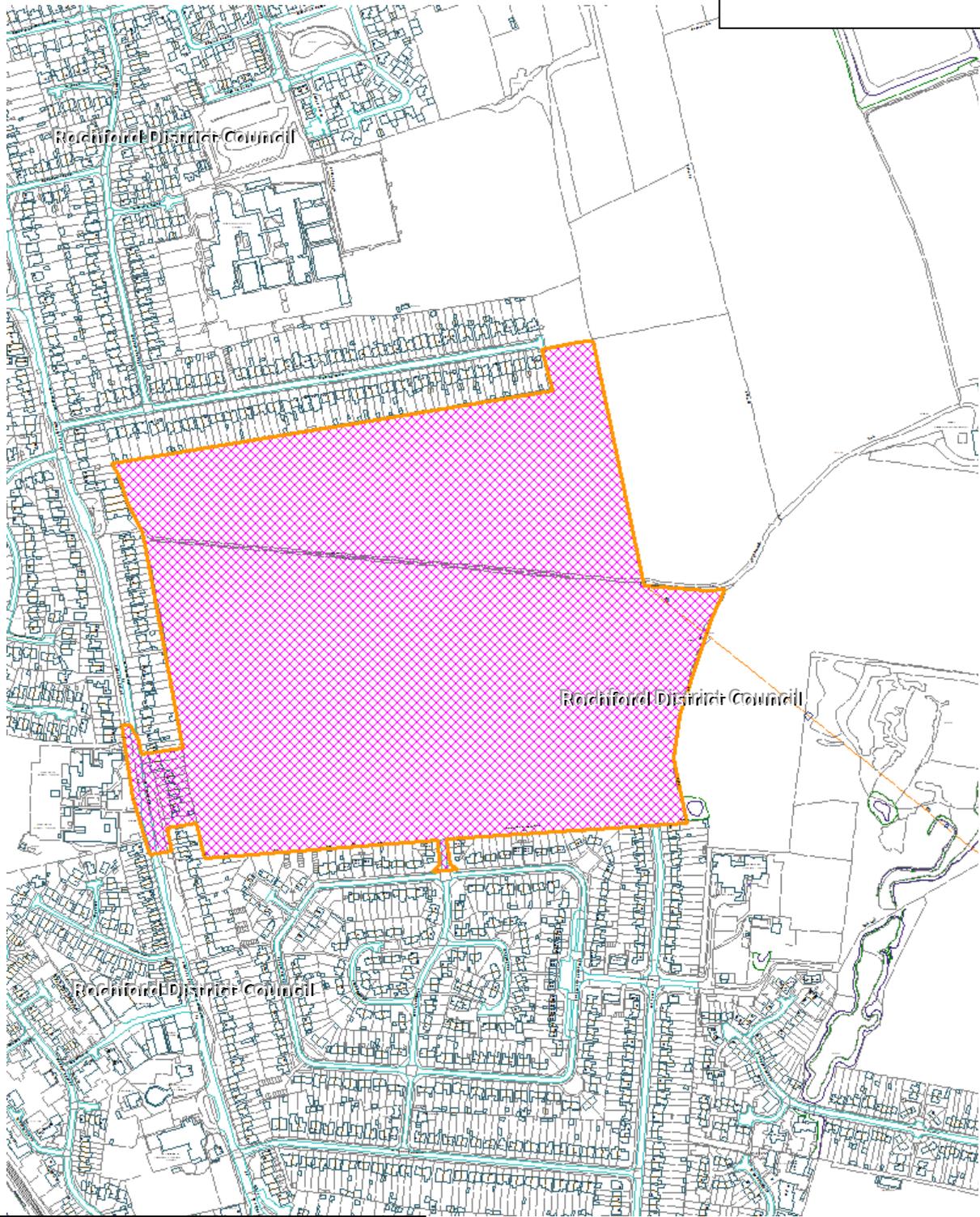
The Essex Design Guide

BACKGROUND PAPERS

Equality Impact Assessment.

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

23/001052/REM



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6.37



Equality Impact Assessment – 23/01052/REM - Land East Of Ashingdon Road And North Of Rochford Garden Way, Rochford, Essex - Application for Reserved Matters (comprising landscaping, scale, and appearance) for the development of 316 residential dwellings, including 110 affordable dwellings and on-plot landscaping pursuant to outline planning permission granted under reference 23/00033/FUL.

Stage	Title	Purpose
1	Preliminary Assessment	Initial assessment of possible impact.
2	Equality Risk Assessment	Scoring to assess the level of risk.
3	Equality Impact Assessment – Addressing Impact	Level of detail depends on risk assessment scoring but any removal or reduction in service must go through Stage 3.
4	Sign Off	Approval and decision making details.
5	Implementation	Action Plan to implement and minimise impact.

Stage 1 – Preliminary Assessment

Question	Response/Consideration
1.1 Decision being assessed	Application for Reserved Matters (comprising landscaping, scale, and appearance) for the development of 316 residential dwellings, including 110 affordable dwellings and on-plot landscaping pursuant to outline planning permission granted under reference 23/00033/FUL.

Question	Response/Consideration
1.2 Lead Officer	Katie Rodgers
1.3 What are the aims or function of the decision being recommended?	The recommendation as set out in the committee report scheduled for the development committee on the 21 st March 2024 is that the application for reserved matters approval be granted.
1.4 Which policies relate to the delivery of this decision?	Relevant planning policy that the application for reserved matters approval must be assessed against is listed on page 37 of the committee report.
1.5 Who are the main audience, users or customers who will be affected?	Future occupants of and visitors to the site.
1.6 As a result of this decision being implemented will members of the community be treated less favourably and so contribute to inequality?	No for the reasons as set out in the committee report.

Equality Aims – consider how the decision meets the three Equality Aims listed in the Equality Act.

Aim	How does the decision meet the equality aim?
To eliminate unlawful discrimination, harassment and victimisation	Impacts of the proposed development on people with protected characteristics have been taken into account where relevant planning policy is applicable.
To advance equality of opportunity between people who share a protected characteristic	Impacts of the proposed development on people with protected characteristics have been taken into account where relevant planning policy is applicable. For example, the outline planning consent relating to this site required that a minimum number of dwellings be built to comply with the optional building regulation standard relating to wheelchair accessible and wheelchair adaptable dwellings. A plan submitted with this application

and those who do not	for reserved matters approval indicates where dwellings would be sited which would meet this requirement. The delivery of dwellings which would cater for the specific needs of some disabled people would therefore be achieved at this site.
To foster good relations between those who share a protected characteristic and those who do not	Impacts of the proposed development on people with protected characteristics have been taken into account where relevant planning policy is applicable.

Stage 2 – Equality Risk Assessment - Protected Characteristic Groups

Place an 'X' in against either 'positive impact', 'negative impact', 'no impact' for each protected characteristic group

2.1 Assess the Equality Risk

Housing Allocations Policy	Age	Disability	Gender	Race	Sexual Orientation	Religion	Gender Reassignment	Marriage/Civil Partnerships	Pregnancy/ Maternity
Positive impact		X							
Negative impact									
No impact	X		X	X	X	X	X	X	X

2.2 Conclusion – if there is 'No Impact' for all of the protected characteristics then stages 3 – 5 do not have to be completed

The proposal would achieve compliance with the requirement of Policy H6 of the Core Strategy which requires a minimum number of dwellings to be built to wheelchair accessible/adaptable standards.

Stage 3 – Equality Impact Assessment – Addressing Impact

Question	Response/Consideration
3.1 What is the reason for the proposed decision?	See part 1 above.
3.2 What consultation activity has been undertaken or is planned?	Statutory public consultation as required by planning legislation.
3.3 Service Users – What methods are used to monitor the characteristics of service-users with protected characteristics?	No monitoring proposed/undertaken.
3.4 Referring to Stage 2, which ‘protected characteristic’ group(s) are most likely to be affected by this decision? Describe any negative impacts identified in more detail. Outline ways in which negative or positive impacts will be addressed?	Disabled. Impacts of the proposed development on people with protected characteristics have been taken into account where relevant planning policy is applicable. For example, the outline planning consent relating to this site required that a minimum number of dwellings be built to comply with the optional building regulation standard relating to wheelchair accessible and wheelchair adaptable dwellings to achieve compliance with Policy H6 of the Core Strategy. A plan submitted with this application for reserved matters approval indicates where dwellings would be sited which would meet this requirement. The delivery of dwellings which would cater for the specific needs of some disabled people would therefore be achieved at this site.
3.5 If the decision involves a service/policy being reduced/removed, will this lead to missed opportunities to promote equality of opportunity?	N/A.

3.6 What outcome does this assessment suggest we take? Select one option and action to be taken			
Option	Outcome	Tick Selected Option	Explanation
1	Continue with proposed decision No discrimination or adverse impact identified	X	Only a positive impact identified.
2	Continue with proposed decision Suitable adjustments to lessen the impact identified	<input type="checkbox"/>	
3	Continue despite adverse impact or missed opportunities to promote equality	<input type="checkbox"/>	
4	Stop and rethink Actual or potential discrimination identified	<input type="checkbox"/>	

What plans are in place to monitor the actual impact of the proposal?	None.
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Stage 4 – Sign-off

	Details
Director/Assistant Director approved by:	Leigh Nicholson
Date:	12/03/2024
Member Approval (Date and Title of Committee):	
Committee Decision:	

Stage 5 – Implementation

5.1 Referring to **Stages 1 (preliminary assessment)**, **Stage 2 (equality risk assessment)** and **Stage 3 (equality impact assessment)** please list what tasks/actions you will take to minimise the impact of this change.

Task	Outcome	Lead	Resources	Deadline
N/A	N/A	N/A	N/A	N/A