

18/01115/FUL

LAND REAR OF 3 TO 45 ALEXANDRA ROAD, GREAT WAKERING

RE-DEVELOPMENT OF THE SITE INVOLVING THE DEMOLITION OF NO 39A ALEXANDRA ROAD TO FORM VEHICULAR ACCESS TO PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 25 DWELLINGS (1 NO. 1-BED MAISONETTE, 11 NO. 2-BED HOUSES AND 13 NO. 3-BED HOUSES). PARKING AND LANDSCAPING

APPLICANT: **DESIGN HOLMES LTD**

ZONING: **RESIDENTIAL**

PARISH: **GREAT WAKERING PARISH COUNCIL**

WARD: **FOULNESS AND THE WAKERINGS**

1 RECOMMENDATION

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

That planning permission be approved, subject to the following Heads of Terms of a s106 legal agreement and conditions:

s106 Heads of Terms

- Delivery on-site of 8 No. affordable dwellings at a split of 80 per cent affordable rent and 20 per cent shared ownership.
- Financial contribution towards secondary education transport provision to be calculated in accordance with Essex County Council's standard formula as referred to in the consultation response letter.
- Financial contribution of £3057.50 to mitigate the impact of the proposed development on the European Protected Species at the district's coastline.

Conditions

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

REASON: To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).

- (2) The development hereby permitted shall be carried out in complete accordance with the following approved plans: 000, 200 rev P03, 201 rev P03, 202 rev P03, 203 rev P03, 204 rev P03, 205 rev P02, 206, 210 rev P01, 211 rev P01, 212 rev P01, 213 rev P01, 214 rev P01, 215 rev P01, 216 rev P01, 217, 218 rev P01, 219 rev P01, 220 rev P01, 221 rev P01, 222 rev P02, 223 rev P01, 224 rev P01, OS 1801-19.1, OS 1801-19.2, EDS-07-3102.15 SHEET 1 OF 3 REV C, EDS 07-3102.15 SHEET 20 OF 3 REV A, EDS 07-3102.15 SHEET 3 OF 3 REV A

REASON: To ensure that the development is carried out in accordance with the provisions of the development plan.

- (3) No development shall take place until details including samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

REASON: To ensure the external appearance of the development is appropriate to the locality in accordance with policy DM1 and DM3 of the Development Management Plan.

- (4) No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
- Limiting discharge rates to 1 in 1 year green field rate for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
 - Demonstrate that the half drain times are less than 24 hours for all storage features following a 1 in 100 year plus 40% climate change storm event.
 - Final modelling and calculations for all areas of the drainage system.

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- The appropriate level of treatment for all run off leaving the site, in line with the CIRIA SuDS Manual C753.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels and location and sizing of any drainage features.
 - Provide pipe invert levels in order to show the viability of the flow of water within the pipe network
 - Information on floor levels to confirm how exceedance flows will be routed and managed on site.
 - A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

REASON:

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
 - To ensure the effective operation of SuDS features over the lifetime of the development.
 - To provide mitigation of any environmental harm which may be caused to the local water environment.
 - Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.
- (5) No works shall take place until a Maintenance Plan detailing the maintenance arrangements, including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed in writing by the local planning authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

- (6) The applicant or any successor in title shall maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan (as referred to in condition 5 above). These must be available for inspection upon request by the local planning authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- (7) Prior to the construction above damp proof course, a scheme for on site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the local planning authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

REASON: To prevent environmental and amenity problems arising from flooding.

- (8) No development or preliminary ground works of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

REASON: To enable the recording of any items of historical or archaeological interest.

- (9) Prior to commencement of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times. Shown in principle on Richard Jackson engineering consultants drawing No. 49412/pp/002. The vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway with an appropriate dropped kerb vehicular crossing of the footway.

REASON: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.

- (10) No unbound material shall be used in the surface treatment of any vehicular access within 6 metres of the highway boundary.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

- (11) No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody washing facilities

REASON: To ensure that on street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

- (12) The parking provision shall be provided in accordance with approved plan No. 200 rev P03 and retained thereafter.

REASON: To ensure adequate space for parking off the highway is provided in the interest of highway safety.

- (13) There shall be no discharge of surface water onto the highway.

REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

- (14) Prior to occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

- (15) Before preparation of any ground works and foundations on site for the development hereby approved, full details of hard landscape works for the development, which shall include details of all fencing, walling and other boundary treatments, steps, retaining walls and surface finishes shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented following the substantial completion of the development or occupation of the first dwelling, whichever is the sooner, and thereafter retained.

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment

- (16) The development hereby permitted shall be carried out in full accordance with the Specification for Soft Landscape Works and 5 Year Management Plan prepared by OpenSpaces Landscape Architects dated May 2019 unless otherwise agreed in writing with Rochford District Council. All planting, seeding and/or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

REASON: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policies CP1 of the Core Strategy and DM1 of the Development Management Plan and the NPPF.

- (17) Prior to development, an arboricultural method statement for the installation of the no dig shall be submitted to and approved in writing by the local planning authority. An arboricultural supervisor will remain on site at all times during the installation to ensure limited impact upon third party trees.

REASON: To preserve trees and hedges sited on the boundary of the site in the interests of visual amenity and the character of the area in accordance with policies CP1 of the Core Strategy and DM1 of the Development Management Plan and the NPPF.

- (18) Prior to occupation of the development, details of the car ports and their green roofs shall be submitted to and approved in writing by the local planning authority.

REASON: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policies CP1

of the Core Strategy and DM1 of the Development Management Plan and the NPPF.

- (19) Prior to the commencement of the development, excluding ground clearance works, details of how the development will secure at least 10 per cent of its energy from decentralised and renewable or low carbon sources (unless this is demonstrated to be not feasible or not viable) shall be submitted to and approved in writing by the local planning authority. The details as agreed shall be implemented prior to first beneficial use of the development (to which the agreed provision relates) hereby approved.

REASON: To comply with policy ENV8 of the Core Strategy in the interests of securing environmentally sustainable development.

- (20) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwellings hereby approved and be permanently retained thereafter.

REASON: In order that the development achieves compliance with the national water efficiency standard as set out in the Building Regulations in light of existing policy ENV9 of the Core Strategy and the advice contained in the Ministerial Statement 2015.

2 PLANNING APPLICATION DETAILS

- 2.1 This application is brought to the Development Committee for determination as it represents a major planning application.

Site Description

- 2.2 The application site once comprised glass houses which have been unused for a number of years as part of a nursery. The site has been cleared to facilitate the development.
- 2.3 The site lies to the east of Alexandra Road which is the main residential street in Great Wakering. Alexandra Road is a linear road residential in character with clusters of detached and semi-detached two-storey dwellings and bungalows somewhat set back from the road on tightly knitted plots. Alexandra Road is a historic road which leads towards a 1990's development where the character of Alexandra Road changes to detached and semi-detached dwellings that are set back from the road on larger plots. To the north of the site are properties in High Street which are also detached, semi-detached and terrace properties set back from the road on tightly knitted plots. High Street is a main distributor road through Great Wakering and comprises both commercial and residential dwellings. To the east lies Great Wakering County Primary School. The total site area is 0.69 hectares.

- 2.4 The site is without formal allocation on the proposals map accompanying the Allocations Plan (2014).

The Proposal

- 2.5 Planning permission is being sought to demolish No.39A Alexandra Road and erect 25, two storey residential dwellings and layout a road, car parking and landscaping on land behind Alexandra Road. The access into the site would be gained from Alexandra Road.
- 2.6 The housing mix comprises 1 one-bed, 11 two-bed and 13 three-bed dwellings. Of these, eight are proposed to be affordable with one of these being a one-bed property, 4 two-bed properties and 3 three-bed properties.
- 2.7 The density would be 36 dwellings per hectare. The proposal is for 25 dwellings which gives scope for any additional highways works, including turning head, landscaping and Sustainable Urban Drainage Systems (SUDs).

Relevant Planning History

- 2.8 No planning history.

3 MATERIAL PLANNING CONSIDERATIONS

Principle of Development

- 3.1 The proposed development 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. The relevant parts of the adopted Development Plan are the Rochford District Core Strategy (2011), the Allocations Plan (2014) and the Development Management Plan (2014).
- 3.2 The site is without formal allocation on the proposals map accompanying the Allocations Plan (2014). The re-development of this site for a proposed residential development is considered acceptable in principle. The site is not subject to any other planning policy designations.
- 3.3. The National Planning Policy Framework (NPPF) encourages the effective use of land to provide much needed housing and in principle housing is appropriate at this site. However, additional housing should not be to the detriment of the character and appearance of the locality. The creation of high-quality buildings and places is fundamental to what the planning process should achieve. Good design is a key aspect of sustainable development. The design, form and layout of buildings and the spaces between them is of great

importance. Paragraph 127 of Section 12 of the NPPF sets out criteria for new developments which should:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks and;
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.4 Additionally, the NPPF sets out the requirement that housing applications should be considered in the context of the presumption of sustainable development but advises that there are likely to be circumstances where development of residential gardens will be inappropriate and should be resisted (paragraph 70). Good design is a key aspect of sustainable development and is indivisible from good planning. Proposals should contribute positively to making places better for people.

3.5 The NPPF also advises that planning decisions for proposed housing development should ensure that developments do not undermine quality of life and are visually attractive with appropriate landscaping and requires that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

3.6 At a local level, policy H1 of the Core Strategy states that in order to protect the character of existing settlements the Council will resist the intensification of smaller sites within residential areas, although limited infill will be considered acceptable if it relates well to the street pattern, density and character of the locality.

- 3.7 Policy CP1 of the Core Strategy and policy DM1 of the Development Management Plan both seek to promote high quality design in new developments that would promote the character of the locality and enhance the local identity of the area. Policy DM3 of the Development Management Plan requires that proposals for residential intensification demonstrate that key criteria have been carefully considered and positively addressed. Supplementary Planning Document 2 (SPD2) for housing design states criteria that new housing development should meet including for flatted schemes.
- 3.8 Whilst the principle of housing development is not objected to at this site, the main issues for consideration relate to the acceptability of the development as an infill development including issues of scale and impact on character, as well as impacts on residential amenity; these and other issues are explored below.

Quantity and Type of Development

- 3.9 Government policy seeks to maximise the use of urban land and advises in the NPPF which currently states there is generally a presumption in favour of development and that all sites should be examined in order to determine their potential for re-development for residential purposes.
- 3.10 The proposed development would provide 25 two storey residential buildings in the form of one, two and three-bedroom dwelling houses and an apartment. The proposed dwelling mix is outlined in the table below.

| Dwelling Type | Private |
|-------------------|------------|
| 2-bed (House) | 7 |
| 3-bed (House) | 10 |
| Total | 17 |
| Dwelling Type | Affordable |
| 1-bed (Apartment) | 1 |
| 2-bed (House) | 4 |
| 3-bed (House) | 3 |
| Total | 8 |

- 3.11 The Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and it is considered that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than five years' worth of housing against the Council's identified housing requirements.
- 3.12 Policy H5 of the Core Strategy sets out the district's housing mix and requires that any new development must contain a mix of dwelling types to ensure they cater for all people within the community, whatever their housing needs. The development of both affordable and market housing should have regard to local need.
- 3.13 The preamble for policy H5 of the Core Strategy reads alongside the evidence base that is the Strategic Housing Market Assessment for Thames Gateway South Essex. This identifies an unbalanced high number of larger dwellings dominating the character of the district. There is a noticeable trend for smaller household size due to social and demographic changes. However, there is also a noticeable high demand for three-bedroom dwellings for families and it should be noted that the demand for house types can change over relatively short periods of time. The Council is therefore encouraged to provide a mix of dwelling types to meet identified needs and demands.
- 3.14 The Council is also encouraged by the NPPF to deliver a wide choice of high quality homes and plan for a mix of housing based on current and future demographic trends, market trends and the needs of the communities and identifies that the type, tenure and range of housing should reflect local demand.
- 3.15 Additionally, an updated Strategic Housing Market Assessment (SHMA) (2016) and the Addendum (2017) still identifies that there is a need for a higher proportion of one and two-bedroom units to create a better housing offer and address the increasing need for smaller properties due to demographic and household formation change.
- 3.16 With regard to affordable housing, policy H5 requires a proportion of the affordable housing provision within developments to be in the form of three-bedroom or larger dwellings. Whilst policy H5 of the Core Strategy forms part of the Development Plan and is currently in situ and requires three-bedroom plus dwellings as affordable housing evidence has been provided by the Council's Housing Department which shows how many applicants are on the Council's register and what type of housing is required. The Council's housing team requires affordable housing in the form of one, two and three-bedroom properties. The affordable housing contribution is discussed in more detail below.

- 3.17 In this respect, the principle of residential development in this location is consistent with policy H5 of the Core Strategy, the NPPF, SHMA (2016) and its Addendum (2017).

Density

- 3.18 The site comprises an area of 0.69ha and the layout provides 25 dwellings equating to 36 dwellings per hectare (dph). Policy DM2 sites a minimum density of 30 dwellings per hectare but no maximum. The density proposed is not, however, considered objectionable given that the development proposed is not considered to be out of scale and character with the locality and that appropriate levels of amenity space, parking provision and landscaping can be achieved.

Layout

- 3.19 The proposed buildings are two storeys in nature echoing the surrounding built fabric of the area to the west and north and includes the erection of a variety of one, two and three-bed detached and semi-detached dwellings, as well as rows of terraces in the centre on the site and at the northern and southern ends of the development. The majority of the dwellings are three-bed dwellings with 1-bed and two-bed dwellings evenly spread across the site. The layout shows dwellings with a comparable footprint to those to the north in High Street and those to the west in Alexandra Road. There is no single architectural style predominating in Great Wakering and the general character of the area is of predominantly high density housing, mainly detached or semi-detached two storeys on tightly knitted plots.
- 3.20 Off street car parking has been well integrated into the development with private driveways provided throughout the scheme. It is considered that the use of private driveways ensures that car parking will not dominate the street scene.
- 3.21 The proposed development would be served by a new spine road with access leading off Alexandra Road. The spine road would comprise turning heads at both the northern and southern ends.
- 3.22 At a maximum of 25 dwellings, the layout of the proposed development would be in keeping with the general character of the area.

Scale, Bulk and Height

- 3.23 The proposed dwellings are two and two and a half storeys in nature echoing the surrounding built fabric of the area to the west. The two and a half storey dwelling would be strategically placed to emphasise the key focal points. The ranges of heights provide a variety and legibility within the scheme which provides a more attractive development.

- 3.24 The scale, height and massing of the dwellings along with the design approach is considered to contribute to a well planned estate and a development that successfully references and relates to its surroundings. The provision of soft landscaping throughout the development and within the public realm will also be an integral element in creating an attractive urban environment.
- 3.25 The proposed scale, bulk and heights are consistent with the prevailing area.

Appearance

- 3.26 The development proposed incorporates ten different house typologies across the site. The dwellings are of a tradition-built form with elevations that follow a traditional design approach but with some contemporary detailing. The proposal seeks to use a high quality materials palette. A combination of cream coloured brick and render and timber weather boarding across the site are proposed. Dwellings will incorporate a mixture of glazed canopies, bay or box windows, recessed areas and dormer windows. The box and bay windows and dormers would be metal clad. A contemporary muted grey fenestration style is proposed. The massing of all the dwellings is well-articulated. The mixed palette of materials will assist with the successful integration of the dwellings into the character and appearance of the area. Whilst there is no uniformity to the appearance of the dwellings, the character and appearance of the development would still provide an underlying architectural style and character to their appearance.
- 3.27 It is therefore considered that the appearance of the dwellings proposed reflects the style and design of the dwellings within the surrounding area resulting in a cohesive form of development. The proposed development complies with CP1 of the Core Strategy and DM1 of the Development Management Plan and the NPPF.

Impact Upon Neighbouring Amenity

- 3.28 The closest existing residential properties are situated to the west and north of the site along Alexandra Road and High Street.
- 3.29 A back to back distance of at least 25m would remain between the existing residential dwellings along Alexandra Road and the proposed development. Also, a back to flank distance of at least 18m would remain between the existing residential dwellings along Alexandra Road and the proposed development. A back to back distance of at least 33m would remain between the existing residential dwellings along High Street and the proposed development.

- 3.30 The dwellings proposed have adequate plot widths and flank to flank separation distances, as required by SPD2 - Housing Design.
- 3.31 The dwellings proposed are situated in a position whereby there would be sufficient distances between the proposed dwellings and the existing adjacent residential dwellings to the west and north; it is not considered that the proposal would have a detrimental impact upon the private amenity of the occupiers at these properties in relation to having an overbearing or overlooking impact. The proposed development would comply with the Council's 45° test compliant with policies DM1 and DM3 of the Development Management Plan.

Living Conditions of Future Occupants

- 3.32 The Ministerial Statement of 25 March 2015 announced changes to the Government's policy relating to technical housing standards such that now planning permissions should not be granted requiring, or subject to conditions requiring, compliance with any technical housing standards other than for those areas where authorities have existing policies on access, internal space, or water efficiency.
- 3.33 The Council has existing policies relating to all the above, namely access (Policy H6 of the Core Strategy), internal space (Policy DM4 of the Development Management Plan) and water efficiency (Policy ENV9 of the Core Strategy) and can therefore require compliance with the new national technical standards.
- 3.34 Policy DM4 requires new dwellings to meet minimum internal space standards; however, until such time as existing policy DM4 is revised, this policy must now be applied in light of the Ministerial Statement (2015) which introduced a new technical housing standard relating to internal space standards. Consequently, all new dwellings are required to comply with the new national space standard as set out in the Nationally Described Space Standard - (March 2015) to ensure that dwellings built in the District are reasonably sized as this is a factor in achieving high quality development. Table 1 below compares the proposed dwellings with the national requirements.

| Plot No's | Bedrooms | Bed Spaces | Gross Floor Area (m ²) | Minimum GFA as required by Space Standard | Integral Storage Provided (m ²) | Minimum Internal Storage Requirement (m ²) | Meets Minimum Space Standards Requirements |
|-------------------|----------|------------|------------------------------------|---|---|--|--|
| 1, 2, 14, 15 & 18 | 2 | 3 | 70 | 70 | 2 | 2 | Yes |
| 3 | 1 | 2 | 64 | 50 | 1.9 | 1.5 | Yes |
| 4 | 3 | 4 | 84 | 84 | 3.3 | 2.5 | Yes |
| 5 | 3 | 5 | 122 | 99 | 2.5 | 2.5 | Yes |
| 6, 7, 10 & 11 | 2 | 3 | 75 | 70 | 2.5 | 2 | Yes |
| 8 | 3 | 4 | 95 | 84 | 2.5 | 2.5 | Yes |
| 9 | 3 | 5 | 121 | 99 | 4.7 | 2.5 | Yes |
| 12 | 3 | 4 | 93 | 84 | 2.5 | 2.5 | Yes |
| 13 | 3 | 4 | 93 | 84 | 2.5 | 2.5 | Yes |
| 16, 21 & 22 | 3 | 4 | 91 | 84 | 2.5 | 2.5 | Yes |
| 17 | 3 | 4 | 89 | 84 | 2.5 | 2.5 | Yes |
| 19 | 2 | 3 | 70 | 70 | 2.5 | 2 | Yes |
| 20 & 23 | 3 | 4 | 90 | 84 | 2.5 | 2.5 | Yes |
| 24 | 3 | 5 | 122 | 99 | 2.5 | 2.5 | Yes |
| 25 | 3 | 5 | 95 | 93 | 2.5 | 2.5 | Yes |

3.35 All of the proposed 25 dwellings would achieve the minimum requirements of the Nationally Described Space Standard.

3.36 Until such time as existing policy ENV9 is revised, this policy must be applied in light of the Ministerial Statement (2015) which introduced a new technical housing standard relating to water efficiency. Consequently, all new dwellings are required to comply with the national water efficiency standard, as set out in part G of the Building Regulations (2010) as amended. A condition could ensure compliance with this Building Regulation requirement.

3.37 In light of the Ministerial Statement which advises that planning permissions should not be granted subject to any technical housing standards other than those relating to internal space, water efficiency and access, the requirement

in policy ENV9 that a specific Code for Sustainable Homes level be achieved and the requirement in policy H6 that the Lifetime Homes standard be met are now no longer sought.

- 3.38 Policy ENV8 of the Core Strategy requires developments of five or more dwellings to secure at least 10% of their energy from decentralised and renewable or low carbon sources, unless this is not feasible or viable. The application has not been accompanied by information that relates to this requirement; however, such adherence to the policy could be secured by the implementation of a planning condition.

Garden Size

- 3.39 The NPPF seeks that the creation of places are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 3.40 The Supplementary Planning Document 2 (SPD2) – Housing Design requires a minimum of 50m² for all one and two-bedroom dwellings and for three-bed terraced dwellings the guidance states private gardens shall be a minimum depth of 2½ x the width of the house to a minimum private garden area of 50 m² and 100m² is required for detached and semi-detached three-bedroom plus dwellings. The proposed development provides adequate rear private amenity spaces for each proposed dwelling compliant with the outdoor requirement set out in the SPD2. It is considered that the development provides an acceptable standard of accommodation for future occupiers and complies with the requirements of SPD2 – Housing Design.

Refuse and Recycling

- 3.41 The Council operates a 3-bin system for refuse and recycling. There is a mix of detached, semi-detached and terraced dwellings comprising either one, two or three-bedrooms. A one-bed dwelling requires 100 litres, a two-bed dwelling requires 150 litres and a three-bed dwelling would require 200 litres; in total this would equate to a need for 4,350 litres of storage capacity, 40 per cent of which should be for recycling.
- 3.42 Sufficient space would be provided to accommodate the necessary storage requirement for each dwelling within the rear gardens. The gardens proposed all have side access with the exception of plot 15, which has a bin store located to the rear of its parking due to the property being a middle terrace unit. The proposed development complies with Appendix 1 (Advice on the Design of Waste and Recyclables Storage and Collection Requirements) of the Development Management Plan.

Highway Issues – Parking and Access

- 3.43 As described above, the layout of the development would be served via a new access formed from the demolition of the existing property of No. 39A Alexandra Road; the access would lead towards a new spine road serving the proposed 25 dwellings. The proposed spine road would comprise turning heads at both the northern and southern ends. The turning heads would be provided to enable vehicles to turn adequately in the site to enter and exit in forward gear.
- 3.44 The access and spine road proposed would be based on the Essex County Council (ECC), type E road, with a 5.5m wide carriageway and a 2m footway on the northern side only. The road layout has been designed to meet the standards for adoption, as well as adhering to the requirements for carry distances and vehicle turning to accommodate refuse collection. The access design includes for visibility splays of 2.4m by 43m which is shown on drawing no. 49412/PP/002. It is not considered that the proposed development would be to the detriment of highway safety or the free flow of traffic. It is therefore considered to comply with policy DM31 of the Development Management Plan.
- 3.45 Policy DM1 requires that adequate parking provision is provided and policy DM30 references the parking standards contained within 'Parking Standards Design and Good Practice (2010)'. This standard requires a minimum parking provision for residential development of one space per one-bed dwelling and two spaces per two-bed dwelling. Visitor spaces are required as a minimum of 0.25 spaces per dwelling. The standard does recognise, however, that reductions of the standard may be considered within main urban areas that have good links to sustainable transport.
- 3.46 Each dwelling proposed has two car parking spaces and one parking space has been provided for the one-bedroom flat proposed. Each parking space measures to the maximum dimensions of 2.9m by 5.5m required by the Parking Standard. There are also seven visitor parking spaces throughout the scheme.
- 3.47 Cycle parking is required to be provided to the standard of 1 space per dwelling. The proposed development has allowed for external storage of cycles via shed or similar located within rear gardens of each plot.
- 3.48 ECC Highway Authority was consulted during the course of the application and raises no objections, subject to conditions which are set out in detail below.
- 3.49 The proposed development provides a level of car parking that is in accordance with the standards and will meet the demands of the future occupiers, whilst also providing car parking for visitors to the new dwellings. It

is therefore considered to comply with policies DM1 and DM30 of the Development Management Plan.

Landscaping and trees

- 3.50 A detailed landscaping scheme, prepared by Open Spaces Landscape Architects, accompanies this application. The hard and soft landscaping is an integral part of the scheme and has been created to provide a pleasant environment, softening the proposed development, reinforce the form of the buildings and provide interest throughout the year and therefore the species, soft and hard landscaping proposed is considered acceptable.
- 3.51 An Arboricultural Report, prepared by Andrew Day Arboricultural Consultancy, accompanies this application. The site once comprised well-established shrubs and trees; however, the site was mainly cleared prior to the submission of the current planning application. The vegetation that once existed was not protected by a Tree Protection Order and the site exists outside of a Conservation Area and therefore could be cleared at any time without the consent of the local planning authority. Nevertheless, three trees remain on the site itself and although they appear relatively healthy these trees would need to be removed to facilitate the development. These trees are considered to be of a low quality with no wider public amenity value. To mitigate against the loss of these trees, the landscape scheme demonstrates the opportunities for new tree planting across the site.
- 3.52 Trees exist along the site's boundary but remain in third party ownership. The footprint of the dwellings and the road proposed do not extend into the root protection area (RPA) of these trees along the boundaries; however, some of the parking bays do encroach into the RPA of these trees. The areas where hard surfacing is shown in the RPA will be constructed using a 'no dig' surface methodology.
- 3.53 The Council's Arboricultural Officer has assessed the arboricultural report and raises no objections, subject to a condition relating to further information regarding the method statement for the installation of the no dig.
- 3.54 Overall, it is considered that the loss of trees and shrubs would be adequately compensated for by tree and shrub planting across the site. The proposed landscaping scheme and arboricultural report are considered adequate in accordance with policy DM25 of the Development Management Plan.

Flood Risk and Drainage

- 3.55 Paragraph 155 of the NPPF seeks to direct development to the lower risk flood zones. This stance is reiterated in policy ENV3 of the Core Strategy which provides local flood risk considerations.

- 3.56 The site is located within a lowest risk flood zone (Flood Zone 1) as identified on the Environment Agency flood maps. This means that the site is subject to a low probability of fluvial flooding. The proposal would involve uses falling within the 'more vulnerable' use based on the National Planning Practice Guidance (PPG) flood table 2 'Flood Risk Vulnerability Classification' and residential development is 'appropriate' based on the NPPG flood table 3 'Flood Risk Vulnerability and Flood Zone Compatibility' in this location.
- 3.57 There is a requirement to apply the Sequential Test to new development located within a flood plain, in order to steer them to areas with a lower risk of flooding. The proposed development site would be residential development located in Flood Zone 1 (low risk); therefore, there is no requirement for a Sequential Test. Table 3 classifies the proposed type of development as appropriate for Flood Zone 1 without having to address the Exception Test.
- 3.58 The application is accompanied by a Site Specific Flood Risk Assessment prepared by Richard Jackson Engineering Consultants. This assessment follows the checklist published as part of PPG website. Local Lead Flood Authority (LLFA) Sustainable Urban Drainage (SUDs) initially placed a holding objection to the application on technical aspects of the FRA. The agent has sought to address the objections through updating the FRA. Following correspondence with the LLFA SUDs in light of this information the holding objection has since been removed and planning conditions have been recommended. It is considered that planning conditions can be imposed to achieve the development being acceptable in flood risk terms.
- 3.59 For foul drainage Anglian Water has advised that it has no objections as the catchment of the Rochford Water Recycling centre has available capacity for additional waste water flows and foul sewerage flows.

Ecology

- 3.60 A preliminary ecological appraisal report prepared by Wild Frontier Ecology was originally submitted with the planning application and reached inconclusive with regard to great crested newts (GCN) and bats. Also, the report considered it was highly unlikely that reptiles would have used the site prior to its clearance.
- 3.61 Further works have been carried out on the site and a great crested newt eDNA Survey, prepared by James Blake Associates Ltd, has been provided to accompany this planning application. This survey carried out in April 2019 covers a 500m radius around the proposed site. Three ponds exist within that radius and samples were taken. It has been established that the pond samples tested negative for GCN. It is not considered that GCN are currently using the ponds and are considered to be absent from the site. It is recommended that the site could be enhanced post-development for amphibians by improving terrestrial and aquatic habitats.

- 3.62 The buildings proposed for demolition were subject to survey for the presence of bats. The bat survey prepared by John Dobson B.Sc. – Essex Mammal Surveys accompanying this planning application concludes that no evidence of bat presence was found on the floor of the loft, or along the internal eaves of the building. There were also cobwebs on some of the roof beams, conditions that are usually a deterrent to colonisation by bats. Externally, there was a tight seal along the eaves and gables and also to the roof tiles. There was no evidence such as droppings or staining on the rendered panels at the front of the building. A prefabricated shed with walls of concrete panels and a corrugated asbestos roof supported by a metal frame was also inspected. The interior received daylight illumination via six windows, conditions in which bats seek out dark areas or crevices in which to roost. The lack of such features meant that this building had no potential as a roosting place for bats.
- 3.63 As the results of the preliminary ecological appraisal report and subsequent GCN and bat surveys confirm the absence of protected species, no further action is required. The proposed development is not considered to cause harm to priority species and habitats and is therefore considered to comply with policy DM27 of the Development Management Plan.

Ecology regarding development within the zone of influence (Zol) for the Essex Coast RAMS (Recreational Disturbance Avoidance Mitigation Strategy)

- 3.64 Natural England has produced interim advice to ensure new residential development and any associated recreational disturbance impacts on European designated sites are compliant with the Habitat Regulations. The European designated sites within Rochford District Council are as follows: Essex Estuaries Special Area of Conservation (SAC), Foulness and Crouch and Roach Estuaries SPAs and Ramsar Site.
- 3.65 Natural England anticipated that, in the context of the Local Planning Authority's duty as competent authority under the provisions of the Habitat Regulations, new residential development within these Zones of Influence constitute a likely significant effect on the sensitive interest features of these designated sites through increased recreational pressure, either when considered 'alone' or 'in combination'. Residential development includes all new dwellings (except for replacement dwellings), HMO's, student accommodation, residential care homes and residential institutions (excluding nursing homes), residential caravan sites (excluding holiday caravans and campsites) and gypsies, travellers and travelling show people plots.
- 3.66 Prior to the RAMS being adopted, Natural England advised that these recreational impacts should be considered through a project-level Habitats

Regulations Assessment (HRA) – Natural England has provided a HRA record template for use where recreational disturbance is the only HRA issue.

- 3.67 The application site falls within the 'Zone of Influence' for one or more of the European designated sites scoped into the emerging Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMs). This means that the development could potentially have a significant effect on the sensitive interest features of these coastal European designated sites, through increased recreational pressure.
- 3.68 As the proposal is for less than 100 houses (or equivalent) and not within or directly adjacent to one of the designated European Sites, Natural England would not provide bespoke advice. However, Natural England's general advice is that a Habitat Regulations Assessment (HRA) should be undertaken and a 'proportionate financial contribution should be secured' from the developer for it to be concluded that the development proposed would not have an adverse effect on the integrity of the European sites from recreational disturbance. The financial contribution is expected to be in line with the Essex Coast RAMS requirements to help fund strategic 'off site' measures (i.e in and around the relevant European designated site(s)) targeted towards increasing the site's resilience to recreational pressure and in line with the aspirations of emerging RAMS.
- 3.69 To accord with Natural England's requirements, an Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Habitat Regulation Assessment (HRA) Record has been completed to assess if the development would constitute a 'Likely Significant Effect' (LSE) to a European site in terms of increased recreational disturbance, as follows:

HRA Stage 1: Screening Assessment – Test 1 – the significant test

- 3.70 Is the development within the zone of influence (Zol) for the Essex Cost RAMS?
- Yes
- 3.71 Does the planning application fall within the following development types?
- Yes. The proposal is for 25 dwellings

HRA Stage 2: Appropriate Assessment – Test 2 – the integrity test

- 3.72 Is the proposal for 100 houses + (or equivalent)?
- No
- 3.73 Is the proposal within or directly adjacent to one of the above European designated sites?
- No

Summary of Appropriate Assessment

- 3.74 As competent authority, the local planning authority concludes that the proposal is within the scope of the Essex Coast RAMS as it falls within the 'zone of influence' for likely impacts and is a relevant residential development type. It is anticipated that such development in this area is 'likely to have a significant effect' upon the interest features of the aforementioned designated sites through increased recreational pressure, when considered either alone or in combination. It is considered that mitigation would, in the form of a financial contribution, be necessary in this case. The relevant financial contribution is therefore one of the Heads of Terms of the s106 agreement set out for this scheme.

Sub Station

- 3.75 An electricity sub station to serve the development would front the access road entering the proposed development adjacent to plot 25 and to the rear garden of No. 39 Alexandra Road. The proposed electricity sub station would be enclosed by a brick enclosure and would be of a solid compact structure relatively minor in scale and unobtrusive structure in the street scene due to its set back and use of materials matching those dwellings proposed. The proposed construction of the sub station would follow UK Power Network construction methodology. The proposed sub station and brick enclosure are not considered to have a detrimental impact on the character and appearance of the surrounding area.
- 3.76 With regard to neighbouring properties, the proposed sub station is enclosed within a masonry structure, with solid masonry roof. Ventilation will be provided by louvered panel doors to the south, away from the nearest noise receptors (plot 25 and No. 39 Alexandra Road). The materials proposed would attenuate any impact of noise upon occupiers of the nearest neighbouring properties and therefore the proposed electricity sub station is considered acceptable.

Open Space and Play Space

- 3.77 Policies CLT5 and CLT7 require open space and play space to be provided within new residential developments. Some open space is proposed although this would be private space. With Borrough's Park and playing field located so close to the site it is not considered that the lack of open and play space for public use directly on the application site would be objectionable here.

Other Material Considerations

Planning Obligations

3.78 Paragraph 56 of the NPPF advises that 'Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development'.

Affordable Housing

3.79 Policy H4 of the Core Strategy sets out the affordable housing contribution for the development and requires at least 35% of dwellings on all developments of 15 or more dwellings or on sites greater than 0.5 hectares to be affordable. The policy confirms that the affordable dwellings shall be tenure blind and well integrated into the layout of new residential developments such that they are spread throughout larger developments, whilst having regard to the management requirements of Registered Social Landlords.

3.80 In this instance, the proposal would provide eight of the 25 dwellings as affordable units. This amounts to 35% of the development. This would comply with the requirements currently adopted by this Council as detailed in policy H4 and is considered to be favourable. The affordable units comprise a combination of one, one-bed property, four two-bed properties and three three-bed properties these would be split 80% affordable dwellings to be social housing and 20% intermediate housing in accordance with policy H4 of the Core Strategy.

Education

3.81 Essex Country Council has assessed the proposal and finds that the development would result in the need for a secondary school transport contribution. A financial contribution is required. It is recommended that appropriate mitigation is secured through the s106.

RAMS

3.82 The whole of the district falls within the 'Zone of Influence' and Natural England has determined that all residential development (one residential unit and above) has the potential to impact on coastal European designated sites. In accordance with Habitat and Species Regulations 2017, the Council requests a financial contribution to mitigate against the likely harm upon designated sites through increased recreational pressure, when considered either alone or in combination. A financial contribution of £122.30 per dwelling is required. This equates to £3,057.50.

4 CONSULTATIONS AND REPRESENTATIONS

- 4.1 The Great Wakering Parish Council Planning Committee met to discuss this application and the meeting was attended by parishioners who strongly objected to the application.
- 4.2 Throughout the application the site is stated as being brown field. This is incorrect; nurseries are considered agricultural, not brown field, sites.
- 4.3 The application also states that RDC does not have a development plan.
- 4.4 The main objections related to access and the lack of parking spaces that are already causing issues down Alexandra Road with cars having to park on pavements blocking pedestrian access and the proposed plans would cause further loss of parking spaces. Residents of the High Street also use the road for parking as both roads suffer from a lack of off road parking due to the age of the properties.
- 4.5 Concern was expressed re visibility, splay and sight lines which may raise the risk of accident. It was felt the sweep of the kerb was too sharp reducing visibility and there was a lack of boundary with regard to the neighbouring drive.
- 4.6 Access throughout the road is also an issue as the road is narrow, inaccessible and already congested. It was felt there was a lack of adequacy in the plans re vehicles being able to turn. Refuse vehicles frequently struggle with access and there were concerns expressed with regard to emergency vehicles being able to access properties and the increase in traffic during construction and once the development is fully inhabited.
- 4.7 It was also felt that the proposed development overcrowded the site with too great a density of housing per hectare and room space did not meet the minimum standard and the development was out of character with existing properties. Loss of light/privacy and overlooking to existing residents was also raised.
- 4.8 A resident expressed concern re the siting of a sub station (plot 25) adjacent to their garden and objected to its placement.
- 4.9 Residents also requested that any positioning of a workers' hut if planning was passed should not be sited adjacent to their properties.
- 4.10 An archaeological investigation is requested before works commence.
- 4.11 Residents asked the Parish Council to request that Planning Officers from Rochford District Council attend the site to see these problems first hand. The

Parish Council would like to see further s106 funding going to Great Wakering recreation ground to add to currently agreed developer funding to further improve facilities.

- 4.12 Residents would also like it to be noted that the site had been totally cleared prior to the application being submitted and expressed concerns re loss of wildlife.

Arboricultural and Conservation Officer: Response One

Ecology

- 4.13 The preliminary ecological survey concludes that further survey work is required before a suitable design layout can be provided.
- 4.14 The reptile mitigation suggested to take place September/October has not taken place and the habitat piles remain; this section is therefore invalid. These will need to be included in an amendment or within the scope of survey works as detailed above.

Trees

- 4.15 The arboricultural impact correctly identifies and categorises all trees in accordance with BS 5837 2012.

Condition

- 4.16 Further detail regarding the method statement for the installation of the no dig will be required; this can be conditioned. This will be accompanied by arboricultural supervision during the installation to ensure limited impact upon the third party trees.

Response Two

Ecology

- 4.17 The results for both great crested newts and bats are negative and therefore no further action is required.

Housing

- 4.18 In regard to this development we would require our 35% affordable which would be 8 Properties. A mix of one, two and three-bedrooms are required.

Street Scene and Waste

- 4.19 Please refer the developer to the attached planning policy document, page 90 Appendix 1 for waste collection requirements and advise them that there is a

charge of £168.00 per household for waste bins which is required in advance of occupancy of the properties.

Essex County Council – Highway Authority

4.20 No objections raised, subject to the following summarised conditions:-

- The access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway;
- No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary;
- Construction Method Statement to be approved;
- Parking spaces shall have minimum dimensions of 2.9 metres x 5.5 metres;
- There shall be no discharge of surface water onto the highway; and
- Residential Travel Plan to be provided by the developer.

South Essex Parking Partnership

4.21 As there are no parking restrictions in this area, we don't have any specific comment to make; ECC being the Highway Authority should make any necessary representations.

4.22 At some time in the future we may well be holding an informal consultation with the residents of Alexandra Road (and Helena Road) on the possibility of implementing a resident permit parking scheme. This being due to a similar request from residents at the southern end of Helena Road and the possibility of displaced parking at the northern end if it were implemented.

Essex County Council - Urban Design

First Response

4.23 It is considered that the proposed planning application provides strong rationale around the site layout, materiality and character of the proposed architecture. It has been raised that there is missing information that would be able to aid in justifying a strong landscape approach to the proposals. This would include a landscape strategy including hard landscape materials which should feed into SuDS approach and a soft landscaping strategy demonstrating a clear approach on tree and structural planting throughout the site and any site furnishings (play, cycle storage, signage and seating).

Place Services Urban Design would support the application, subject to revisions being made to the current planning application relating to the layout of the site, open spaces and landscaping, highways and parking and elevational treatment.

Second Response

4.24 It is considered that the proposed revisions address many of the past concerns raised in our previous response. We have highlighted several minor areas for consideration in order to maintain and enhance quality within this development. The following points were raised:-

- Plot 23
- Hard Landscaping
- Eastern Boundary
- Landscape
- Substation

Officer comments: -

4.25 The applicant has since amended their plans and provided justification to points raised by Urban Design. It is considered that the revisions successfully overcome the previous concerns raised.

Essex County Council – Archaeology

4.26 The proposed development lies within an area of archaeological potential. The Historic Environment Characterisation for Rochford highlights the high potential of unquarried areas of brick earth for archaeological remains from the Late Bronze Age onwards. The site is near a multi-period settlement from excavations within the brick fields. There is the potential for further archaeological features to be preserved on this site.

4.27 A condition is recommended to require a programme of archaeological work in accordance with a written scheme of investigation.

Essex County Council – Education Authority

4.28 No financial contribution is sought towards early years and childcare or towards primary and secondary education; however, Essex County Council would be seeking a secondary school transport contribution calculated according to their standard formula.

Essex County Council – SUDs

4.29 The Local Lead Flood Authority has reviewed the Flood Risk Assessment which accompanied the planning application. The LLFA does not object to the

granting of planning permission based on the following summarised recommended conditions:-

- Detailed surface water drainage scheme for the site has been submitted for approval;
- Maintenance Plan detailing the maintenance arrangements has been submitted for approval; and
- The applicant or any successor in title must maintain yearly logs of maintenance in accordance with an approved Maintenance Plan.

Anglian Water

- 4.30 There are assets owned by Anglian Water (AW) present near the site. AW confirms the foul drainage from this development falls within the catchment of Rochford Water Recycling Centre and has capacity for these flows.
- 4.31 It is considered by AW that the development will lead to an unacceptable risk of flooding downstream. AW will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development.
- 4.32 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.
- 4.33 A condition relating to a scheme for on site foul water drainage works shall be submitted to and approved in writing by the local planning authority.

Natural England

- 4.34 It has been identified that this development falls within the 'Zone of Influence' (Zol) for one or more of the European designated sites scoped into the emerging Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).
- 4.35 In the context of your duty as competent authority under the provisions of the Habitats Regulations, it is anticipated that, without mitigation, new residential development in this area and of this scale is likely to have a significant effect on the sensitive interest features of these coastal European designated sites, through increased recreational pressure when considered 'in combination' with other plans and projects. The Essex Coast RAMS is a large scale

strategic project which involves a number of Essex authorities, including Rochford District Council, working together to mitigate the effects arising from new residential development. Once adopted, the RAMS will comprise a package of strategic measures to address such effects, which will be costed and funded through developer contributions.

- 4.36 We therefore advise that you consider, in line with our recent advice, whether this proposal falls within the scope of the RAMS as 'relevant development'. Where it does, this scale of development would fall below that at which Natural England would offer bespoke advice on this issue. However, in such cases we advise that you must undertake a Habitats Regulations Assessment (HRA) to secure any necessary mitigation and record this decision within the planning documentation; you should not grant permission until such time as the HRA has been undertaken and the conclusions confirmed.

London Southend Airport

- 4.37 No safeguarding objections.

Essex Police

- 4.38 Like to discuss with developer crime prevention.

Neighbours

- 4.39 Occupants of No. 45 Alexandra Road, 41 Alexandra Road, 3 Havengore Close, 60b Alexandra Road, 191 High Street, 10 Milton Hall Close, 79 Alexandra Road, 22 Alexandra Road, 205 Conway Avenue, 32 Alexandra Road, 57a Alexandra Road, 41 Alexandra Road, 10 Alexandra Road, 52 Alexandra Road, 74 Alexandra Road, 119 Alexandra Road, 43 Kimberley Road, 35 Alexandra Road, 46 Alexandra Road, 191a High Street, 39 Alexandra Road, 25 Alexandra Road, 193 High Street, 3 Milton Hall Close, 8 Alexandra Road, 169 New Road, 9 Alexandra Road, 33 Milton Hall Close, 17 Alexandra Road, 2 Alexandra Road, 10 Alexandra Road, 6 Alexandra Road, 64 Alexandra Road, 60b Alexandra Road, 28 Alexandra Road, 41 Alexandra Road, 11 Alexandra Road, 79 Alexandra Road, 20 Milton Hall Close
- 4.40 The following points have been summarised from the neighbour comments received:-
- Alexandra Road is narrow and over subscribed with traffic. Access onto Alexandra Road would be inappropriate
 - Alexandra Road is not wide enough for construction vehicles and additional traffic
 - Compromising air quality and the issue with dust and noise during the construction period would be frustrating

-
- Great Wakering Primary School would expand as a result of the Star Lane development
 - Alexandra Road has existing parking problem; further development would add to this existing situation
 - Additional 25 dwellings linking up to the sewage system would cause issues with sewage backing up
 - People live in Great Wakering for peace, nature and privacy. Building these developments go against everything that the Wakering community cares about
 - The site cannot be classed as brown field
 - Loss of car parking along Alexandra Road
 - Concerns over access for emergency vehicles as Alexandra Road is narrow
 - Loss of light to rear gardens
 - Increased number of cars and traffic in the village
 - Piece of land should support the development of the school in an over developed village
 - All trees and vegetation removed causing a disruption to wildlife
 - The access road would be inappropriate during the development as heavy machinery entering and exiting the site would cause chaos
 - Alexandra Road has a speeding problem and a turning in this point of the road would be dangerous
 - Visibility in and out of the turning would be extremely restricted due to parking on both sides of the road
 - Loss of wildlife habitat
 - Alexandra Road at high risk collision site as vehicles are parked illegally on pavements to facilitate a two-way traffic
 - Not enough school places or doctor's surgeries to cope with the development
 - The development would increase the amount of traffic using Alexandra Road and increase parking implications
 - Infrastructure does not exist to accommodate the new development
 - Density too high
 - Internal floor areas are not met
 - Inappropriate backland development
 - Concerns over the road layout and whether delivery vehicles can turn properly
 - Over-development of the site
 - Noise expected from sub station
 - Loss of privacy
 - Overlooking
 - Loss of light
 - Loss of a view
 - Sewage effluent disposal and waste water pipes are inadequate
 - Only two routes in and out of the village which themselves are not suitable for traffic
 - The development would devalue properties

- The development would attract anti-social behaviour
- Concerns over status of the land; whether it is brown field or green belt
- Size, scale and proximity of the development and the impact it would have on the quality of life
- Out of character
- Concerns over the location plan provided

4.41 A second re-consultation took place on 27 June 2019 following revised plans. All comments received as a result of the re-consultation raised the same issues as before.

5 EQUALITY AND DIVERSITY IMPLICATIONS

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

6 CONCLUSION

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 state determination of a planning application must be carried out in accordance with the development plan unless material considerations indicate otherwise.

6.2 The proposed development would deliver several economic benefits. The delivery of new housing is a clear benefit of the scheme which reflects one of the key objectives of the NPPF. Moreover, the proposal would secure the delivery of affordable housing in an area where there is an acknowledged need. In the short term the proposal would deliver a number of construction jobs and local investment and in the longer term the proposed dwellings would bring new households which would use local business and services. As a result, it is acknowledged that the scheme would deliver a number of positive benefits.

6.3 The design and character of the development respects the surrounding area and provides a traditional built form with contemporary elevational treatment that will contribute to the appearance of the area. Due to the design, siting and proportions of the development there will be no material impact upon the living conditions of neighbouring residents in relation to overshadowing, domination or overlooking. The development would provide car parking provision in accordance with the parking standards and would not be detrimental to highway safety. On this basis the proposal is considered to meet the requirements of the development plan and NPPF and is recommended for approval accordingly, subject to the appropriate conditions and section 106 requirements.



Marcus Hotten
Assistant Director, Place & Environment

Relevant Development Plan Policies and Proposals

Core Strategy – CP1, T1, T3, T8, H1, H5, H6, ED4, ENV3, ENV8, ENV10, ENV11

Development Management Plan – DM1, DM2, DM3, DM4, DM25, DM27, DM28
DM30, DM32

Supplementary Planning Document 2 – Housing Design

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

National Planning Policy Framework and Planning Practice Guidance.

Natural England Standing Advice

Background Papers

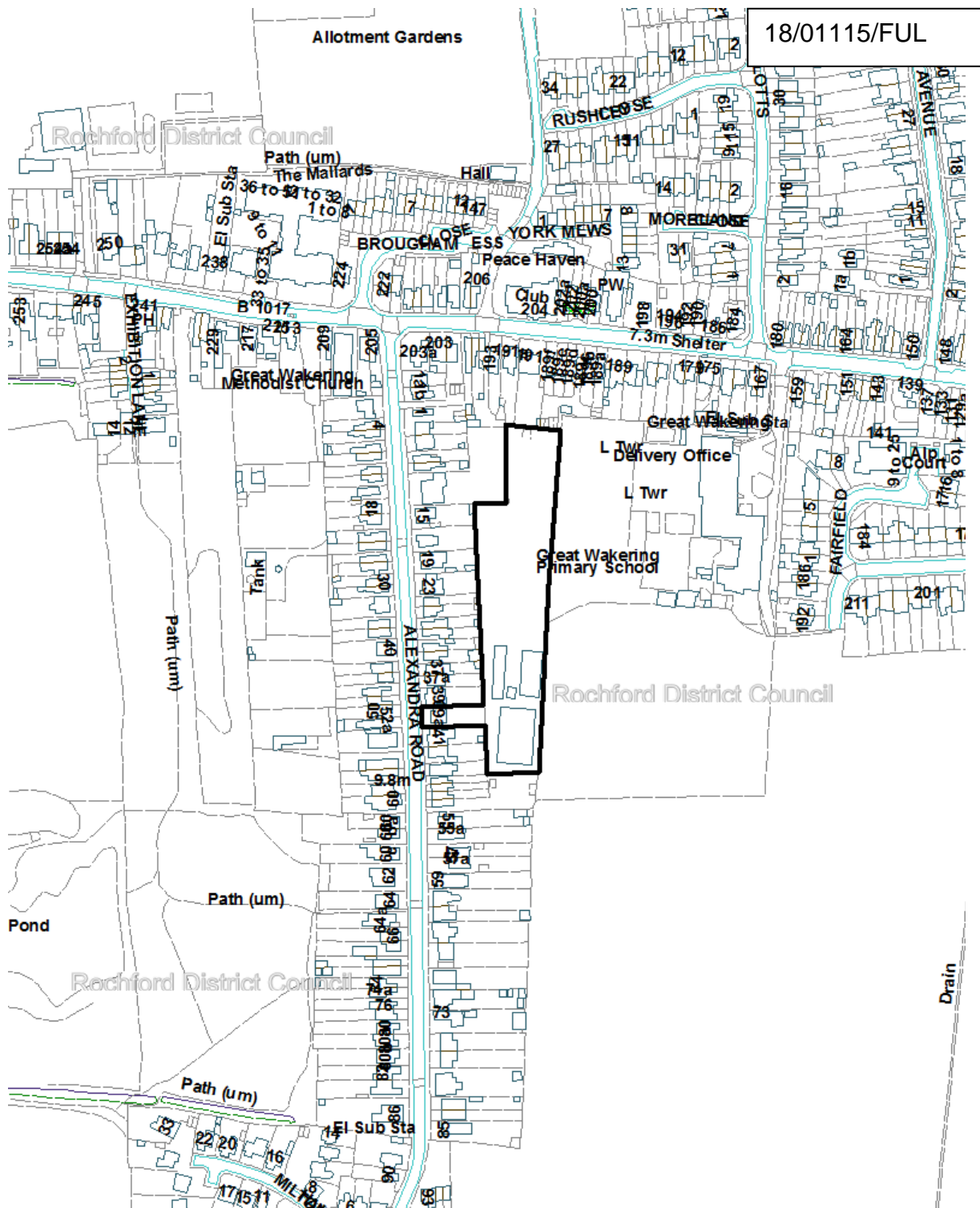
None.

For further information please contact Katie Ellis on:-

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



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