

<p>Item 4</p> <p>15/00362/OUT</p> <p>Land North of London Road and South of Rawreth Lane and West of Rawreth Industrial Estate, Rawreth Lane, Rayleigh</p> <p>Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non Residential Floor Space to Part of Site, Uses including any of the following: Use Class A1(Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre).</p>	<p>Contents:</p> <ol style="list-style-type: none"> 1. Further Consultation Response: Sport England (Summarised) 2. Amendment to Paragraph 5.192 3. Clarification to Paragraph. 4.142 4. Removal of Condition 36 <ol style="list-style-type: none"> 1. Further Consultation Response: Sport England (Summarised) <p>The study responds positively to the advice provided in our formal response to the consultation dated 7 July 2015 in relation to playing field quality. The study represents a robust assessment of the ground conditions of the area proposed for the playing field and option 1 is considered to be an appropriate proposal (sports pitches with drainage).</p> <p>On the basis of the information contained in the study, there would no longer be a need to impose the planning condition (or section 106 agreement requirement) originally requested relating to the submission and approval of a ground conditions assessment as the majority of the requirements of the requested condition have been addressed by the feasibility study being submitted in support of the planning application.</p> <p>However, there would still be a need for a planning condition (or s.106 agreement requirement) to be imposed to address the need for a detailed specification for the proposed playing field construction works and a proposed implementation programme to be submitted and approved as this information is not available at this stage. This is necessary because the feasibility study only sets out recommendations for playing field construction. A detailed specification will need to be prepared to ensure that an appropriate scheme is implemented in practice, in response to the recommendations as advised in the study. Without this, there is no certainty that the proposed playing field will be constructed as proposed in practice, as recommended in the study and an inappropriate specification could result in the quality of the playing field being unacceptable. The specification should include the implementation programme for the construction works in order to assess whether the timing of the works is appropriate and to ensure that the works are implemented in practice within an acceptable</p>
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	<p>timescale.</p> <p>Option 2 (without drainage) would not meet Sport England's Performance Quality Standard. Without a drainage system, as confirmed in the report, the pitches would not be available during periods of rain fall which would significantly reduce their potential to meet the needs of users, especially as the proposed use of the playing field is for football, which would require use throughout the winter season.</p> <p>A planning condition (or section 106 agreement requirement) that Sport England recommends is as follows:-</p> <p>"No development off the playing field hereby permitted shall commence until a detailed playing field specification (including an implementation programme) based on option 1 of the approved TGMS feasibility study, prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The approved specification shall be complied with in full prior to the completion of the playing field unless otherwise agreed with the Local Planning Authority."</p> <p>Reason: To ensure provision of an adequate quality of the playing field"</p> <p>The feasibility study has also been helpful in demonstrating that the playing field could accommodate up to two under 11/12 age group junior football pitches although in practice a different combination of smaller football pitch sizes may be laid out. However, this would not address the concerns raised in our formal response about the suitability of the playing field for meeting current and future football and cricket pitch needs. The study has also advised that the hedgerow that separates the proposed playing field from the existing Rayleigh Sports and Social Club site could be removed in practical terms, if required, and that it is not of high ecological value that would justify its protection. This is welcomed as this shows that the site could be integrated with the sports club site in physical terms by removing the hedgerow. However, it does not address the issues raised in our formal response about integration with the club site in terms of ancillary facilities or facility management.</p> <p>Our position on the application remains as set out in our formal response dated 7 July 2015 with the exception of the advice set out above relating to the planning condition on playing field quality.</p>
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	<p>2. Amendment to Paragraph 5.192</p> <p>The condition is recommended to require the Rawreth Lane junction to be provided prior to the 1st rather than the 50th occupation.</p> <p>3. Clarification to Paragraph. 4.142</p> <p>The Council's Environmental Health Team (EHT) has clarified that the financial contribution towards improvements to the Rawreth Lane/Hullbridge Road junction removes the need for any further analysis there. This is sound, given there is no AQMA in this area and the Council's EHT has not highlighted this junction of air quality concern previously.</p> <p>4. Removal of Condition 36</p> <p>The Environment Agency has confirmed that, as the modelling submitted in support of the current application shows the site to be all located within Flood Zone 1, the condition previously recommended with regard to finished floor levels is now therefore unnecessary as it applied to "finished ground floor levels of any development within a flood zone..." i.e. Flood Zones 2 or 3.</p>
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