

ITEM 6

23/00033/FUL – LAND EAST OF ASHINGDON ROAD AND NORTH OF GARDEN WAY, ROCHFORD

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1. Amendment to Condition 18

It is recommended that Condition 18 be amended to specifically refer to the need for the agreed flood alleviation scheme to be maintained in accordance with the agreed maintenance plan in perpetuity. The recommended revised wording of Condition 18 is as stated below:-

18. Prior to first occupation within phase 1 a detailed on site flood alleviation scheme, based on an assessment of the hydrological and hydro-geological context of the development shall have been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:
 - a. Provide sufficient storage to ensure a reduction in off site flooding as a result of existing surface water flows during all storm events up to and including the 1 in 100 year plus 40% climate change event.
 - b. Final modelling and calculations for all areas of the flood alleviation scheme.
 - c. A final drainage plan which details exceedance and conveyance routes, finished floor levels and ground levels and location and sizing of any flood alleviation features.
 - d. A written report summarising the final strategy, including total number of off site receptors benefitting and highlighting any minor changes to the previously approved flood alleviation strategy.
 - e. Construction tender documents including but not limited to drawings, specifications, health and safety information and cost estimates.

- f. A project delivery and grant funding management plan.
- g. Maintenance schedules and arrangements in a Maintenance Plan.

The scheme shall subsequently be implemented in full prior to occupation of the 150th dwelling on site and all elements of the scheme maintained in the approved form in perpetuity in accordance with maintenance schedules and arrangements as set out in the agreed Maintenance Plan.

REASON: To reduce existing off site flood risk by ensuring the satisfactory storage/disposal of surface water from the site. To ensure the effective operation of the flood alleviation scheme over the lifetime of the development. To ensure the flood alleviation scheme can be delivered on time, to budget and in accordance with design, safety and environmental requirements. 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 from the site.

2. Amendment to Condition 48

It is recommended that Condition 48 be amended to allow for the construction of roads up to final surfacing as it is only the final surfacing material that needs to be agreed. The recommended revised wording of Condition 48 is as stated below:-

- 48. Prior to the final surfacing of the roads within Phase 1, including shared surface streets and private drives, details of the surfacing materials as indicated on drawing no. P18-2109_62K (save for the road parallel to part of the southern boundary of the site which would provide access to the foul drainage pumping station which shall be a shared surface street as shown on drawing no. P18- 2109_63-03 Rev AK and shall be surfaced consistently as such), shall have been submitted to and approved in writing by the Local Planning Authority. Those details as agreed shall be those used in the construction of the development hereby approved.

REASON: In the interests of visual amenity and pedestrian and highway safety.

3. Consultation Response from RDC Strategic Housing

No objection. The proposed change to affordable dwelling mix is fine.

4. Update to Planning History

Following publication of the committee report, application 23/00349/DOC has been determined and the details submitted pursuant to Condition 18 of application 20/00363/OUT which relate to the flood alleviation scheme agreed.

5. Clarification to Page 6.38 – Refuse Storage Provision

The table on page 6.38 of the committee report refers to the capacity of different bins to be provided for general waste, recyclable waste, and kitchen/garden waste as indicated to be provided by the applicant. However, the capacity of the different bins in the table does not accord in all cases with the capacity of the different bins that the Council currently supplies, as set out in Appendix 1 to the Development Management Plan.

Appendix 1 to the Development Management Plan sets out that the following bins are provided by the Council:-

- General waste bin – 180 litre (purple lidded) bin or 1100 litre (Euro) bin
- Recyclable waste bin – 240 litre (grey lidded) bin or 1100 litre (Euro) bin
- Kitchen/garden waste bin – 140 litre (yellow lidded) bin

Where the table on page 6.38 identifies bins to be provided with a different capacity to those that the Council provides, it would be possible to instead accommodate the appropriate Council sized bin(s). Each of the flatted blocks at the site would still maintain an over provision of refuse storage capacity when considered against the requirements as set out in Appendix 1 of the Development Management Plan.

For example, the flatted block to plots 239-240 is shown in the table on page 6.38 to be provided with a general waste bin with a capacity of 240 litres but a 240-litre general waste bin is, however, not supplied by Rochford District Council. Instead, this could be replaced with either one Euro bin with a capacity of 1100 litres or three 180 litre (purple lidded) bins; either of these two options could be accommodated in that area of the site shown for refuse storage on the proposed layout to serve these dwellings, alongside the recyclable waste bin and the kitchen/garden waste bin.

6. Updated Phase 2/3 Layout Plan

The table containing the accommodation schedule on the Phase 2/3 Layout Plan (Drawing no. P18-2109_63-03 REV AK) had stated that 44 affordable homes were to be delivered in Phase 2 and 104 in Phase 3. The layout plan, however, shows that the split would be 55 in Phase 2 and 93 in Phase 3; the table has been updated to accurately reflect the affordable dwelling mix to be delivered within Phases 2 and 3, which is shown indicated on the layout plan.

The updated Phase 2/3 Layout Plan also corrects the accommodation schedule with regard to the proposed open market housing mix to accurately reflect the mix to be delivered in Phases 2 and 3 as shown on the layout.

Where recommended planning conditions quote Drawing no. P18-2109_63-03 REV AK, this will now be replaced with the updated plan reference Drawing no. P18-2109_63-03 REV AL.

ITEM 7

23/00487/FUL – 14 ASHINGDON HEIGHTS, ASHINGDON

1. Consultation Response Received

A consultation response has been received from Ashingdon Parish Council which confirms that they have no objection.

2. Officer Recommendation

The officer recommendation remains one of approval, subject to the conditions outlined in the report.