

16/00731/OUT

**LAND WEST OF LITTLE WAKERING ROAD AND SOUTH
OF BARROW HALL ROAD, LITTLE WAKERING, ESSEX**

**DEVELOPMENT OF UP TO 120 HOMES (INCLUDING THE
PROVISION OF UP TO 35% AFFORDABLE HOUSING),
PUBLIC OPEN SPACE and ASSOCIATED PARKING WITH
ALL MATTERS RESERVED EXCEPT ACCESS**

APPLICANT: COGENT LAND LLP

ZONING: ALLOCATED SITE SER9a

PARISH: GREAT WAKERING PARISH

1 PLANNING APPLICATION DETAILS

- 1.1 Outline planning permission (with all matters reserved except access) is sought for the 'development of up to 120 homes (including provision of up to 35% affordable housing) with all matters reserved except access, and creation of new publicly accessible open space' (the proposed development) on the site allocated by Rochford District Council in the adopted Allocations Plan (2014) as site SER9a at land south of Barrow Hall Road, Great Wakering, Essex (the application site).
- 1.2 The extent of the application site is identified in red on the location plan and the extent of the proposed area of the development is identified in the Parameter Plan. The development area of the site is entirely contained within the boundary of the allocated site (SER9a).
- 1.3 The proposed development will provide local infrastructure, including increased connectivity with existing footpaths, right-of-way and bridleways. The west of the site will be free from development, creating a high quality landscaped edge to the new settlement, which integrates well with the countryside and provides publicly accessible open space. In summary, the main parameters of the development proposals are as follows:-
 - Up to 120 homes;
 - Ridge height of not more than 9m AOD (above *ordnance datum*) to accommodate dwellings up to a maximum of 2 storeys on the north, east and southern fringes of the site;

- Ridge height of not more than 10.5m AOD to accommodate dwellings up to a maximum of 2.5 storeys on the remainder of the site's developable areas;
- Provision of up to 1.87 hectares of public open space.

- 1.4 In addition to the above parameters, the proposed development will provide a children's play space in the form of a local area of play (LAP) to serve both the new housing and the existing housing in Great Wakering. The site will also use sustainable urban drainage systems, and provide improved pedestrian connectivity.
- 1.5 The mix of dwelling types to be provided on site is subject to determination at the reserved matters stage; however, an illustrative master plan confirms that the proposed level of development can be accommodated.
- 1.6 The indicative housing mix is as follows:-

Dwelling Size i.e. Number of Bedrooms	1-Bed	2-Bed	3-Bed	4-Bed
Provision	8%	23%	43%	26%

- 1.7 A new junction is proposed into the site from Barrow Hall Road, and a further, secondary access, serving only pedestrians, will be created at the southern edge of the site. The indicative master plan included within the application shows the proposed accesses to the site.
- 1.8 Following a screening opinion it was concluded that an Environmental Impact Assessment (EIA) was not required as it did not meet the criteria which would have triggered an EIA.
- 1.9 The application was accompanied by a series of supporting documents, including an Illustrative master plan and a parameters plan. These illustrate how the proposed quantum of development can be accommodated on the site and highlight the potential constraints and how they can be mitigated. The documents include the following:-
- Planning Statement
 - Plans comprising
 - Site Location Plan
 - Constraints Plan
 - Parameter Plan
 - Illustrative Master Plan
 - Design and Access Statement
 - Statement of Community Engagement
 - Transport Assessment
 - Energy Statement

- Sustainability Statement
- Health Impact Assessment
- Ecological Assessment
- Archaeological Assessment
- Arboricultural Implications Report
- Air Quality Assessment
- Noise Assessment
- Agricultural Circumstances Report
- Flood Risk Assessment
- Foul Drainage and Utilities Assessment
- Preliminary Risk Assessment

- 1.10 Not only have the above reports informed preparation of the proposals, but the supporting information demonstrates that there are no issues of principle or technical detail that would preclude the development of the application site for residential use.
- 1.11 Informal pre-application advice proffered by Council officers concluded that:-
- The principle of residential development accords with the site allocation in the Full Council adopted Allocations Plan (2014);
 - RDC recognises the reasons for an application being submitted without delay; the Allocations DPD Inspector's Report concludes that policy H3 of the Core Strategy "allows flexibility so that sites due to be delivered after 2021 can be brought forward if required to meet housing targets. To this end there are no impediments to this occurring at either South East Ashingdon (SER8) or Great Wakering (SER9)" (paragraph 15), and
 - The development should ensure it meets the necessary design standards and the requirements of the allocation in terms of infrastructure.

Community Consultation

- 1.12 Pre-application consultation is required by the Localism Act 2011 and has been undertaken with key political and community stakeholders relevant to the site. The engagement process has enabled the applicant's team to identify the key local issues and has ensured that the proposals take these issues into consideration where possible.
- 1.13 The following key stakeholders have been engaged with as part of the pre-application engagement process:-
- Foulness & Great Wakering Ward Councillors (since May 2016 known as Foulness and the Wakerings Ward)
 - Barling & Sutton Ward Councillor (prior to the ward becoming obsolete as a result of boundary changes in May 2016);

- Great Waking Parish Council;
 - Barling Magna Parish Council;
 - Headteacher at Great Waking Primary School; and
 - Local residents.
- 1.14 Cogent Land has actively involved the local community in the proposals as much as possible and has undertaken consultation activities including contact with key local stakeholders, two presentations to Great Waking Parish Council, a meeting with the Headteacher of Great Waking Primary School, a public exhibition event, a consultation website (www.westgreatwaking.com) and the provision of a designated telephone number as well as an email and Freepost address.
- 1.15 The project team has reviewed all feedback received during the consultation process in order to develop the proposals for a planning application, which has resulted in the evolution of the scheme. The feedback from the pre-application consultation phase has resulted in the following changes:-
- Number of proposed new homes has been reduced from up to 130 to up to 120;
 - The distance between the proposed new homes on the eastern boundary and existing homes has been increased, and more planting added to create a stronger buffer and limit impact on existing residents. This is shown on the indicative plan, but will however be a reserved matter.
- 1.16 Members are referred to paragraph 3.42 in respect of Community Engagement, which outlines the steps that were taken to involve the community.

2 THE SITE

- 2.1 The site is located on the western edge of the built up area of Great Waking and in close proximity to local facilities within the community. Great Waking is located some 10km from Southend-on-Sea and 10km from Rochford. The site is allocated for residential development in the RDC Member adopted Allocations Plan (2014), and is currently undeveloped, comprising of agricultural farmland with a total site area of 5.3 hectares.
- 2.2 The site is bounded to the north by Barrow Hall Road, and its eastern edge is defined by the rear gardens and parking areas of existing residential properties. The southern edge of the site comprises a row of existing properties and a mature hedgerow to the west.
- 2.3 The site is located immediately adjacent to the settlement of Great Waking, within 500 metres of the village centre and the local facilities. The village of Great Waking offers a number of facilities and amenities, including a parade

of shops, a primary school, village hall, post office, doctor's surgery, pharmacy, village pubs and a number of small businesses.

- 2.4 The application site is currently actively farmed and thus contains limited ecological and biodiversity interest. However, the site is close to Essex Estuaries Special Area of Conservation (SAC), but Natural England advises that there is not likely to be a significant effect from the proposal on the qualifying features of this SAC, nor on Benfleet and Southend Marshes SPA/ Ramsar / SSSI. Natural England is aware of two significant high tide roosts located approximately 1.3 km to the north of the application site, within Little Wakering Creek, near to public rights of way, and therefore vulnerable to increases in the local population.
- 2.5 A number of bus services serve Great Wakering to Southend-on-Sea, Shoeburyness, Rayleigh and Rochford. The nearest bus stop to the application site is located on Little Wakering Road within some 200m to the east, whilst further services are available on Southend Road approximately 500m to the south East. The stops are served by three regular daily services and five school day only services. The Little Wakering Road stops are served by routes 14 and SB72, whilst the Southend Road stops are served by routes 4/4A, 807, 808, 809, 811 and 814.
- 2.6 The Great Wakering Parish Council has advised that since the submission of the planning application there have been changes to the bus timetable and journeys are taking longer. There is now no service along Southchurch Road from Wakering.
- 2.7 The nearest train stations are located at Shoeburyness and Thorpe Bay railway stations, approximately 3km from the site, providing services on the Fenchurch Street to Shoeburyness line. Approximately 4 trains per hour operate in both directions throughout the day.

3 CONSULTATION

3.1 Great Wakering Parish Council

Comments	Planning Officer Response
Introduction Compiled by the Parish Council using the information and knowledge from the community, plus information gathered at the Open Day in the village on 30 September 2016 regarding the planning applications for SER9a, SER9b and the impact of the brick field site. The village's main problem is this would be over-development of the village. The primary school, medical centre, highways, traffic and transport cannot cope with an increase in dwellings of at least	Financial contribution will be forthcoming in order to mitigate the educational, health and highways infrastructure via the Section 106 Legal Agreement

Comments	Planning Officer Response
<p>18.7% (brick works 119, + SER9a 120, + SER9b 180) without taking into account the small pockets of development that we have had in the last few years.</p>	
<p>Infrastructure From all the information we have received over many years, the view of Great Wakering appears to be little objection <i>per se</i> to a certain amount of development; our remit is one of local infrastructure, facilities and amenities.</p> <p>In this respect we are extremely disappointed that between the three sites no thought appears to have gone into local facilities, little in the way of open space apart from SER9a, no sports or leisure facilities, no shops or cafés, no halls or meeting places.</p> <p>The recreation ground owned by the District Council lacks many facilities. The primary school recently benefitted from a grant of £144,000 towards sports and other equipment. What are needed are facilities for all to use at any time.</p> <p>Looking at the wider picture infrastructure needs to spread far beyond Great Wakering. Train services are difficult to access; road facilities are worse. If you can get through the Southend bottlenecks, roads to the north and west need major upgrades to cope with the never-ending, relentless increases in traffic and everything that goes with it. What traffic modelling has been taken into account?</p> <p>This is a bad piece of town and country planning with no overall strategy. This area is at the end of the road to nowhere, there is one way in and the same way out, the trains are at least 2 miles away, the other line 5 miles away, the roads are congested and the buses need improvement to sustain this level of development. We must be served by a modern upgraded transport system with at</p>	<p>The Council's Local Development Plan provides for the planning for growth and development.</p> <p>The process allows for extensive consultation and plans for investment in infrastructure to support development.</p> <p>The applicant will be making a financial contribution towards health and educational infrastructure, as required by the County Council and the NHS. The sums requested will be enshrined in a legal agreement (Section 106 Agreement).</p> <p>Improvements will be made to the highway adjacent to the entrance to the proposed development.</p>

Comments	Planning Officer Response
<p>the very least a decent road system.</p> <p>We cannot see one iota of improvement of any infrastructure, facility or amenity being offered by the developers. Not any help for schooling, no additional doctors, no improvement to roads, no improvement to the foul sewer system which was laid some 80-90 years ago. No additional sports or leisure facilities. No shops, cafés, halls or meeting places. Apart from those at Victory Parade one must travel the length of the High Street to reach the Post Office, library, Co-op, Indian, Chinese, fish shop, etc. The only facilities left nearby are the pubs and those at Victory Parade, Little Wakering.</p> <p>There are a distinct lack of employment opportunities within Wakering and these developments. This encourages many to only use the village as a dormitory, definitely not good enough, deplorable even. Integration is the name of the game and we hope developers consider a range of homes from starter to family.</p>	<p>333 jobs for the construction of up to 120 homes in Great Wakering over the course of the build (based on a construction cost of £17.5 million)</p>
<p>School</p> <p>Primary School - Capacity - 420 children, 412 enrolled (summer 2016). (May be more by now). Some years are over subscribed, brothers and sisters sometimes split and sent to different schools. The current primary school was not built as such but as a secondary school and is on three storeys, which is unsuitable for a primary school.</p> <p>Information from the Headteacher at Great Wakering Primary School as at 2 November 2015 states “we currently have 411 pupils on roll and our number to admit remains 420 so we are almost full. There is no way that our current building would be able to increase to go over this number as the classrooms are not big enough to add additional children into”.</p>	<p>The contribution towards educational infrastructure contained in the Section 106 Agreement is intended to mitigate the potential impact of increased demand</p>

Comments	Planning Officer Response
<p>Primary schools in Great Wakering, Barling will most likely be unable to cope with this level of development.</p> <p>Secondary School – Children bussed to King Edmund School for many years. The village has been subjected to creeping development over the years without a strategic plan for future education needs.</p>	
<p>Medical Facilities Approximately 10,450 patients enrolled now. At present five full time equivalent doctors.</p> <p>Many patients report difficulty in getting an appointment at the medical centre.</p> <p>There is a need for more doctors now, let alone with more houses.</p> <p>The surgery is currently in special measures.</p> <p>Building could cope with 1,000 more patients, subject to additional doctors being employed.</p> <p>Likely product of 400 more houses would probably over burden the available space; doctors and additional accommodation will be required.</p> <p>34.23% of those that returned forms were dissatisfied with medical centre as it is.</p>	<p>The contribution towards the health infrastructure, which is contained in the Section 106 Agreement, mitigates the potential impact of increased demand.</p>
<p>Highway and Traffic Matters The Parish Council has been looking at the implications of these developments for several years and notes the following:-</p> <p>Access to development SER9a - the only egress and ingress to the site is onto Barrow Hall Road, which is totally unacceptable to the community and another alternative means of access must be found. The application is for 120 houses, a considerable number. Barrow Hall Road is little more than a metalled cart track but carries</p>	<p>The proposals include provision for the widening of Barrow Road to a standard that would be acceptable to the Local Highway Authority.</p> <p>Traffic surveys have been undertaken in order to</p>

Comments	Planning Officer Response
<p>considerable heavy traffic to the west towards Rochford and beyond. This is very narrow and windy and at times appears to have reached its upper limit.</p> <p>The alternative route via Little Wakering Road and Southend Road towards Southend is no better.</p> <p>Cogent has not carried out a traffic survey on the knock on effect on Little Wakering Road or Southend Road. The increased traffic flow would be detrimental and potentially lethal to residents and other road users. There is no bus service route in Barrow Hall Road. The bus timetable and routes have been radically changed for the worse since these plans were drawn up.</p> <p>Impact on roads across District and adjoining Southend area – at peak times Bournes Green roundabout, Sutton Road, Purdeys estate, Anne Boleyn area and roads into Rochford are nose to tail queuing all the way and it can take over 50 minutes to reach Rayleigh Weir from Great Wakering. Evidence suggests local roads such as the High Street, together with the impact of the Little Wakering Road and Star Lane roundabouts, are already facing problems which will only be worsened by these developments.</p>	<p>ascertain existing traffic flows. Paragraph 6.21 refers.</p> <p>The Local Highway Authority is satisfied with the proposed development is acceptable and will not have a deleterious effect the highway network.</p>
<p>Street Lighting</p> <p>Who will maintain and pay for the power for the street lighting within the sites? – the Parish Council does not have the resources and presumes that these will be maintained by Essex County Council or by the residents of the estate through a service agreement with the developers.</p>	<p>Following adoption, the Local Highway Authority would maintain the street lights.</p>
<p>Foul Drainage</p> <p>We understand the main foul sewer pipes in this area were laid circa 1920-30 and are 6 inch bore (150 mm). We are seriously concerned this is not sufficient for the expected waste from a combination of these developments, including the brick works</p>	<p>Anglian Water has responded to consultation and advised that there is spare capacity to accommodate the drainage requirements of the proposed</p>

Comments	Planning Officer Response
<p>site. There are problems with sewerage throughout Wakering as the whole of the sewage system appears to be at capacity and there are many complaints about overflowing sewage and ground water issues. No account seems to have been taken of foul water disposal into an already overloaded 6 inch sewer.</p> <p>We are seriously concerned that the whole foul sewerage system is not strategically planned.</p>	<p>development</p>
<p>Surface Water It is reported that houses in Townfield Walk which back onto the site, have flooding in their back gardens when there is heavy rain.</p>	<p>A detailed Flood Risk Assessment has been undertaken, which concludes the application site's location within Flood Zone 1, and is at a very low risk of flooding from fluvial and tidal sources.</p> <p>Flood risk from other sources – surface water, ground water, sewers, reservoirs and artificial sources – is demonstrated to be low.</p>
<p>More fitness/play equipment could be installed.</p>	<p>This is a matter that would be addressed at the detailed application stage. This is an outline planning application.</p>
<p>Some expressions were made that there were insufficient buffers between the gardens in Little Wakering Road and the proposed houses.</p>	<p>Following the consultation process, the applicant has increased the buffer. The actual spatial parameters will be determined at the detailed application stage</p>
<p>Ecology Who will be responsible for maintaining the SuDS system in good order, including suction sweeping of permeable paving in autumn after leaf fall? Who will maintain the open spaces within the site - the District Council or residents of the estate through a service agreement with the developers?</p>	<p>The applicant will be responsible for the preparation of a SuDS Strategy under the supervision of the Lead Local Flood Authority (Essex County Council), which will include: details of the design, location</p>

Comments	Planning Officer Response
	and capacity of all such SUDS features and shall include ownership, long-term management/maintenance and monitoring arrangements/responsibilities.
Conclusion “In the absence of any clear coherent, co-ordinated, strategic approach existing at District or County Council level, only the Parish Council is taking the holistic view of the implications that such a major set of developments mean for the village (and beyond”). Parishioner Quote.	The land has been allocated in RDC’s Allocations Plan (2014), which has been subject to extensive public consultation and Planning Inspectorate Examination – the plan was found to be sound and subsequently adopted by the Council after being agreed by Full Council.

Comments	Planning Officer response
<u>From Laurie Street, Chairman of the Parish Council and Chairman of the Parish Council Planning Committee:-</u> Over recent weeks and months the Parish Council has received something approaching 1000 written responses from residents, plus a number of emails and frequent telephone calls. Councillors going about their normal daily lives in the community have collected many verbal comments. A consensus of these has already been reiterated within these reports.	The Statement of Community Engagement provided by the applicant records the extensive consultation with the community and the Parish Council. Many of the comments have been taken on board in respect of Design , Highway, Education and Health infrastructure.
However, some issues appear not to have come out into the open perhaps because the plans provided to the Parish Council can hardly be read by the naked eye. It is common knowledge much of this site and surrounding area has been excavated to varying depths and lying water can be seen most winter months.	The plans are accessible on line and can be enlarged as necessary. Original plans are also available at the Council offices.

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- 3.2 In addition 838 copies of a standard letter have been received from the Great Woking Parish Council and from Addresses in the Woking Area.
- 3.3 782 of these letters are dated with May and June dates indicating these letters were drafted well in advance of the receipt of this planning application which was not until 29th July this year.
- 3.4 22 of these letters are dated after the planning application having been received
- 3.5 34 of these letters are signed but undated.
- 3.6 It is clear that the letter was drafted and prepared prior to the Council having received the application.
- 3.7 The standard letter makes the following comments and objections:-
- o Taylor Wimpey and The Raven Group are consulting with the community about a proposal for new homes in Great Woking on land east of Star Lane. Cogent Land LLP and Bellway Homes are consulting with the community about a proposal for new homes in Great Woking on farmland south of Barrow Hall Road.
 - o Write in connection with the recent consultation that took place. Wish to object strongly to the development of houses in these locations.
 - o Great Woking is a dispersed settlement where development proposals should be considered very carefully. Infilling could ruin the character of the village while estate development could overwhelm the village. The protection of Great Woking's visual, historic and archaeological qualities should be supported by policies and paragraph 64 of the National Planning Policy Framework which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
 - o Pressure for development in the village is considerable, mainly for housing commuters, but has long been resisted in similar cases. The reason for rejecting schemes also included the inadequacy of the local lanes and the High Street to accommodate even small increases in traffic and parking. Shoebury Road, Poynters Lane, Star Lane, High Street and Barrow Hall Road were not built for and could not accommodate more traffic.
 - o Approximately half of the high street has no off street parking and the entire village already suffers with inadequate parking facilities. Any road widening would destroy ancient boundaries.
 - o Concerned about Essex County Council's failure to address the bus service requirements, medical care and schooling for future generations. This could limit opportunities for residents of the new development to travel by public transport, hamper the specialist health care needed for our

ageing population and fail to address the problem of having to send our children and our children's children on a 7 mile bus journey to the high school.

- o Great Waking medical centre has already had to take on all patients from the closed doctors' surgery at Barnstable Road, Thorpe Bay. The car park at the centre is always full and there are only a handful of street parking spaces. People already have to park on the pathways and this will only get worse, endangering pedestrians, cyclists and motorists.
- o Surely a better and more worthwhile use of this land would be to build a high school and address this ridiculous and avoidable situation that when introduced over half a century ago, was declared as being "only temporary".
- o The proposed siting of the development off Star Lane is particularly ill considered. It is on a site used by many villagers for recreation; building here would both diminish some rural character of the village. The styles are out of keeping with the strong historic character of the village. While design issues might be solved by conditions or revised proposals, these could not remedy the siting problem.
- o There is no need for this kind of open market housing in the village. Rochford District has a supply of housing land to meet the requirements of its emerging Local Plan policy. Great Waking already has enough houses. The only identified need is for the schools and medical care provision. This is where the focus should be.

3.8 Some of the above representations received had the following additional comments:-

- o Am a former resident. Parents lived in Great Waking for 52 years. All my nephews and nieces go to the village school. The expansion of more houses will soon become an over-populated village. Although I do not live in the village I have a passion for it to stay as a village and not become over-populated and ruin its character.
- o At the meeting was told the homes are for people within a 5 mile radius, then told for ex service people, then told 50% for immigrants. Who are they for?
- o There is no infrastructure in place to cope.
- o Was told a donation would be given to RTDC once these are sold. A donation could be 50p.
- o Cannot get doctors' appointments.
- o Local school classes being divided so they can take more children.

- o Southend Hospital having more days in the black and operations cancelled. This means they can't cope. Many are being carried out in private hospitals costing the NHS more money.
- o Southend area experiencing more air pollution. More cars will only add to the problem.
- o All councils should put CPO's on buildings and homes that are empty. There are in excess of 500,000 homes empty across the country.
- o Our drains cannot cope as they have been left in their original state.
- o Southend has an allocation of 10,000 by 2030 with the amount they have built and are building; they must be half way there now.
- o Essex is coming to a halt. Think of future generations and the effect this will have on them. In time to come children will be asking where the grass is. Answer will be it's green stuff people cut once a week.

3.9 In addition to the above the Parish Council has also provided 113 survey forms and 3 e-mails from residents of the Wakering area completed at the Parish Council open day on 30 September 2016 and which make the following comments (summarised):-

Drainage Issues

- o Sewerage not able to cope. Existing smell of sewerage in the air from Southend.
- o Great Wakering in the Guinness Book of Records for the driest place in England.
- o need bigger sewers.

Infrastructure

- o Infrastructure never addressed in phase 1.
- o Absence of any clear coherent, co-ordinated , strategic approach existing at District or County level , only the Parish Council is taking the holistic view.
- o Not sufficient for 20% influx.
- o Higher numbers of rubbish.
- o Medical facilities only just coping.
- o Inadequate public transport.
- o Need for more doctors.

- o Existing medical centre serves 10,000 people.
- o Existing doctor is going part time and younger doctor is leaving, which should not be allowed to happen.
- o Over-population.
- o Need more youth and play facilities.
- o Not enough schools , shops , cash points. No petrol station.
- o Extend train line to Woking.
- o King Edmund school is too large and won't be able to take numbers from Hall Road and these Woking estates.

Highway Issues

- o Roads will be congested.
- o Existing road not big enough, nor with the capacity to cope.
- o Needs to be an additional entrance/exit to the site. The one proposed will not be enough.
- o Would like to see a minimum of two parking spaces for each property.
- o Additional sports traffic becoming a problem.
- o No paths so have to walk in the road.
- o Not enough buses and/or later bus services, so leading to more congestion.
- o Proposed site access onto Barrow Hall Road will mean more traffic coming through little Woking Road which is too narrow.
- o Development should use the tip road as only access to Southend Road.
- o Access not suitable for construction traffic.
- o Parking at Shobury station is becoming impossible.
- o Will require widening of A127 and A130.
- o To wait until the application is submitted for the County Highway Authority to consider is far too passive and far too late.

Education

- o Will mean more children will be bussed out for education.

- o Will need an expansion of education facilities.
- o Only one primary school and no secondary school in the area.
- o Need new secondary school.

Ecological

- o Loss of habitat.
- o Will add to pollution problems.
- o Risk to wildlife.
- o Less chemicals from farmers.
- o Need to maintain green spaces.
- o Not environmentally sustainable.

Other

- o Great Wakering will no longer be a village. It will be ruined and turned into an urban sprawl.
- o Development should not be only 3/4/and 5-bed homes but a mix of single person and two person starter homes.
- o Too high a density for the area.
- o Designs not pretty to look at.
- o Breaches planning guidelines for local density.
- o Moved here from Enfield which was a built up area and sadly all green areas with wildlife destroyed. Moved here for village life and slower pace and where people talk to each other instead of always being in a rush.
- o High density not suited to a village.
- o Great need for social housing to rent.
- o Area suffering from greatly increased crime.
- o Will there be extra policing.
- o House prices will be devalued.
- o Concern at increased noise.
- o Lack of opportunity for work in the village.

- o 30% social housing backing onto privately bought homes. This will include people with asbo's.
- o Protest at the loss of top quality agricultural land.
- o Do understand people need to live somewhere but it seems a poorly thought out plan and inappropriate as it does not bring anything to the village. Waking just not big enough to deal with the additional number of people and traffic that will result from the extra houses.
- o Happy for building to go ahead but keep impact on village minimal.
- o Paid extra for house with farmland views; will I now be compensated for the loss of that view ?
- o Increased air pollution.
- o Plans appear to show houses to be built on land not owned by the company.
- o Why have a meeting when all sites are going ahead?
- o Utter madness. We are already full up. Enough is enough. These plans are the height of stupidity.
- o Want to protect our village for the future.

RDC Tree Officer

- 3.10 The applicant has supplied an arboricultural impact assessment in accordance with BS 5837. The site, as proposed, does not result in a negative impact upon the tree based amenity. Only those lower category 'c' trees are to be removed to facilitate development. This is acceptable and is in accordance with the recommendations within BS 5837.
- 3.11 The tree protection recommendations and construction methods contained within the impact assessment are sufficient to protect the tree based amenity.
- 3.12 Appropriately worded conditions were recommended (text supplied).

Sport England

- 3.13 The proposed development is not considered to fall either within our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance Paragraph 003 Reference ID: 37-003-20140306) upon which we would wish to comment; therefore Sport England has not provided a detailed response.

ECC Archaeological Assessment

- 3.14 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 archaeological desk based assessment which accompanies this application recognises the potential in this area for the survival of archaeological features and finds.

In view of this it is recommended that in the event of planning permission being granted an appropriately worded condition be imposed in line with the National Planning Policy Framework (text provided).

Natural England

- 3.15 Natural England notes that the submission includes an ecological assessment; however, it disagrees with some of the assumptions made in this report. Natural England considers that this development, as currently proposed, has the potential to increase levels of bird disturbance from recreational walkers, cyclists and, in particular, dogs off leads, once the dwellings are occupied.
- 3.16 The site is also in close proximity to Essex Estuaries Special Area of Conservation (SAC). However, Natural England advises that there is not likely to be a significant effect from the proposal on the qualifying features of this SAC, nor on Benfleet and Southend Marshes SPA/ Ramsar / SSSI.
- 3.17 In considering the European site interest, Natural England advises that the Council, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have.
- 3.18 Natural England recommends:-
- Provision and promotion of on-site informal open space and/or alternative off-site 'dogs off leads' areas/walking routes. Whilst we advise that the provision of such measures can help reduce the frequency of visits to sensitive sites if effectively designed, the unique draw of estuarine sites means they are unlikely to fully mitigate impacts in the majority of cases.
 - Developer contributions to off-site visitor.
- 3.19 Given that the SPAs have previously been screened in agreement with Natural England and there is no evidence that identifies a change in circumstances that would necessitate the provision of the further information requested, the current HRA is considered sufficient. Indeed, the Council's Allocations Plan, which was adopted in February 2014, makes no reference to the SPA as a requirement for consideration.
- 3.20 The adopted Allocations Plan states (with regard to SER9a):-

“At least 1.8 hectares of natural/semi-natural green space and a minimum of 0.2 hectares of amenity green space should be provided across the sites. The green buffer should take the form of parkland which is publicly accessible and integrated into the development. Conditions will be attached to ensure that any green space provided on or off site has ecological value. A landscape strategy promoting green links and biodiversity corridors should be prepared for the site.”

RDC Engineering

- 3.21 No response.

RDC Environmental Services

- 3.22 The applicants should be advised of the Council’s waste disposal policies, which are outlined in Appendix 1, page 89 of the Local Development Framework, Development Management Submission Document April 2013.

ECC Highways

- 3.23 The proposed junction form is appropriate to the quantum of development, and is compatible with the design requirements of the Essex Design Guide. The applicant has indicated that future internal layout and parking, whilst subject to future application, will also accord with the Essex Design Guide and EPOA Parking standards.
- 3.24 The provision of a footway along the southern side of Barrow Hall road will improve accessibility to the site and integrate the proposed development with Great Wakering, permitting improved access to facilities and services. The development site is also close to local bus services and train services can be accessible as part of a multi modal journey by bus or cycle. The site offers opportunity to utilise alternative modes of transport other than the car.
- 3.25 The Transport Assessment followed the principles of the current Government guidance. The proposed trip generation and distribution from the site has been incorporated into the study area. All assessed junctions operate within capacity, with the proposed development having negligible impact on the surrounding highway network.
- 3.26 The above details have all been agreed with Essex County Council in pre application discussions. The proposal also complies with the Development Management Policies and is therefore considered acceptable to the Highway Authority.
- 3.27 All housing developments in Essex which would result in the creation of a new street (more than five dwelling units communally served by a single all-purpose access) will be subject to The Advance Payments Code, Highways Act, 1980. In the event of planning permission being granted, the Developer will be served with an appropriate Notice within 6 weeks of building regulations approval being granted and prior to the commencement of any

development must provide guaranteed deposits which will ensure that the new street is constructed in accordance with acceptable specification sufficient to ensure future maintenance as a public highway.

ECC Flood and Water Management

- 3.28 The Lead Local Flood Authority position having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, does not object to the granting of planning permission, subject to appropriate conditions (text provided).

ECC Education

- 3.29 The County Council has assessed jointly the educational needs arising from both this application and the other planning application in respect of 180 units at Star Lane, Great Wakering.
- 3.30 It is recommended that in the event of planning permission for the developments being granted, it should be subject to a Section 106 Agreement, to ensure a contribution towards childcare, education and school transport.
- 3.31 Having reviewed the proximity of the site to the nearest secondary school, it was concluded the school is in excess of the statutory walking distance from the proposed development and, therefore, ECC is obligated to provide free transport to the school, resulting in a long term cost to local tax payers.
- 3.32 ECC's standard Section 106 Agreement formula relates in scale and kind to the proposed development, and generates a sum based on the unit mix for the proposed development. The sum calculated amounts to £15,000.

Anglian Water

- 3.33 "There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that appropriate conditions be incorporated in any decision notice (text provided).
- 3.34 The foul drainage from this development is in the catchment of Southend Water Recycling Centre that will have available capacity for these flows.
- 3.35 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. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a water course.

- 3.36 Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.
- 3.37 Foul Sewerage Network – The proposed development will lead to an unacceptable risk of flooding down stream. However, a development impact assessment has been prepared in consultation with Anglian Water to determine a feasible mitigation solution. We will request a condition requiring compliance with the agreed drainage strategy. Following a DIA, Anglian Water has confirmed has advised that there is capacity to accommodate the drainage requirements of the proposed development.

Strategic Housing

- 3.38 Strategic Housing is in favour of this development, as long as it provides much needed affordable housing (42 units based on 35% quota).

Neighbour Letters

- 3.39 A petition has been received on behalf of the Townfield House Residents Association, which contains some 25 signatures, - they object on the following grounds:-

Objection	Officer comments
The application site was due for development after 2020. This has caused distress, as we already experience disruption and noise pollution from the building works under way in Star Lane.	The proposed development will contribute to the provision of new houses to meet the acknowledged need
We note that the buffer zone has been increased, but there is no indication on any drawing of the actual size of the buffer zone.	The application is in outline only (except for access details). The illustrations are purely illustrative and thus do not form part of the application.
The drainage system in clay areas still appear woefully inadequate and raises concern about flooding and surface water in an area known for flooding.	Details of the proposed drainage system have not been submitted as the application is in outline only. However, a Flood Risk Assessment has been provided, and Lead Local Flood Authority's position (Essex County Council) having reviewed the Flood Risk Assessment and the associated documents does not object to the granting of planning permission, subject to appropriate conditions.

Objection	Officer comments
The application suggests that traffic increase will be minimal with 220 parking spaces. However, we anticipate greater volume of traffic from deliveries, visitors and the new residents. There is a greater risk of accidents arising from greater volume of construction and general traffic	
Danger to children and vulnerable adults when crossing the road.	
Public transport levels have been exaggerated by the inclusion of the school bus service.	
The local shops in Wakering Road do not provide goods for daily living	Given the limited range of shops within the village, it is accepted that retail outlets in the adjoining hinterland will serve the current and proposed demands for goods and services.
Local sports centre closed.	
Planned cycle route has no existing ones to join them.	
From the artist's impressions, young people would be unable to afford to purchase property on the new estate.	The proposed development will provide affordable housing of up to 35% (up to 42 units), which is compliant with the development plan
Sets a dangerous precedent on a green field site.	The application site has been allocated for development in the development plan.
The proposed development will result in a disproportionate impact upon the village.	Much depends upon the quality of the design, which can mitigate visual impact. The applicants have developed an initial Design Code, which reflects the characteristics of the local vernacular.

3.40 In addition to the above petition, objections have been received from local residents.

3.41 The following objections were raised:-

Issues	No. of Complaints
Loss of open countryside	3
Green Belt	10
Will adversely affect character of village	16
Already sufficient new development – Star Lane	13
Noise – during and after construction	8
Must provide sufficient affordable housing	3
Appropriate housing mix required	3
No vistas created as stated in DAS	4
Will adversely affect views/outlook	7
Adverse effect of house values and saleability	5
Want compensation	1
Want more consultation meetings – attended by RDC officers	2
Inadequate infrastructure	26
Traffic inadequate access to site from public highway	24
Adverse impact on wildlife and loss of habitat	7
Need children's play facilities	4
Change of plans create problems	5
Poor public transport (existing)	3
Object to location in relation to existing property	6
Light pollution	4

Community Engagement

3.42 Details of the community consultation process are provided within the supporting Statement of Community Engagement (SCE).

- 3.43 As part of the promotion of the site the applicant actively engaged with the Parish Council and a series of meetings were held in 2012 and 2013. This included presentations to the Parish Council in both November 2012 and March 2013 during the promotion of the site in the preparation of the Allocations Plan (2014) . The design team then presented to the Parish Council at the start of the planning application preparation in July 2015.
- 3.44 A public exhibition was held on 17 September 2015, which was extensively advertised in the local press and in newsletters (circa 2,300), which were distributed to local residents and businesses within Great Wakering. The exhibition was visited by approximately 140 people and provided local residents with the opportunity to view details of the proposals and ask questions of the project team.
- 3.45 In addition, the applicant maintained a dedicated project website which went live on 17 September 2015 and enabled interested parties to download versions of the exhibition boards and provide feedback.

Pre-Application Discussion

- 3.46 An informal pre-application meeting took place with RDC Planning Officers and Essex County Council (ECC) Highways Officers on 22 October 2015, and the feedback received has informed the preparation of this planning application. Furthermore, a follow-up meeting with ECC's Design Officer took place on 2 November 2015, which influenced the proposals now before Members.

4 PLANNING HISTORY

- 4.1 No relevant planning history.

5 PLANNING POLICY

- 5.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, determination must be made in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework

- 5.2 The Framework was published in March 2012 and provides an overarching framework for the production of local policy. The primary objective of the Framework is to increase the delivery of sustainable growth and development.
- 5.3 The key themes of the NPPF relevant to this application are set out below:-
- Boost significantly the supply of housing.
 - Deliver a wide choice of high quality homes.
 - Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups.

- Meet the full objectively assessed housing needs of the area and identify key sites that are critical to delivery of the housing strategy over the plan period.
- Identify a supply of specific deliverable sites sufficient to provide five years' worth of housing.
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
- Presumption in favour of sustainable development.
- Seek to secure high quality design and good standard of amenity for all.

National Planning Practice Guidance (NPPG)

- 5.4 The Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance web-based resource which complements the NPPF.
- 5.5 The identification of need should quantify the total number of homes needed based on quantitative assessments that are based on facts and unbiased evidence. Household projections published by the Department for Communities and Local Government provide estimates of overall housing need and, wherever possible, a local needs assessment should be informed by the latest available information. The Council's housing land supply calculation is based upon the most recent Housing Land Supply Position Statement of July 2016.

Core Strategy

- 5.6 The Rochford Core Strategy (RCS) was adopted in December 2011 prior to the publication of the National Planning Policy Framework. The strategy explains how the Council will deliver the spatial aspects of the vision set out in the Sustainable Community Strategy and the Council's Corporate Plan, as well as in national and (now revoked) regional policies. The following policies of the RCS, as summarised, are considered to be of relevance to the planning application:-
- Policy H3 identifies that the sites in the Great Wakering location should have the capacity to accommodate a minimum of 250 dwellings during the plan period
 - Policy H4 seeks at least 35% of dwellings on all developments of 15 or more, or on sites greater than 0.5 hectares, as affordable housing to be provided with an 80% social rented and 20% intermediate housing split
 - Policy H6 requires all new homes to be Lifetime Homes, and 3% of homes to be built to full wheelchair accessibility on schemes of 30 or more units
 - Policy CP1 seeks high standards of design and use of design briefs

- Policy CLT5 requires open space provision as part of major new developments
- Policy ENV8 requires developments of 5 units or more to secure at least 10% of their energy from decentralised and renewable or low carbon sources

Allocations Plan

5.7 The Allocations Plan was adopted in February 2014. The document identifies the application site as part of Allocation SER9, which identifies two sites on agricultural land to the south of the High Street and to the west of Little Waking Road. Under policy SER9, a 'Concept Statement' identifies a series of site-specific requirements and issues which the Council seeks to have addressed as part of any planning application for the overall site. These include the following:-

- Development of this site should provide 250 dwellings, of which at least 87 should be provided as 'tenure blind' affordable housing units.
- The sites will be safeguarded until post-2021 unless it can be demonstrated that they are required to be brought forward to contribute towards the District's five-year housing land supply.
- At least 1.8 hectares of natural/semi-natural green space and a minimum of 0.2 hectares of amenity green space should be provided across the sites.
- This open space should be primarily located between the site to the west of Little Waking Road and the temporary road to the west to act as a green buffer.
- Trees and hedges should be developed in garden areas and along the eastern and southern boundaries of the site to the west of Little Waking Road.
- Across the sites, a minimum of 0.03 hectares should accommodate play space, although the exact quantum may depend on the type of play space provided. These areas should be appropriately distributed across the sites to enable the local community to easily access them.
- Attenuation and source control SUDS of a size proportionate to the development should be used such as balancing ponds, swales, detention basins and green roofs. These could be incorporated into the green space provided on and/or adjacent to the site.

Development Management Plan

5.8 The Development Management Plan was adopted in December 2014. The policies relating to the provision of housing development in the District are:-

- Policy DM1 provides details on requirements relating to the design of new development. These include the need for schemes to promote sustainable transport, provide adequate landscaping and boundary treatment, provide sufficient car parking, be of an appropriate density, and respect residential amenity and townscape context.
- Policy DM2 requires new residential development to make efficient use of land in a manner which is appropriate for the site's context. The density across a site should be a minimum of 30 dwellings per hectare.
- Policy DM25 states that development should conserve and enhance existing trees and woodlands, and should include appropriate mitigation measures where unavoidable loss or deterioration would result
- Policy DM31 states that all new major developments must include appropriate traffic management measures to facilitate the safe and efficient movement of people and goods by all modes whilst protecting and enhancing the quality of life within communities.

6 MATERIAL CONSIDERATIONS & ASSESSMENT

6.1 The key matters for determination at the outline stage are:-

- The acceptability of the principle of residential development of the site
- The quantum of residential development proposed and affordable housing
- The proposed access to the site
- Other planning considerations including flood risk, ecology, highway and health impacts and employment.

Principle of Development

- 6.2 Policy SER9 allocates two separate sites within West Great Wakering for residential development. One is the land subject to this application whilst the other is located on land between Star Lane and Alexandra Road, south of High Street, Great Wakering. Policy SER9 envisages that the two sites together have the capacity to accommodate a minimum of 250 dwellings. If the total maximum number of dwellings being applied for were delivered on the application site, namely 120, this would leave 130 dwellings to be provided at the other site to meet the minimum policy requirement and this number could readily be accommodated. In fact an outline application is currently pending which seeks planning consent for up to 180 dwellings on the other allocation within Policy SER9. If both sites were to be granted outline consent for, and the maximum number of dwellings delivered on each, the total number of dwellings across the two sites would be 300.
- 6.3 The site offers an appropriate balance in terms of providing much needed new housing in the area (including affordable) and providing generous open space

for both the existing and new community, and contributions towards necessary infrastructure. The key principles of the site which will ensure the development provides new residents with a pleasant environment in which to live, whilst contributing in a positive manner to the existing community, was outlined in the Sustainability Appraisal supporting the adopted Core Strategy.

6.4 The following positive attributes of the locations identified within Policy SER9 in Great Wakering are identified within it as follows:-

- well located relative to the existing settlement providing access to local services and facilities
- well related to public open space and areas of wildlife value
- particularly well located relative to the employment site NEL3 to the south of Great Wakering
- in proximity to local services
- the buffer to the west of SER9a can ensure that there is a defensible Green Belt boundary, preventing further encroachment into the Green Belt; and
- landscape benefits, reducing the visual impact of development from the surrounding highway network, as well as a positive impact on biodiversity.

The Quantum of Residential Proposed

Housing Delivery

- 6.5 The Core Strategy distributes the housing allocation across the District through the identification of nine general locations (Policy H2 and H3). The site is allocated for housing as part of the wider SER9 allocation within RDC's Site Allocations development plan document (SADPD).
- 6.6 Within the SADPD the site is currently phased for development from 2021, unless required in order to maintain a five-year supply of housing. Furthermore, as set out in further detail above, the Sustainability Appraisal which accompanies the Core Strategy identifies the site as a good location for development:
- 6.7 The informal pre-application meeting with the applicant advised that Council would not seek to resist an application for development of the SER9a site pre-2021. However, it was stated that the Council would require the applicant to set out the rationale for bringing the site forward in advance of 2021.
- 6.8 Paragraph 3.262 of policy SER9 states that the sites will accommodate no more than 250 dwellings unless the additional number of dwellings are required to maintain a 5-year land supply and the additional number of dwellings to be provided on the site is required to compensate for a shortfall of

dwellings that had been projected to be delivered within the location identified in the adopted Core Strategy.

- 6.9 The additional number of dwellings proposed for the two sites within the SER9 allocation is relatively modest. The Concept Statement to policy SER9 is clear that it should not be applied too stringently with regard to total dwelling numbers, if this leads to the site moving forward and producing a quality outcome.
- 6.10 Maximisation of dwelling numbers on the allocated sites would reduce pressure on Green Belt sites but would only be acceptable where the numbers proposed could be satisfactorily accommodated and achieve the high standard of design and layout required, alongside provision of all the necessary infrastructure, as outlined in policy SER9. Detailed consideration of infrastructure provision is provided in the body of the report below, but in conclusion it is considered that the proposed maximum 120 dwellings at this site could be satisfactorily accommodated whilst achieving a high standard of design and all of the necessary infrastructure provision. As the proposed number of dwellings is considered acceptable in this regard, it is considered that the Council could not be justified in refusing the application on the basis of the number of dwellings across the two SER9 sites together exceeding 250 dwellings.
- 6.11 The Council recently granted planning permission (15/00599/FUL) for a greater number of dwellings than the allocation plan envisaged at the Pond Chase Nursery site in Hockley. In this case planning permission was granted for 75 dwellings against the policy stated maximum of 50 dwellings. The same reasoning as above applied in this case - the design and all other housing requirements such as garden areas, parking standards etc. and all necessary infrastructure was provided by the 75 dwelling proposal and there was, therefore, no planning reason to refuse permission solely based on the total number of dwellings exceeding that as set out in the relevant allocations plan policy.
- 6.12 The Council is at the early stages of reviewing its current local development plan which covers the period up to 2025 and contains a target of 250 dwellings to be delivered a year. The application site is allocated for housing in policy SER9a of the Allocations Plan. The latest South Essex Strategic Housing Market Assessment (SHMA) was published in May 2016 and forms part of the evidence for the Council's review. It identifies an Objectively Assessed Need (OAN) of between 312 and 392 dwellings to be delivered between 2014 and 2037.
- 6.13 The Council's latest housing land supply position was published in July 2016 following the publication of the SHMA, which considers four scenarios, including the current housing target and the OAN. The PPG does, however, advise caution regarding the weight to be given to the OAN, as this is unconstrained and has yet to be tested through the plan-making process. Taking into consideration dwellings planned to be delivered later on in the plan period (beyond the first five years), and the advice in the Planning

Practice Guidance (PPG), the Council considers that the development could deliver against the housing target within the five year supply.

- 6.14 As indicated in policy H2 and H3 of the Core Strategy, there is flexibility for sites later on in the plan period to be delivered earlier, should this be required. The Housing Land Supply Position Statement follows this approach and identifies that a number of sites may need to come forward in order to deliver both the 5% and 20% buffer on top of the housing target, as at July 2016. The allocated sites to the west of Great Wakering (policy SER9) have subsequently been identified for this purpose.

Affordable Housing

- 6.15 The adopted Core Strategy (2011) outlines the Council's current requirements with regard to affordable housing. Policy H4: Affordable Housing seeks a minimum of 35% affordable housing on all developments of 15 or more units. The current policy also aims for 80 per cent of affordable housing to be social housing, 20 per cent intermediate housing. The supporting text of the policy also states that it is important that a mix of house types is provided on larger sites in order to deliver mixed communities, as opposed to developments which cater entirely for one demographic group.
- 6.16 The application proposal indicates that there will be provision for 35% affordable homes, which would provide up to 40 affordable units out of a total 120 proposed dwellings. These will be provided in accordance with the Core Strategy policy target (H4) appropriate mix of 80% social housing and 20% intermediate housing.
- 6.17 In order to create mixed, inclusive and sustainable communities, the affordable housing units will be distributed across the development site, where possible, to be discussed and agreed with the registered provider during the detailed design stage. Considerable weight can be attributed to the provision of a policy compliant affordable housing element, particularly in the context that levels of affordable housing have been historically low in the District according to the most recent AMR (2016). On this basis, it is considered that the delivery of affordable homes should be viewed favourably in the determination of this planning application.
- 6.18 It is anticipated that the provision of affordable housing will be secured through the Section 106 Agreement mechanism.

Proposed Access to/from the Site

- 6.19 It is proposed that the site will be served from a single vehicular access located on Barrow Hall Road, which will be in the form of a simple priority junction, which is considered appropriate based on the design speed and level of traffic expected to be generated by the site. The site access road will be 5.5 metres wide with 8 metre kerb radii at its junction with Barrow Hall Road.

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- 6.20 Barrow Hall Road is a two-way, single carriageway road which runs in an east/west trajectory. The road is currently subject to a 30 mph speed limit along the site's frontage, changing to 60 mph west of the site boundary at the north western corner of the site. Barrow Hall Road varies in width between 4.3 and 5.5 metres along the site frontage and has a footway along the north side of the carriageway. The road links with Little Wakering Road to the east and Shopland Road to the west.
- 6.21 In order to ascertain existing traffic flows and speeds on Barrow Hall Road an Automatic Traffic Count (ATC) survey was undertaken for a 7 day period in May 2015. The ATC was located at the approximate location of the proposed site access on Barrow Hall Road.
- 6.22 To ensure the safety of access and egress to the site, it is proposed that the visibility splays will be designed in accordance with national guidance based upon the recorded speed data from the ATC surveys.
- 6.23 A 2-metre wide footway is proposed along the southern side of Barrow Hall Road, commencing at the western most parking layby, and will continue eastwards, connecting the existing footway, which is located on the western side of Little Wakering Road. This will provide a safe pedestrian link to the existing footway network. This footway will be provided on land owned jointly by the applicant and the Local Highway Authority.
- 6.24 An additional pedestrian/cycle access will be provided on both Barrow Hall Road and Southend Road at the north western and south western corners respectively, which will form part of the proposed pedestrian and cycle route which runs along the western boundary of the site. The Southend Road access will reduce the walking and cycle distances between the site and some of the local facilities.
- 6.25 The location of the site in relation to the surrounding land uses ensures that it is well placed with regard to the mix of services, facilities and employment within a reasonable distance to make it accessible by all the non-car modes.
- 6.26 The main commercial centres tend to contain the majority of employment opportunities within any area. The whole of Southend, Rochford, Thorpe Bay and Shoeburyness is easily accessible by bus from the site and destinations further afield are also accessible by train.
- 6.27 In response of the question that three possible vehicular access options had been considered in respect of the application site, it is confirmed that vehicular access from the south of the site was explored at the pre-application stage. However, this was set aside as the access was not contained within the Council's adopted allocation boundary and was also within the Green Belt. There were also technical problems which precluded the development of a vehicular access at this location, although a pedestrian access is proposed.

6.28 The vehicle access option to the north of the site was favoured by the Local Highway Authority (Essex County Council) and as such was taken forward by the applicant.

6.29 No vehicle access has previously been proposed onto Little Wakering Rd.

Other Planning Considerations Including Flood Risk and Ecology Impacts

Flood Risk and Drainage

6.30 A Flood Risk Assessment (FRA) has been submitted in support of the planning application. The proposed development site lies in an area designated by the EA as Flood Zone 1, and is outlined to have a chance of flooding of less than 1 in 1,000 (<0.1%) in any year.

6.31 This assessment concludes the following key points:-

- The location at which the proposed development is located within Flood Zone 1, and as such is at a very low risk of flooding from fluvial and tidal sources;
- Flood risk from other sources – surface water, ground water, sewers, reservoirs and artificial sources – is demonstrated to be low;
- The development will have no impact on other forms of flooding; and
- The proposed development will increase the impermeable area on site resulting in an increase in surface water run off. Therefore off site discharges are being reduced to zero with all surface water discharged to ground and sufficient attenuation storage is being installed to accommodate the 1 in 100 year climate change storm event.

6.32 RSK Land and Development Engineering Ltd was commissioned by the applicant to undertake a FRA of the application site, which was prepared in accordance with the NPPF, NPPG notes and BS 8533:20011 Assessing and Managing Flood Risk in Development – Code of Practice.

6.33 The NPPF outlines the criteria for development and flood risk by stating that inappropriate development in areas of risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

6.34 The nearest identified main river to the application site is Little Wakering Creek located some 1.1 km to the north of the site. This water course flows eastwards before heading north into Barling Hall Creek and the Violet, which subsequently joins the River Roach some 3.6 km to the north east of the site.

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- 6.35 A preliminary risk assessment was undertaken by RSK in April 2015 and a site specific soakage testing carried out in November 2015, both of which informed the FRA.
- 6.36 Essex County Council (ECC) is the Lead Local Flood Authority for the area, and was contacted in July 2015 by RSK in order to obtain guidance in respect of constraints related to the application site, any historic surface water flooding records and surface water management. The initial response stated that 'infiltration' would be the preferred method of discharge from the site; ECC also stated that the proposed attenuation storage to store 1 in 100 + climate change via the SuDS methods proposed would be acceptable.
- 6.37 Historic flooding records obtained by Rochford District Council confirmed that there was no record of flooding to properties in the area.
- 6.38 The NPPF states that a sequential test requires preference to be given to development in Flood Zone 1. The FRA demonstrates that the requirements of the sequential test have been met and is at very low risk of flooding from fluvial and tidal sources. It also confirms that flood risk from other sources – surface water, ground water, sewers, reservoirs and artificial sources, is demonstrated to be low. The proposed development is will have no impact on other forms of flooding.
- 6.39 The proposed development will increase the impermeable area on site resulting in an increase in the surface water run off. Therefore, off site discharges are being reduced to zero with all surface water discharged to ground and sufficient attenuation storage is proposed, which will accommodate the 1 in 100 year climate change storm event.
- 6.40 The FRA concludes that, overall, taking into account the above points, the proposed development should not be precluded on flood risk grounds.

Ecology Impacts

- 6.41 The applicant has supplied an arboricultural impact assessment in accordance with BS 5837. The site, as proposed, does not cause a negative impact upon the tree based amenity. Only those lower category 'c' trees are to be removed to facilitate development; this is acceptable and is in accordance with the recommendations within BS 5837.
- 6.42 The tree protection recommendations and construction methods contained within the impact assessment are sufficient to protect the tree based amenity.
- 6.43 The site is also in close proximity to Essex Estuaries Special Area of Conservation (SAC). However, Natural England advises that there is not likely to be a significant effect from the proposal on the qualifying features of this SAC, nor on Benfleet and Southend Marshes SPA/Ramsar/SSSI.
- 6.44 The Council, as a competent authority under the provisions of the Habitats Regulations, having taken into account the additional information supplied by

the applicant, concurs with the conclusions of the Habitats Regulations Assessment, and thus so adopts its findings.

- 6.45 Furthermore, the Allocations Submission Document was submitted to the Government for independent examination on 18 April 2013. The Plan has been examined by a Planning Inspector appointed by the Secretary of State. This included consideration of the following document: 'Habitats Regulations Assessment (Screening) Report: Rochford District Council Allocations Development Plan Document January 2013 (By ENFUSION)'.
- 6.46 The mitigation provided by policies in the Core Strategy and Allocations Development Plan Document, as well as current regulatory processes (EA Review of Consents), will ensure that the potential impacts of proposed development on the environment are minimised. It was concluded that none of the policies/allocations in the Pre-Submission Allocations Development Plan Document were likely to have significant effects on identified European sites either alone or in combination." Appendix III of the HRA specifically refers to the SER9 allocation and the table clearly states that avoidance and mitigation measures are not applicable and that there would be no residual effect.
- 6.47 Para 85 of the Inspector's report clearly states that "An HRA has been carried out and is adequate and has been approved by Natural England."

Health Impacts

- 6.48 In pre-application feedback provided by the Council in November 2015, reference was drawn to the need to provide a Health Impact Assessment (HIA) in support of the planning application.
- 6.49 The scoping of the HIA was undertaken broadly in accordance with policy CLT4 of the Core Strategy, which requires assessments to consider the development proposals in the context of their impact upon existing health services and facilities.
- 6.50 The nearest surgery to the application site is located some 400 metres to the east, on the High Street in Great Wakering (Wakering Medical Centre). The practice primarily covers the two villages of Little Wakering and Great Wakering and has a total of 10,331 patients registered with 6 GPs – 1,722 patients per GP.
- 6.51 A further 30 General Practitioner surgeries are located within a 5 mile radius of the application site, with 91 doctors serving 176,759 registered patients; therefore providing an average of 1 doctor per 1942 patients – this average is approximately 200 more patients per doctor compared to the Wakering Medical Centre. All of the surgeries within a 5 mile radius are listed as accepting new patients (demonstrating spare capacity).
- 6.52 The Great Wakering Parish Council has updated the position in respect of the current position in respect of GP coverage, and from June 2016 each the

doctors in the local GP surgery serve 2090 patients. However, the mitigation of £47k requested by the NHS in November 2016 would have taken into account changes made in June 2016.

- 6.53 Given that the average age of typical house buyers in the UK presently is 31, which is significantly less than the local average age of 40, it is likely that these new residents would place less of a strain on local health care services. Whilst it is acknowledged that the introduction of additional residents into the area will increase demand for local health services, it is expected that there will be an insignificant impact on the service provision. Existing GP services and Essex urgent care services have been identified as being under capacity and able to cater for increased demand effectively.
- 6.54 A legally binding Section 106 Agreement will ensure that the applicant will pay the NHS Primary Care Trust a sum of money in order to mitigate the potential impact of the proposed development and consequently boost the local health infrastructure.

Employment

- 6.55 The location of the application site adjacent to the settlement of Great Wakering and its associated facilities reinforces the economic sustainability of the site, hence its allocation for residential development by Members (the Local Development Framework – Allocations Plan, adopted 25 February 2014).
- 6.56 The proposed development would create significant economic benefits for the construction sector during the course of the development. Based on the Office of Project and Programme Advice and Training ratio of 19 FTE jobs per £1 million construction expenditure (both on site and supply chain jobs), this would equate to 333 jobs for the construction of up to 120 homes in Great Wakering over the course of the build (based on a construction cost of £17.5million). A recent Economic Impact Assessment undertaken concluded that for every additional job created in the construction industry a further 1.53 jobs are created in the wider economy.

7 PLANNING OBLIGATION – SECTION 106 AGREEMENT

- 7.1 Planning obligations assist in mitigating the impact of unacceptable development to make them acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. These tests are set out as statutory tests in the Community Infrastructure Levy Regulations 2010 and as policy tests in the National Planning Policy Framework.
- 7.2 A planning obligation is a legal agreement entered into by a developer to provide infrastructure and services. The infrastructure and services may be on

or off the site, and may involve paying sums of money. A planning obligation covers legal agreements to provide infrastructure and services that cannot be covered by planning conditions.

- 7.3 A Section 106 Agreement is a method for setting up planning obligations related to affordable housing and site-specific infrastructure.
- 7.4 The following Heads of Terms comply with the statutory tests contained in the Community Infrastructure Levy Regulations 2010 and the policy tests contained in the National Planning Policy Framework (NPPF):-

Section 106 Agreement Heads of Terms

Planning Obligation	Contribution
Affordable housing	35% of the units will be affordable – i.e. up to 40 dwellings
Health contribution (NHS)	Up to £47,311 to NHS Primary Care Trust to mitigate impact of development (16/00731 only) – based on 120 dwellings
Education (ECC)	Up to £949,443 In conjunction with 16/00688, ECC has calculated the contribution required to mitigate the impact of additional 27 Early Years and Childcare (EY&C) places £137,907, 90 primary school £403,194, and 60 secondary school places (£408,342). Based on 120 dwellings
Highways	Prior to commencement of development, the developer shall provide £15,000 for public transport infrastructure improvements adjacent the site to the bus stops on Southend Road and Little Waking Road.

- 7.5 Whilst the obligation Heads of Terms address the mitigation required in respect of the current outline application, contributions may be required in respect of the subsequent reserved matters application for the following:-

- On site public open space and management;
- waste receptacles;
- public transport; and
- youth and community facilities.

Those obligations not included at this stage would be considered for inclusion in the reserved matters stage.

8 CONCLUSION

8.1 The Planning and Compensation Act 2004 (Section 38(6)) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In summary, the site has been identified for development in the adopted Local Plan; the proposals accord fully with the residential site allocation established by the Allocations Plan (2014) agreed and adopted by RDC Full Council; and the development is entirely consistent with the thrust of the NPPF.

8.2 The proposed development accords with the principle of development that has been established in the adopted Development Plan and will:-

- Contribute positively, environmentally, socially and economically to the local area;
- Provide new homes in a sustainable location; in close proximity to Great Woking village centre and a wide range of services and local facilities;
- Provide a large proportion of family homes in recognition with local housing needs;
- Provide up to 1.87 hectares of publicly accessible open space and improved connectivity;
- Provide up to 35% affordable housing (up to 42 units) in accordance with local planning policy; and
- Be sustainable in terms of flood risk and benefit from Sustainable Drainage Systems Design.

9 RECOMMENDATION

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

That the application be approved, subject to the applicant and owners entering into an agreement under section 106 of The Act to provide the heads of terms and associated contributions set out at section 7.4 to this report and subject to the following conditions:-

Conditions

Commencement of Works

- (1) No development shall commence until approval of the details (as appropriate) of the appearance, landscaping, layout and scale

(hereinafter called the reserved matters) has been obtained from the Local Planning Authority in writing. The development shall be carried out as approved.

REASON: To ensure that all necessary details are acceptable In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Reserved Matters

- (2) The first application for approval of reserved matters shall be made to the Local Planning Authority no later than three years from the date of this permission.

REASON: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

- (3) The commencement of development pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter of that parcel to be approved.

REASON: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- (4) The development, hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the Local Planning Authority or where a condition specifically provides that notwithstanding a Parameter Plan something at variance with the specified Plan will be required:-
- a. Proposed access on Barrow Hall Road [13-T002_10B]
 - b. Site Plan [00733C_S10 Rev PL1]

Phasing

- (5) No development shall commence apart from enabling works, earth works and strategic engineering elements, unless agreed in writing by the Local Planning Authority until such time as a Phasing Plan for the application site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing contained within the phasing plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to

ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the.

Design Code

- (6) Prior to or concurrent with the submission of the first of the reserved matters applications for the development, a Design Code shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall address all pertinent matters associated with the following subject areas:-
- a. The overall vision and character of the development and its setting.
 - b. The conceptual design and approach to the public realm, including enclosure, natural surveillance, materials, street furniture and signage, sustainable drainage, the incorporation of utilities and landscaping.
 - c. The design of the transport network hierarchy, streets, cycle routes, footpaths and public spaces, providing typical street cross-sections, which should include details of tree planting and tree species, underground utility/service trench routes type and specification, and on street parking, including construction design details.
 - d. The principles addressing building form, massing, heights, scale and legibility, building typologies, density and use. This shall include the design principles addressing primary frontages, fronts and backs, pedestrian and vehicular access points, threshold definition and surveillance of public realm areas, building materials and performance standards and design features.
 - e. Approach to incorporation of ancillary infrastructure/buildings such as sub stations, pumping stations, waste and recycling provision for all building types. Approach to the provision of electric vehicle charging points/infrastructure, pipes, flues, vents, meter boxes, external letter boxes, fibres, wires and cables required by statutory undertakers as part of building design.
 - f. Details of the approach to vehicular parking across the entire site including the amount of parking, location and layout of parking for people with disabilities.
 - g. Details of the approach to cycle parking for all uses, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.

- h. The hard and soft landscape design principles, including approach to the character and treatment of each of the elements, landscape typologies, a palette of materials for hard and soft landscaping and furnishings.
- i. The approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter.
- j. Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscaping, orientation, massing, and external building features.
- k. Details of measures to minimise opportunities for crime.
- l. Statement of Community Safety.

The Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code will apply, who should use the Design Code and how to use the Design Code.

All subsequent reserved matter applications shall accord with the details of the approved Design Code, and be accompanied by a statement which demonstrates compliance with the code.

REASON: To ensure high quality design and coordinated development.

Fire Hydrants

- (7) Unless otherwise agreed in writing by the Local Planning Authority, a scheme for the provision of fire hydrants shall be submitted to the Local Planning Authority for approval with all reserved matters applications for layout in relation to the development, and shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that development parcel.

REASON: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors.

Housing – Market Mix

- (8) The submission of any reserved matters application relating to the development for residential development, pursuant to this outline

permission, shall include a schedule of the mix of market dwellings proposed, taking into account local knowledge of market demand.

REASON: To ensure that the overall mix of dwellings across the site as a whole is based on the indicative housing mix stated in the Planning Statement, which seeks to ensure development contains a mix of residential units providing accommodation in a range of types, sizes and affordability, to meet local needs.

Housing – Room Sizes

- (9) The reserved matters application in relation to the development for residential development (and whether for affordable or market housing or a combination of the two) shall provide minimum room sizes and minimum gross internal floor areas in accordance with national guidelines.

REASON: To ensure adequate dwelling sizes in accordance with paragraph 50 of the National Planning Policy Framework.

Ground Water and Contamination

- (10) No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:-
- a. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
 - b. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
 - c. Based on the risk assessment in (b.) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
 - d. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (c). The long term monitoring and maintenance plan in (c) shall be updated and be implemented as approved.

REASON: To ensure that risks from land contamination associated with current and previous land uses to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to the health of future users of the land, workers, neighbours and other offsite receptors and the natural environment or general amenity in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Ground Water Protection: Principles and Practice (GP3).

Ground Water and Contamination

- (11) If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Ground Water Protection: Principles and Practice (GP3).

Drainage – Surface Water Drainage Strategy

- (12) A detailed Surface Water Drainage Strategy for the application site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of that Development Phase to which the drainage relates, provided always that such facilities are acceptable to the adopting bodies.

The surface water drainage strategy shall include:-

- Details of existing and proposed drainage routes, including groundwater.
- Detailed calculations for any on or off site storage requirements, including precautionary factors for potential future impermeable expansion areas or extensions.
- Detailed calculations for the proposed discharge rates to the receiving water courses, inclusive of any necessary base flow rates.
- Details of how the scheme and any proposed structures shall be maintained and managed after completion as required. Infiltration

systems shall only be used where it can be demonstrated that they will not pose a risk to ground water quality. The scheme shall be fully implemented, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To ensure a satisfactory method of surface water scheme in perpetuity and to protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Ground Water Protection: Principles and Practice (GP3).

Drainage – Reserved Matters

- (13) Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developer's cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

REASON: In order to safeguard drainage infrastructure assets.

- (14) Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought.

The strategy shall include details of the design, location and capacity of all such SUDS features and shall include ownership, long-term management/maintenance and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on site strategic water retention features without the risk of flooding to land or buildings. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

REASON: In order to safeguard against the risk of flooding to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water course is appropriate and monitored and to promote the use of

sustainable urban drainage systems to limit the volume and pace of water leaving the site.

Drainage – Surface Water Management

- (15) A detailed scheme for the future responsibilities for the management of the surface water drainage scheme for the development shall be submitted to, and approved in writing by the LPA, prior to occupation of that development phase to which the drainage relates. The relevant area shall thereafter be managed in accordance with the approved scheme unless otherwise approved in writing by the LPA.

REASON: To ensure the satisfactory management of the surface water scheme in perpetuity with the development.

Drainage – Foul

- (16) Prior to the commencement of any development parcel, pursuant to this outline permission, a detailed scheme for on site and off site foul water drainage shall be submitted to, and approved in writing, by the Local Planning Authority. The scheme shall have reference to how the drainage pipe work and infrastructure shall be monitored during implementation, fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To prevent the increased risk of flooding and/or pollution of the water environment

Drainage – Adoption of SUDS Infrastructure

- (17) Prior to or concurrent with the first reserved matters application a scheme relating to the management and maintenance of the Sustainable Drainage System (SuDS) including award drains shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the following:-
- (i) details of the management regime which shall set out the responsibility for the maintenance of the SuDS in accordance with the approved maintenance scheme, following their provision;
 - (ii) details of a maintenance scheme in respect of the repair and maintenance of the SuDS (the maintenance scheme);
 - (iii) details of a monitoring and review scheme.

The SuDS shall thereafter be maintained in accordance with the approved scheme.

REASON: To ensure the satisfactory management of the surface water scheme in perpetuity with the development.

Trees

- (18) The development is to be carried out in strict accordance with the recommendations provided within the arboricultural impact assessment supplied by SJA trees, reference SJA air-15319-01c, dated July 2016, in order to protect the retained tree amenity.

REASON: In order to safeguard the existing trees.

- (19) No development or any preliminary ground works shall take place until:-
- a. All trees to be retained during the construction works have been protected by fencing of the 'HERAS' type or similar. The fencing shall be erected around the trees and positioned in accordance with British Standard 5837:2012, and;
 - b. All weather notices prohibiting accesses have been erected on the fencing demarcating a construction exclusion zone as detailed in BS5837:2012

REASON: In order to safeguard the existing trees.

- (20) Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the prior written consent of the Local Planning Authority.

REASON: In order to safeguard the existing trees.

- (21) Unless otherwise approved in writing by the Local Planning Authority, no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree's branches, stems or roots be pruned.

REASON: In order to safeguard the existing trees.

- (22) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be appropriate to the scale and duration of the development hereby permitted and shall include details of:-

- a) an induction and personnel awareness of arboricultural matters;
- b) identification of individual responsibilities and key personnel;
- c) a statement of delegated powers;
- d) timing and methods of site visiting and record keeping, including updates;
- e) procedures for dealing with variations and incidents.

The development shall be implemented in accordance with the approved scheme.

REASON: In order to safeguard the existing trees.

Landscape Design Proposals

- (23) No development shall commence until full details of hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority.

Hard landscape details shall include:-

- Proposed finished levels and contours
- Works to existing water courses (culverts, head walls, etc.)
- Proposals for new water bodies, attenuation ponds, etc.
- Pedestrian/cycle /equestrian paths and circulation spaces.
- Hard surface details.
- Boundary treatments.
- Minor artefacts and structures (street furniture, signage, etc.)
- Retained landscape features and proposals for restoration where relevant.

Soft landscape details shall Include:-

- Retained trees, hedgerows and areas of soft landscape and proposals for their protection during construction and restoration where relevant.
- Planting plans.

- Schedule of plants (Trees, shrubs, herbaceous plants turf and seed mixtures) including species, sizes, numbers, and planting and seeding densities.
- Written specification including cultivation, planting operations and landscape sundries (tree stakes, plant shelters, mulch, fertilisers etc.)
- A landscape management and maintenance specification describing how the landscape will be established and managed throughout the maintenance period.
- A timetable for the implementation of landscape works.

REASON: In the interest of amenity.

Landscape Works Implementation

- (24) All hard and soft landscape works shall be carried out in accordance with the approved details and in accordance with the relevant British Standards or codes of good practice. Landscape works shall be implemented in accordance with a timetable agreed in writing with the Local Planning Authority. Any tree or plant that within a period of 10 years after planting is removed, dies, or becomes, in the opinion of the Local Planning Authority, significantly damaged or diseased, shall be replaced during the next planting season with others of the same species and size, unless the Local Planning Authority gives its written approval for a variation.

REASON: In the interest of amenity

Landscape Management and Maintenance Plan

- (25) The Landscape Management Plan shall state the long term vision for the landscape and shall describe the relevant landscape operations to achieve this through landscape maintenance and management before, during and after construction. The Landscape Maintenance Strategy shall specify the maintenance procedures, operations, and their frequency, and maintenance standards that will be implemented to ensure the successful establishment and longevity of all hard and soft landscape areas, before, during and after construction.

REASON: In the interest of amenity.

Landscaping Implementation

- (26) All planting, seeding or turfing in the approved soft landscape details for the relevant development parcels shall be carried out in the first planting season following the completion of the appropriate element of

development. Any trees, plants, turf or seeded areas which within a period of 10 years for strategic planting and 5 years for all other planting are removed or are noticeably damaged or diseased, or have failed to establish or make reasonable growth, shall be replaced in the next planting season with others of the same size and species, unless the LPA gives written approval of a variation of the first planting.

REASON: In the interests of accurately establishing the quality and value of trees and hedges on or adjacent to the site and the implications for development.

Tree Protection

- (27) No demolition, site clearance or building operations shall commence in respect of any earth works, each development parcel or any part of the engineering elements until details of physical tree protection for that part of the development has been installed in accordance with tree protection details specified in an Arboricultural Survey and Assessment.

REASON: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area.

- (28) No trees shall be removed during the course of site preparation or construction until completion unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area.

Low Carbon Strategy

- (29) Prior to or concurrently with the submission of reserved matters application for any development parcel containing residential units, pursuant to this outline permission, shall be accompanied by a statement demonstrating compliance with the low carbon strategy (as set out in the Energy Strategy, July 2016 and Sustainability Statement, July 2016). The development of each development parcel shall then be carried out in accordance with the details.

REASON: To ensure an energy efficient and sustainable development.

Fibre Optic Telecommunication Infrastructure

- (30) Prior to the commencement of each development parcel, pursuant to this outline permission, a scheme detailing the provision of open access ducting for fibre optic cable to serve a range of telecommunication services shall be submitted to and approved in writing by the Local Planning Authority, including site infrastructure

plans. The scheme shall ensure that a) a site-wide network is in place and provided as part of the strategic engineering works; and b) that the developers of each development parcel are required to complete the infrastructure to facilitate the provision of fibre optic cable to each dwelling and commercial premises upon the occupation of each building. The development of the site hereby permitted shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment.

Construction Environmental Management Plan

- (31) Prior to the commencement of any development, pursuant to this outline permission, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The site wide CEMP shall include:-
- a) Contractor's access arrangements for vehicles, plant and personnel, including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures.
 - b) Details of haul routes within the relevant parts of the site.
 - c) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and siting of the contractors compound during the construction period to be agreed on a phased basis.
 - d) Dust management and wheel washing or other suitable mitigation measures such as lorry sheeting, including the consideration of construction/engineering related emissions to air, to include dust and particulate monitoring and review and the use of low emissions vehicles and plant/equipment.
 - e) Noise and vibration (including piling) impact/prediction assessment, monitoring and recording protocols/statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of Practice for Noise and Vibration Control on Construction and Open Site – Part 1 and 2 (or as superseded).
 - f) Details of best practice measures to be applied to prevent contamination of the water environment during construction.

- g) Measures for soil handling and management including soil that is potentially contaminated.
- h) Details of concrete crusher if required or alternative procedure.
- i) Details of odour control systems including maintenance and manufacture specifications.
- j) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- k) Site lighting for the relevant part of the site.
- l) Screening and hoarding details.
- m) Liaison, consultation and publicity arrangements, including dedicated points of contact.
- n) Complaints procedures, including complaints response procedures.
- o) Membership of the considerate contractors' scheme.
- p) Archaeological protection and mitigation measures to be implemented during the construction process.

REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers.

Construction Working and Construction Deliveries/Collection Permitted Hours

- (32) All construction, demolition, enabling and earth works are only permitted between 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturday. No works are permitted at any time on Sundays, Bank or Public Holidays, unless agreed in writing by the Local Planning Authority or in accordance with agreed emergency procedures for deviation.

No deliveries of construction materials or plant and machinery and no removal of any spoil from the site or similar collections from the site shall take place before 0700 hours or after 1900 hours on Mondays to Fridays, before 0800 hours or after 1400 hours on Saturdays, and not at all on Sundays or recognised public holidays.

REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents.

External Artificial Lighting

- (33) Within each reserved matters application that includes any form of external lighting illumination an artificial lighting scheme to include details of the height, type, position and angle of glare of any final site lighting/flood lights, the intensity of illumination and predicted horizontal and vertical isolux lighting contours and an assessment of artificial lighting impact on any sensitive residential premises on and off site shall be submitted to and approved in writing by the Local Planning Authority. The details and measures so approved shall be carried out and maintained thereafter in accordance with the approved details.

REASON: To protect the character and appearance of the area and the amenity of existing and future residential properties in accordance with National Planning Policy Framework (NPPF) paragraphs 120, 125.

Waste and Recycling Management Strategy

- (34) Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application for layout in relation to each development parcel shall be accompanied by a Waste Management and Minimisation Strategy. The Strategy should include:-
- a. A detailed waste audit to include anticipated waste type, source, volume, weight, etc. of municipal waste generation during the occupation stage of the development.
 - b. Proposals for the management of municipal waste generated during the occupation stage of the development, to include:-
 - the design, provision, management, maintenance and renewal of internal and external waste systems for the segregation, storage and collection of recyclables, non-recyclables and compostable materials e.g. internal storage caddies, external underground waste systems, wheeled bin system etc.
 - access to storage and/or collection points by users and waste collection vehicles.
 - c. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling.

REASON: To ensure that waste is managed sustainably during the occupation of the development in accordance with National Planning Policy Framework.

Transport

Transport/Highways – General

- (35) No means of access shall be formed between the site and the existing highway until the detailed access design (including but not limited to construction details, drainage and vision splay) has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of highway safety.

- (36) Dwellings shall only be occupied when the vehicular accesses, driveways, parking areas and turning areas serving that residential unit have been constructed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of highway safety.

Transport – Adoption Strategy

- (37) Prior to the first occupation of any buildings in respect to any development parcel, pursuant to this outline permission, an Adoption Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Adoption Strategy shall set out:-
- i. The elements of the transport network within the site which will be offered for adoption by the Local Highway Authority.
 - ii. The elements of the transport network within the site which will be retained in private ownership, or other, and in each case detail of the management arrangements for these elements of the network.
 - iii. The elements of the recreational path network that will be offered for adoption as Public Rights of Way.
 - iv. The elements of the recreational path network which will be retained in private ownership, and the management arrangements for these elements of the network.

REASON: To ensure that the transport network conforms to acceptable maintenance and management standards for the various elements of the site.

- (38) Vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times. The proposed vehicle laybys on Barrow Hall Road shall be positioned clear of the visibility splay. The junction shall be provided in accordance with drawing 13-T002_10B.

REASONS: To provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

- (39) No unbound material shall be used in the surface treatment of the 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 in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

- (40) 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 to ensure accordance with policy DM1 of the Development Management Policies, as adopted as County Council Supplementary Guidance in February 2011.

- (41) The any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

REASON: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety and in accordance with Policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

- (42) The parking shall be provided in accordance with the EPOA Parking Standards.

REASON: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Highway Works/Mitigation Measures/Contributions

- (43) 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, in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Archaeology

- (44) No development shall take place until a programme of archaeological work has been undertaken in accordance with a written scheme of investigation which has been submitted to and approved writing by the County Planning Authority.

REASON: To secure the provision of archaeological excavation and the subsequent recording of any artefacts.

Informatives

- All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:-

SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, CM2 5PU

- The Highway Authority cannot accept any liability for costs associated with the developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.
- Any tree planting proposed within the highway must be agreed with the Highway Authority. Trees must be sited clear of all underground services and visibility splays and must be sympathetic to the street lighting scheme. All proposed tree planting must be supported by a commuted sum to cover the cost of future maintenance, to be agreed with the Highway Authority.
- The above is required to ensure the proposal complies with the County Council's Highways and Transportation Development Control Policies, as originally contained in Appendix G of the Local Transport Plan 2006/2011 and refreshed by Cabinet Member Decision dated 19 October 2007.

- The requirements above should be imposed by way of negative planning condition or planning obligation, as appropriate.
- Prior to any works taking place in the public highway the developer shall enter into the appropriate legal agreement with the Highway Authority under the Highways Act 1980 to regulate the construction of the highway works.
- Prior to occupation, the development shall be served by a system of operational street lighting which shall thereafter be maintained in good repair.
- In all cases where spoil is unavoidably brought out onto the highway, the applicant/developer must be reminded of their responsibility to promptly remove such spoil at their own expense and to the satisfaction of the Highway Authority.
- Full details of SUDS should be provided and agreed

DEFINITIONS: The terminology set out below may be subject to change, but has been provided to give an indication of the anticipated terms that should be referenced in the planning conditions.

"Commence" and "Commencement" means initiation of the development as defined in Section 56(4) of the Town and Country Planning Act 1990, save that initiation of Enabling Works shall not constitute "Commence" or "Commencement" unless any condition specifically provides otherwise.

"Enabling Works" for example but not exhaustively means [(i) surveying, (ii) environmental and hazardous substance testing and sampling (including the making of trial boreholes, window sampling and test pits in connection with such testing and sampling), (iii) soil tests, (iv) pegging out, (v) tree protection, (vi) ecological survey and mitigation works, (vii) archaeological investigation, (viii) UXO clearance, (ix) contaminated land remediation, (x) ground improvement works (xi) demolition and removal of buildings and other structures on the Site, (xii) creation of enabling works access and temporary haul roads or similar related works.]

Where any minor or non-material amendments to this permission may be approved by the LPA then any reference in any condition to "in accordance with" shall be interpreted as meaning in accordance with any amended document, plan, scheme, statement, strategy, programme, drawing or details. Where any condition refers to the situation where the LPA may otherwise agree in writing, any approval or agreement by the LPA in these circumstances shall only be provided where they do not result in any new or materially different likely significant environmental effects compared to those assessed prior to the date of this permission.

REASON FOR DECISION AND STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the adopted Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.



Matthew Thomas

Assistant Director, Planning & Regeneration Services

Relevant Development Plan Policies and Proposals

Rochford District Council Local Development Framework Allocations Plan Adopted February 2014

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011)

Policies RTC3, RTC2, ED1, T8, T7, T6, T5, T3, T2, T1, CLT10, CLT8, CLT7, CLT6, CLT5, CLT4, CLT3, CLT2, CLT1, ENV11, ENV10, ENV9, ENV8, ENV5, ENV4, ENV3, ENV1, GB1, CP1, H6, H5, H4, H2 and H1.

Rochford District Council Local Development Framework Development Management Plan adopted 16th December 2014.

Policies DM1, DM2, DM4, DM5, DM16, DM25, DM26, DM27, DM28, DM29, DM30 and DM31.

C3 Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010

Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design (January 2007)

Department of Communities and Local Government. Technical housing standards – nationally described space standard. Adopted March 2015.

For further information please contact William Richards on:-

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

The map shows a large rectangular plot outlined in red, located in a residential area. The plot is situated between a road to the north and a road to the south. The map includes various street names, property boundaries, and a scale bar. The text "Rochford District Council" is visible in the top left and bottom left corners.

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NTS