

19/01184/REM

**LAND NORTH OF LONDON ROAD AND SOUTH OF
RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL
ESTATE, RAYLEIGH**

**APPROVAL OF RESERVED MATTERS INCLUDING FULL
DETAILS OF THE LAYOUT, SCALE, APPEARANCE,
ACCESS AND LANDSCAPING IN RELATION TO THE
CONSTRUCTION OF 120 DWELLINGS, INTERNAL ROADS,
PARKING AND OTHER ASSOCIATED INFRASTRUCTURE**

APPLICANT: BLOOR HOMES

ZONING: SER1

PARISH: RAWRETH PARISH COUNCIL

WARD: DOWNHALL AND RAWRETH

1 RECOMMENDATION

1.1 It is proposed that the Committee RESOLVES

That reserved matters be approved, subject to the following conditions:

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

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

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

Site Location Plan: P19-1505_19 Rev D,

Planning Layout: P19-1505_01 Rev Z

Refuse Storage and Collection Strategy: P19-1505_15 Rev E

Materials Plan: P19-1505_09 Rev E

Back to Back Distances Plan:	P19-1505_10 Rev D
Garden Areas Plan:	P19-1505_11 Rev E
Hard Surfaces Plan:	P19-1505_12 Rev E
Building Heights Plan:	P19-1505_13 Rev E
Affordable Tenure Plan:	P19-1505_07 Rev D
Part M4(3) Housing Category Plan:	19-1505_08 Rev E
Enclosures Plan:	P19-1505_14 Rev E
Enclosure Details:	P19-1505_14 Rev A
Parking and Cycle Strategy:	P19-1505_16 Rev D
Street Scenes A and B:	P19-1505_04-01 Rev G
Street Scenes C and D:	P19-1505_04-02 Rev D
Street Scenes E and F:	P19-1505_04-06 Rev B
Stuart (Brick) Bloor Homes	NSS.2BF03.PL-01 Rev E
Stuart (Brick) Bloor Homes	NSS.2BF03-1.PL-02 Rev A
Sassoon (Brick) Bloor Homes	NSS.3B5P.PL-01 Rev A
Dekker (Brick) Bloor Homes	NSS.277_NSS.277-1.PL-01RevA
Reynolds (Brick) Bloor Homes	NSS.374-1.PL-01 Rev A
Lawrence (Brick) 1 Bloor Homes	NSS.375.PL-01 Rev A
Lawrence (Brick) 2 Bloor Homes	NSS.375-1.PL-01
Warton (Brick) Bloor Homes	NSS.476-1.PL-01
Warton (Floorplans) Bloor Homes	NSS.476-1.PL-06
Hulford (Brick) 1 Bloor Homes	NSS.486.PL-01 Rev A
Hulford (Brick) 2 Bloor Homes	NSS.486-1.PL-01
Hulford (Render) Bloor Homes	NSS.486.PL-02
Gwynn (Brick) 1 Bloor Homes	NSS.489.PL-01 Rev A

Gwynn (Brick Floorplans) 1 Bloor Homes NSS.489.PL-06

Gwynn (Brick) 2 Bloor Homes NSS.489-1.PL-01

Gwynn (Brick Floorplans) 2 Bloor Homes NSS.489-1.PL-06

Gwynn (Render) Bloor Homes NSS.489-1.PL-02

Gwynn (Render Floorplans) Bloor Homes NSS.489-1.PL-06

Beckett (Brick) 1 Bloor Homes NSS.490.PL-01

Beckett (Brick Floorplans) 1 Bloor Homes NSS.490.PL-05

Beckett (Brick) 2 Bloor Homes NSS.490.PL-01

Beckett (Brick Floorplans) 2 Bloor Homes NSS.490-1.PL-05

Beckett (Render) Bloor Homes NSS.490-1.PL-02

Beckett (Render Floorplans) Bloor Homes NSS.490.PL-05

Lawrence and Buxton (Brick) 1 Bloor Homes NSS.807.PL-01

Lawrence and Buxton (Brick Floorplans) 1 Bloor Homes
NSS.807.PL-05

Lawrence and Buxton (Brick) 2 Bloor Homes NSS.807-1.PL-01

Lawrence and Buxton (Brick Floorplans) 2 Bloor Homes NSS.807-
1.PL-05

Symons (Brick) Bloor Homes NSS.851-1.PL-01

Symons (Floorplans) Bloor Homes NSS.851-1.PL-03

Savage Semi (Brick) Bloor Homes NSS.2B4P.PL-01 Rev A

Savage Quad (Brick) Bloor Homes NSS.861.PL-01 RV

Savage (Floorplans) Bloor Homes NSS.861.PL-03 RV

Scurfield and Sassoon (Brick) Bloor Homes NSS.866-1.PL-01
Rev A

Scurfield and Sassoon (Floorplans) Bloor Homes NSS.866-1.PL-
03 Rev A

Acton Bloor Homes NSS.903.PL-06-1 Rev A

Acton Bloor Homes	NSS.903.PL-06-2 Rev A
Acton (Floorplans) Bloor Homes	NSS.903.PL-06-3 Rev A
Acton (Floorplans) Bloor Homes	NSS.903.PL-06-4 Rev A
Acton (Floorplans) Bloor Homes	NSS.903.PL-06-5 Rev A
Single Garage (1) Bloor Homes	GL01.PL-01
Double Garage (2) Bloor Homes	GL02.PL-01
Sales Garage Bloor Homes	SG02.PL-01
Bin Stores (Plots 97-102) Pegasus Group	P19-1505_22 Rev D
Bin Stores (Plots 103-108) Pegasus Group	P19-1505_22 Rev D
Cycle Stores Pegasus Group	P19-1505_22 Rev D
Buxton (Brick) Bloor Homes	NSS.372.PL-01
Forbes (Brick) Bloor Homes	NSS.384_384-1.PL-01
Forbes (Floorplans) Bloor Homes	NSS.384_384-1.PL-05
Benson (Render) Plot 67 Bloor Homes	NSS.472.PL-02
Benson (Render) Floorplans Plot 67 Bloor Homes	NSS.472.PL-05
Benson (Render) Plot 44 Bloor Homes	NSS. 472-01.PL-02
Benson (Render) Floorplans Plot 44 Bloor Homes	NSS.472-1.PL-05
Macaulay (Render) Bloor Homes	NSS.BSP420-PL02
Macaulay (Render) Bloor Homes	NSS.BSP420-01-PL02
NDSS Floor to Ceiling Heights Bloor Homes	V04
Detailed Soft Landscape Proposals (Plots and POS) James Blake Associates	JBA20/078-01 Rev A
Detailed Soft Landscape Proposals (Plots and POS) James Blake Associates	JBA20/078-02 Rev A
Detailed Soft Landscape Proposals (Plots and POS) James Blake Associates	JBA20/078-03 Rev A

Tree Pit Detail (Plots) James Blake Associates JBA20/078-DT1

Tree Pit Detail (POS) James Blake Associates JBA20/078-DT2

Works Schedule Detailed Soft Landscape Proposals James Blake Associates JBA20/078-01 to 03

Foul and Surface Water Drainage Technical Note Ardent 194040-02 Mar-20

Finished Floor Levels Ardent 194040-011 Rev F

Highway General Layout (with lighting details) Ardent 194040-013 Rev E

Construction Management Plan Pegasus Group P19_1505_28

Boundary Sections Plan Ardent 194040-SK06 Rev A

Boundary Sections Ardent 194040-SK07 Rev A

Design Compliance Statement Pegasus Group P19-1505_18 Rev A

Design Compliance Statement Addendum Pegasus Group P19-1505_24 Rev A

Building for Life Assessment Pegasus Group P19-1505_20

Planning Statement (incorporating Affordable Housing Statement) Pegasus Group P19-1747 Rev C

Water Efficiency Statement Briary Energy Oct-18

Energy Strategy Statement Briary Energy Mar-20 V2

Construction Environmental Management Plan RSK 422533 V4

- (3) The hard and soft landscaping (on each residential plot) in its entirety shall be implemented during the first planting season (October to March inclusive) following completion or first occupation of the respective dwelling on that plot or alternatively in any such phased timeframe as may have been submitted to and agreed in writing by the Local Planning Authority. Landscaping shall be in accordance with the details provided on the approved landscaping plans reference JBA20/078-01 Rev A, JBA20/078-02 Rev A, JBA20/078-03 Rev A, JBA20/078-DT1, JBA20/078-DT2, JBA20/078-01, JBA20/078-02 and JBA20/078-03.

The hard and soft landscaping that forms part of the communal green spaces within the development hereby approved including the 'green lung' shall be implemented in its entirety, in accordance with the approved plans, prior to the occupation of the 60th dwelling at the site unless an alternative timeframe has been previously submitted to and approved in writing by the Local Planning Authority.

Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

REASON: To enable the Local Planning Authority to retain adequate control over the landscaping of the site, in the interests of visual amenity and to promote biodiversity in compliance with policies DM1 and DM27 of the Local Development Framework Development Management Plan.

- (4) All service intakes to dwellings and soil and waste plumbing shall be run internally.

REASON: In the interest of visual amenity in compliance with policy DM1 of the Local Development Framework's Development Management Plan.

- (5) All secure cycle storage including communal cycle storage as referred to by the list of approved plans shall be provided prior to the first occupation of any dwelling they serve and retained in the approved form in perpetuity.

REASON: To ensure adequate provision of cycle space in accordance with policy DM1 of the Local Development Framework's Development Management Plan and the provisions of the Essex County Council Parking Standards Design and Good Practice) adopted 2010.

- (6) All car parking as shown by the Parking Layout, including all garages hereby approved, shall be provided in accordance with the approved plans including having been surfaced in the approved materials and available for use prior to the first occupation of dwellings the parking serves and this shall remain available solely for the use for the parking of vehicles in perpetuity, notwithstanding rights contained in any class of the Town and Country Planning General Permitted Development Order (2015) (as amended). All visitor parking spaces shall also be provided as above prior to the 50th occupation at the site or alternatively in accordance with a timeframe that has been submitted to

and agreed in writing by the Local Planning Authority; these shall also be retained for use solely for the parking of vehicles in perpetuity.

REASON: To ensure adequate provision of car parking in accordance with policies DM1 and DM30 of the Local Development Framework's Development Management Plan and the provisions of the Essex County Council Parking Standards Design and Good Practice) adopted 2010 in the interests of preventing ad hoc in street parking to the detriment of visual amenity and pedestrian and highway safety.

- (7) The main service roads shall be so designed to take the weight of 26 tonne refuse vehicles where to be accessed by refuse vehicles.

REASON: To ensure that the road design is of a constructional standard considered adequate to facilitate refuse collection in accordance with policy DM1 of the Local Development Framework's Development Management Plan and the provisions of the Essex County Council Parking Standards Design and Good Practice) adopted 2010.

- (8) The boundary treatments hereby approved facing the public green spaces/highways to plot numbers 43, 44, 41, 39, 38, 32, 35, 28, 29, 30, 31, 27, 18, 16, 17, 24, 1, 12, 9, 6, 63, 61, 60, 56, 53, 50, 47, 67, 71, 72, 76, 77, 96, 91, 86, 85, 81 and 109 to 120 (inclusive) shall be retained in the approved form in perpetuity, notwithstanding any Class of rights within the Town and Country Planning General Permitted Development Order (2015) (as amended).

REASON: To ensure that high quality boundary treatments to the public realm are maintained in the interests of visual amenity and to accord with policy DM1 of the Local Development Framework's Development Management Plan.

2 PLANNING APPLICATION DETAILS

- 2.1 This application is a Reserved Matters application in respect of Access, Appearance, Landscaping, Layout and Scale for 120 dwellings and associated works and infrastructure on a part of that land (Parcel F) which benefits from outline planning permission dated 3 June 2016. The outline consent was for a larger area of strategic housing land reference 15/00362/OUT (hereafter referred to as the 'Wolsey Park development').
- 2.2 The Outline planning consent was described as follows: 'Outline planning application (with all matters reserved) for the erection of residential development with associated open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works, and primary school. Provision of non-residential floor space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4

(Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre)'.

- 2.3 Planning condition 6 attached to the outline consent limited the residential development to no more than 500 units. The outline application also approved other uses within the larger development site shown on an approved parameter plan including a primary school, health provision, outdoor sports facilities, natural/semi-natural green space, attenuation basins, amenity green space, non-residential uses, play space, allotments, green infrastructure, local greens, site access and parts of the spine road. This current application considers only the residential units with associated roads within a central area of the site (Parcel F).
- 2.4 This particular development relates to the provision of 120 dwellings and proposes 44 garages. A significant variation in house types and styles is proposed. The majority of the proposed dwellings would be 2 and 2.5 storey whilst a number of 3 storey units are provided which include a pair of apartment blocks which are located within the south east corner of the site. The accommodation ranges from 1-bedroom apartments to 4-bed units all served by garden/amenity space which comprise private rear gardens or communal space in the case of relevant apartment units. Plots 1-15, 24, 25, 32-92 are indicated to comprise open market dwellings, whilst plots 16-23, 26-31 and 93-120 comprise affordable units.
- 2.5 The development would be accessed from the west from part of the spine road by 6 metre wide minor access roads (Type F) (main server road) which would provide combined pedestrian and vehicular access and (Type E) shared surface roads which would be 5.5 metres in width incorporating 2 metre wide footways.
- 2.6 The spine road will constitute the primary movement corridor for vehicles and cyclists across the whole site with access points from Rawreth Lane and London Road and a secondary access from Rawreth Industrial Estate. Strategic footpaths located throughout the site will facilitate movement through the site, in particular from the east to the open countryside in the west, and movement north to south along paths segregated from vehicular traffic.
- 2.7 The proposals set out how the development will be served by vehicular parking provisions which will be provided mainly to the side/flank of individual units served by shared access drives whilst there is a greater degree of frontage parking at the east extremity of the site serving plots 93 -109 whilst the parking serving the 3 storey apartments adjacent is contained within one area adjacent to plot 95.
- 2.8 The submitted plans indicate the location of the green lung corridor which would run from south west to north east through the site. This strip would serve as a seasonal wetland in addition to providing a 'Hoggin' surfaced path

to facilitate movement through the site connecting the site to the wider development.

- 2.9 Public realm boundaries where required are shown to be provided by means of brick walling and railings and hedge planting which is prevalent along the main server road with close board fencing being limited mainly to the spaces in between individual plot boundaries.

The planning density of the site works out to 34 dwellings per hectare (dph) which is in accordance with the outline consent which requires a density of 29-34 dph across most of the parcel and 34-38 dph on the eastern portion of the parcel.

3 MATERIAL PLANNING CONSIDERATIONS

The Site

- 3.1 The site (Parcel F) represents part of a strategic site which has outline planning permission for up to 500 residential units and other associated development. This application considers a section located within the central area of the site where the proposal is for 120 residential units.
- 3.2 The site is located within the wider development that is being marketed as Wolsey Park, which covers an area of approximately 46 ha. Wolsey Park extends from Rawreth Lane to the north and London Road to the south. It is located on the western edge of Rayleigh, adjacent to existing residential and industrial development which lies on the eastern boundary. To the north, south and west, the site largely borders open agricultural land with sporadic development.
- 3.3 To the west of the site is open land with overhead power lines within the wider outline approval identified as natural/semi-natural green space on the parameter plan for the approved outline. Beyond this is open land located within the Green Belt and Rawreth Hall, a Grade II Listed building.
- 3.4 Countryside Properties are currently on site, building out Phase 1 of the development (under approval of 17/00578/REM). Phase 1 comprises of 192 dwellings across 5.45 ha, with access, parking and landscaping.
- 3.5 This current Reserved Matters application site comprises 3.714 ha of land, which forms Parcel F of the Wolsey Park development. The site is located to the south of Phase 1, due west of the Rawreth Industrial Estate. The topography of the site is undulating, with the site sloping upwards towards the north and the north east. There are no other defining natural or physical features on the site itself.

Planning History

- 3.6 18/00077/NMA - Outline planning application (with all matters reserved) for the erection of residential development with associated open space,

landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works and primary school. Provision of non-residential floor space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). PENDING.

- 3.7 17/01117/DOC - Discharge of conditions 28, 29, 30 of approved outline planning application 15/00362/OUT. PENDING CONSIDERATION.
- 3.8 17/01114/REM - Reserved matters application for utility infrastructure (gas and electricity stations). APPROVED.
- 3.9 17/00943/DOC - Discharge of conditions 13 and 34 of 15/00362/OUT. DISCHARGED by letter dated 19 January.
- 3.10 17/00857/DOC - Discharge of condition 23 (Great Crested Newts) of approved application reference 15/00362/OUT. PENDING CONSIDERATION.
- 3.11 17/00588/REM - Reserved matters application for strategic landscaping proposals for Phase 1. APPROVED on 9 January 2018.
- 3.12 16/01236/DOC - Submission of details of phasing (condition 4) and density (Condition 25) to outline permission 15/00362/OUT. DISCHARGED by letter dated 27 January 2017.
- 3.13 15/00362/OUT - Outline planning application (with all matters reserved) for the erection of residential development with associated open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works, and primary school. Provision of non-residential floor space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). APPROVED on 3 June 2016.
- 3.14 14/00627/OUT - Outline planning application (with all matters reserved apart from access) for the erection of residential development with associated open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works, and primary school. Provision of non-residential floor space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). REFUSED on 10 February 2015. APPEAL PENDING.
- 3.15 17/00578/REM - Reserved Matters Application for 192 Residential Units with Associated Access, Parking, Servicing, Landscaping and Utilities. (Phase 1) APPROVED on 26 February 2018.

Principle of Residential Development

- 3.16 The Allocations Plan 2014 was adopted on 25 February 2014. The application site is within part of the general location of 'North of London Road, Rayleigh' referred to in policy H2 of the Core Strategy as one of the general locations in the District where land would be released from the Green Belt to meet a rolling up-to-date five year supply of deliverable sites for residential development up to 2021. This general location was identified in policy H2 to accommodate 550 dwellings between 2015 and 2021. The Allocations Plan identified a specific site within this general location known as SER1. The application site falls within the SER1 allocation.
- 3.17 The principle of residential development of the wider site for up to 500 dwellings has already been accepted through the grant of outline planning permission on site SER1. This application represents consideration of the detail for phase 2 of the building out aspect of the development but otherwise referred to as Phase 3 subsequent to the outline planning permission.
- 3.18 The Density Parameter Plan submitted at outline planning permission stage, places the majority of the parcel of land that is subject to this application in an area of 'medium' density between 29 – 34 dph. The eastern-most portion of the parcel is in an area of 'medium high' density between 34 – 38 dph. The submitted layout provides a density of 34 dph across the parcel. This is in accordance with the set density for the parcel and will allow for the efficient use of land while retaining a design that is in line with the character of the area, in accordance with paragraph 122 of the Framework 2019. The density of the development is also in accordance with policy DM2 'Density of New Developments' of the Development Management Plan, as the density is compatible with the use, intensity, scale and character of the surrounding area and exceeds the minimum requirement of 30dph.
- 3.19 The Phasing Plan for the wider site was approved through a discharge of condition application (reference: 16/01236/DOC), as required by condition 4 attached to the outline permission. The Phasing Plan (180605_C6_PHA_001 Rev A Dec 16) identifies parcel F as falling within phase 3 of the development. A new discharge of conditions application (19/00767/DOC) was submitted and has been the subject of discharge in accordance with the revised Phasing Plan (180605_C6_PHA_001 Rev B April 2019). The updated phasing plan identifies Parcel F as being within Phase 2 (of the built out form). The supporting documentation submitted with the discharge of condition application explains that the update is required to allow house building to continue in line with the construction of the spine road and therefore allow more efficient housing delivery.

Housing Delivery

- 3.20 To date, there has been commencement on the first phase of residential development, comprising of 192 units to be delivered by Countryside Properties. The development of Parcel F would facilitate the delivery of

housing in conjunction with ongoing works undertaken on phase 1 increasing the pace of delivery of homes and would increase the number of homes that are delivered on the site by the end of 2021.

Access

- 3.21 Phase 1 of the development incorporates various roads linking from the main north-south access road which takes its access from Rawreth Lane. A part of the spine road referred to as 'Spine Road Stage II' was granted Reserved Matters approval under reference 19/00315/REM whilst the primary corridor which provides access from Rawreth Lane and will link to London Road was approved, in principle, as part of the outline application and is not under consideration as part of this Reserved Matters application.
- 3.22 This current application is accompanied by a Highway General Layout Plan (with lighting details) (Arden 194040-013 Rev E) which coinciding with an earlier submitted plan (reference 194040-013 Rev C indicates how the road layout has been designed not only for cars but also for refuse vehicles as kerb to kerb turning radius of 9.500 are shown to accommodate the tracking movements of a 3 axle lorry 10.342 metres in length. A kerb to kerb turning radius of 5.100 is indicated and considered to be sufficient for car movements.
- 3.23 Access for Parcel F would be taken from the approved spine road through secondary roads which would in turn service smaller streets within the parcels through 'shared surface' streets or private drives. This arrangement would serve to slow drivers down, making the streets safer and more attractive for pedestrians. This is in line with the guidance on vehicular movement contained in the Essex Design Guide, which requires the safety and enjoyment of pedestrians and cyclists to be prioritised.
- 3.24 The access arrangements coincide with a submitted Hard Surface Plan which indicates 6 sections of shared surface roads surfaced with tarmac and red chippings. The main service road off which these 6 sections would be accessed is to be finished with tarmac.
- 3.25 Initially Essex Highways provided comment with regard to the access arrangements as shown by plan reference ARDENT CE 194040-013 rev B. Concerns were expressed regarding the alignment of the junction 1/9 adjacent to plot 86/72 and its geometry which would have resulted in cutting the corner, whilst the visibility splay would have been provided across the garden area of Plot 72. The arrangement would also have entailed the provision of forward visibility across the garden serving plot 85. It was highlighted that any visitor parking space would be subject to a commuted sum adjacent to plot 84.
- 3.26 The correspondence also queried the need for a ramp between plot 35/60 with the recommendation this should be relocated to transition locations on minor arms into shared surfaces between plots 35/25, plots 24/10 and plots

62/10. Design/conflict difficulties between plot 41/37 - private drive exit/visitor parking spaces and transition into shared surface were also identified.

3.27 Consequently, a revised site layout plan was submitted which addressed these issues. This plan, reference P19-1505_01 Rev Z, accommodated the slight realignment of the highway along the south east periphery of the site at the affected junction.

3.28 The changes also included the following:

- Amendments to the road layout along the southern boundary of the parcel and the geometry of the junction leading from it into the development (adjacent to plots 72 and 86)
- Consequential amendments to footpath links in the vicinity of this area and minor adjustments to the parking and positioning of plot 86
- Minor amends to the garden areas of plots 32, 33, 34, 35, 37, 39, 40, 41, 44, 46, 47, 49, 50, 51, 52, 67, 76, 83, 84, 85, 86 to ensure logical boundaries and compliant garden sizes
- Amendments to parking bays at plots 20-23
- Visibility splay to visitor parking bay outside plot 37
- Creation of tandem parking for plot 85
- Relocation of the visitor space previously outside plot 50 to outside plot 85
- Adjustments to the paths close to plots 20 and 21
- Minor amendments to positioning of plots 39-41
- Minor amendments to positioning of plots 48-49 to ensure compliant garden size for plot 47
- Minor amendments to positioning of plots 32-35
- Units on plot 51 and plot 40 swapped to ensure the green lung size of 0.25ha
- Amendments to ramps in vicinity of plots 9, 24, 35 and 61

3.29 The revised plans were subject to re-consultation by way of a site notice. Any slight change to the parameters of the site layout and any other plan or supporting statement were adjusted accordingly to coincide with the above referenced drawing P19-1505_01 Rev Z. Essex County Council Highways has indicated that the access arrangement on the basis of the revisions made are now acceptable.

3.30 It is concluded that the proposed development from this perspective is acceptable.

Layout

3.31 Article 2(1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines layout as the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

- 3.32 The layout of the development is informed by the road layout to a degree in that the roads need to be located and constructed at appropriate locations to provide access to each respective residential unit whilst maintaining optimum outlook and amenity to each property. The drag distance (25 metres) of any refuse bin has also been taken into account in terms of proximity to all refuse collection points. A characteristic feature of the layout of the development is that the frontage of the units predominantly face onto the shared surfaces with parking to a great degree, with the exception of the development within the region of the 3 storey pair of apartments being located to the flank of properties occupying the space between respective dwellings to maintain an open frontage. Gardens/amenity spaces are located to the rear aspect of dwellings whilst the Green Lung provides a central focal open space. It is noted that back to back distances (where the rear of neighbouring properties facades face one another) are maintained at 25 metres whilst where the rear elevation of a house would face the flank of houses with habitable rooms with windows, a distance of 15 metres has been applied. Otherwise where flanks of houses have no windows or small windows serving bathrooms a separation distance of 13 metres has been applied.
- 3.33 The density of the development is indicated to be of a medium density (29-34dph), with density increasing to 34-38dph on the eastern portion which is closest to the Rawreth Industrial Estate which coincides with the 3 storey apartment element of the development. This itself informs the site layout as do all other parameters including amenity space and garden space provision.
- 3.34 The layout ensures that privacy and enclosure is provided within the rear amenity areas of units including the pair of 3 storey apartment blocks (which has rear and open frontage amenity space) whilst maintaining open frontages promoting an active frontage with the shared access roads and the 'Green Lung'. The alignment of units relative to the 6 shared access routes provides a varied outlook in different directions from respective properties depending on their specific locations within the development. The outlook from the units located at the north and westerly aspects of the site would be in that direction whilst the outlook from those properties within the central aspect of the site would be towards the Green Lung. Properties located to the south and east aspect of the site would enjoy an outlook into an area of parking between the 3 storey apartment blocks and plot 109 whilst the outlook to the rear of these properties would be towards a private amenity area. It is not considered based on the density proposed and its layout that the development would appear cramped.
- 3.35 The layout of the site has considered the requirements of the approved parameter plans and the approved layout on Phase 1 to ensure that the scheme would integrate with the wider site and the community beyond. The built form has been carefully positioned to guide people through the site and create attractive vistas and landmarks.
- 3.36 The internal layout of Parcel F has been designed to ensure it is coherent, safe and attractive for pedestrians and cyclists. It is considered that the layout

would integrate well with the green infrastructure of the wider development and would accommodate swales in the green lung and on part of the southern edge. Soft landscaping within Parcel F is used to continue the more 'formal' green infrastructure, providing a break from blocks of parking and providing variety to the street scene. Gardens would provide private amenity space, with sufficient areas to allow a range of activities to be carried out by all ages.

- 3.37 The proposal is therefore considered compliant with policy CP1 'Design' of the Core Strategy, as the new development to be created would be of good, high quality design consistent with salient designs which would give the development distinctiveness as required by policy CP1 and Supplementary Planning Document SPD2 'Housing Design' (January 2007).
- 3.38 The proposal is also considered compliant with policy DM1 'Design of New Developments'. Consideration has been given to the identity of the surrounding area when designing the proposal. The scheme is also in compliance with the other policies referenced in DM1 which are relevant to this application, including sufficient car parking in accordance with policy DM30. The density is considered a suitable density for the locality in line with policy DM2 which would ensure a positive relationship with existing and nearby buildings in accordance with DM3.
- 3.39 Based on the inter relationship between Parcel F and the wider Parameter Plan which has been submitted as part of the application to demonstrate this, it is considered that in terms of layout that the development would be consistent with the overall density of development and layout principles established as part of the overall parameters plan. Although further consideration is given to those individual elements which contribute to the layout of the development based on specific policy requirements, it is concluded that the layout of the development is acceptable in principle.

Layout and Parking

- 3.40 The Council's parking policy is set out in policy DM30 which refers to the parking standards contained within 'Parking Standards Design and Good Practice Supplementary Planning Document (Adopted December 2010); this is applied for all new developments.
- 3.41 The SPD considers parking for residential development can be provided in a variety of ways which provide safety and security. This can be through parking on shared surfaces, on street parking, parking squares, parking courts, in curtilage, in garages, tandem parking and on setbacks. The type of parking to be provided must be appropriate to the scale and location of the proposed development.
- 3.42 The adopted Parking Standard requires that a property consisting one bedroom should have one off street car parking space and those of two or more bedrooms should have two. The preferred parking bay size is 5.5 metres in depth and 2.9 metres in width increasing to 6m by 2.9m for parallel

bays. In exceptional circumstances the minimum bay size of 5m by 2.5m can be used. The amount of required parking for the site would be dependent upon the number of bedrooms to each dwelling proposed. A residential development would also require 0.25 visitor/unallocated vehicle spaces per unit.

- 3.43 On the basis of the accommodation schedule submitted, as updated, it is considered that the development would require 20 car parking spaces to serve 20 x 1 bed units and 200 car parking spaces for the remaining 100 units which provide 2 or more bedrooms. In addition, 30 visitor parking spaces would be required. A total minimum parking provision of 250 spaces would therefore be required by the adopted parking standard.
- 3.44 The submitted Parking Strategy Plan indicates the provision of 218 parking spaces which includes 4 disabled parking bays. In addition, 30 visitor parking spaces are provided which include 3 disabled parking bays. A total of 248 spaces excluding the proposed garages. The 44 garages which comprise a mix of single and double garages are not counted within this provision and constitute additional parking for the respective properties served by these garages.
- 3.45 Cycle storage would be provided for the pair of apartment blocks by means of 8 Sheffield cycle stands. The individual dwellings would have rear amenity space facilitating cycle storage. The submitted plans also indicate that provision of 6 spaces for powered two-wheel vehicles.
- 3.46 It is considered that the scheme fully complies with the minimum parking standards, including in terms of the provision of visitor parking, as illustrated through the Parking & Cycle Strategy. The proposed development would therefore be in compliance with policy T8 'Parking Standards' of the Core Strategy, as well as policy DM30 'Parking Standards' of the Development Management Plan.

Scale

- 3.47 Scale is defined as "the height, width and length of each building proposed within the development in relation to its surroundings".
- 3.48 The approved Building Heights Parameter Plan (180605_URB_PP_BH_007 Aug 2014) allows for building heights to be up to three storeys in height on the eastern parcels. The majority of the proposed dwellings are 2 storeys in height, with the affordable apartments being 3 storeys in height. The proposed building heights therefore comply with the approved parameter plan.
- 3.49 The 3 storey apartments which would be the highest buildings on site (approximately 12 m in height) and 18.49 metres in length) would create a landmark building that would serve to terminate vistas from the central green. Key buildings facing onto the central green and on the central approach in to the site, as identified in the approved outline Design and Access Statement,

would serve to provide a strong frontage along the public open space, and add variety to the street scene. The buildings on the frontage of the site would create a gateway to the site, providing an attractive entrance.

- 3.50 The development proposes a range of house types varying in height from the 3 storey apartment blocks to two-storey built form and single storey buildings the latter of which are limited to ancillary structures such as bike stores.
- 3.51 A Building Heights Plan has been submitted: P19-1505_13 Rev E which depicts the relative height of proposed development. The 3 storey apartment blocks are located at the south east aspect of the site where there is a closer relationship and visual affinity with the buildings located at Rawreth industrial estate.
- 3.52 The house types proposed dictate the scale of the development in that the range of dwelling types and the accommodation they are to contain dictate roof heights, widths and gable proportions.
- 3.53 The dwelling type annotated as 'Savage', a 2-bedroom, two-storey, 4 person semi-detached unit is shown to be approximately 8.43 metres to ridge height bearing a gable width of 8.71 metres and a length as a pair of 10.08 metres. The scale and proportion is relative to the 67.75m² of gross floor space that this dwelling would provide. The dwelling type annotated as 'Sassoon', a two storey, semi-detached, 3-bedroom, 5 person unit is indicated to be 8.48 metres in height bearing a gable width of 9.35 metres. The gross floor space of this house type is 93m².
- 3.54 The dwelling type annotated as 'Decker' Brick is a two storey semi-detached property, indicated to be 8.43 metres in height and 7.93 metres in gable width and with a length of 10.59 metres as a pair. The 'Buxton' brick house type would be a 2-bedroom, 3 person, semi-detached property, 8.59 metres in height bearing a gable width of 9.35 metres.
- 3.55 The 'Reynolds' house-type would be a detached 3-bedroom, 4 person dwelling, 8.4 metres to ridge height bearing a gable width of 5.59 which is noticeably narrower in its gable scale than the previously highlighted. The length of this house type is indicated to be 9.32 metres.
- 3.56 The 'Lawrence' house type would be a detached 3-bedroom, 4 person dwelling, 8.48 metres in height bearing a gable width of 5.59 metres and a length of 9.37 metres. The 'Forbes', a semi-detached 3 storey unit would have a ridge height of 9.96 metres and a gable width of 8.84 metres and would provide 97.19 m² of internal floor space. 'The Benson' house type would be a two storey, 4-bedroom, 5 person house with a hipped roof; this would be a detached dwelling with a height of 8.46 metres and a gable depth of 6.83 metres.

- 3.57 The 'Warton' house type would be a two storey, 4-bedroom, 5 person detached dwelling, 8.59 metres in height bearing a gable width of 9.22 metres which would have an internal floor area of 126.28 m².
- 3.58 There are variations in the external finishes of the house types proposed. The 'Lawrence' (2), 'Hulford' (3), 'Gwynn' (3), 'Beckett' (3) would all be finished variously in different bricks and render. The 'Mc Cauley' would be a 3 storey unit, 10.47 metres in height whilst the 'Acton' house type would be the tallest building, the 3 storey pair apartment block with a height of 11.99 metres.
- 3.59 Contrasting with this pair of apartment blocks, the bin store building serving plots 97-102 and 103-108 would have a height of 3.96 metres and a floor area of 15m². The 'Stuart' house type would appear as a terrace with a similar height to previously indicated house types.
- 3.60 The proposed scale of buildings as depicted by plan reference P19-1505_13 Rev E has taken into account and is informed by the parameters plan previously considered as part of the overall master plan at outline planning stage which has materialised as a design reference under phase 1 of the built out form involving the construction of 192 dwellings under planning reference 17/00578.
- 3.61 It is not considered that the proposed scale of development, given its relevance to the overall strategic parameters plan and relationship with phased development taking place would be out of alignment with the established principles of scale and height. It is considered that the development in this respect is acceptable.

Appearance

- 3.62 The appearance of the proposed development has been the subject of particular consideration with advice being provided to the developer by officers and Essex County Council Place Services Urban Design team in the course of this application as to the measures which could be taken to improve the quality of the development as originally submitted. The developer has responded to the concerns, in particular to the identified need to ensure that the development would achieve the quality and essence of 'place' which is crucial to good design; it is acknowledged that this is not only defined by appearance but also by how spaces work and interact within the wider context of the site and its strategic and policy objectives.
- 3.63 The key issues identified were as follows:-
- The increase in development density as compared to density levels conceived by the Master Plan relate to the overall development/wider picture and how does this potentially affect the character of the development.

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- Addressing as part of the design the prevalence of vehicular parking dominance along site frontages especially prevalent to the eastern edge of the site where it was suggested the provision of a maximum 4 parking spaces before a landscape break.
 - The frontage of terraced properties dominated by parking with potential to split such terracing into pairs of semi-detached to provide a landscape break.
 - View termination in terms of achieving an attractive elevation at the end of the roads as opposed to looking into blank space.
 - Demonstrate how the layout works given the objectives of good design in terms of how it relates to adjoining phases – permeability, circulation, etc (which has a bearing on the appearance of the development as a whole).
 - The design of shared private drives and shared surfaces.
 - Connections between the two sections of the site.
 - The design and articulation of corner turning units, particularly those which look onto green space.
 - Emphasis on focal buildings which enclose space with suggested repositioning of key buildings.
 - The orientation of buildings relative to green space.
 - Maintaining a design and material palette to coincide with the Countryside Site, however reflecting its own character as the original iteration lacked character.
 - Addressing side spaces which would not count as garden space.
 - Addressing the deficient amenity space serving the apartment blocks which it was disjointed. It was suggested that this could be addressed by pushing the apartment block further forward towards the edge of the park and relocate existing green space on the frontage to the rear of the block to provide a larger area of amenity space.
 - Addressing bin storage and demonstration of access to collection points.
 - Addressing consistency in landscaping and street furniture.
 - Commentary regarding appropriate treatment of site boundaries particularly public realm boundaries with access roads and communal areas and public open space.

- Addressing the design of the apartment block considered fairly basic and standard. The expectation is that this building be a true focal building as per its definition in the parameter plans and not an indistinctive building as presented by the original plans. The suggestion placed forward was that of creating distinction with better referencing towards mill buildings which exist in the area. It was suggested that a more appropriate fenestration arrangement be explored to address the connection between the two blocks and turning a corner which appeared bulky.
- The style and architecture of the development which should be re considered with a view to a more contemporary approach taken on the Essex/Rayleigh vernacular based on more recent developments as opposed to a style and architecture which is indistinctive.
- Some house types do appear as high quality, with a decent level of detail and distinction, whereas others are more basic in approach with a lack of architectural detail. If the traditional and vernacular style is the preference of the applicant, the units need to be highly detailed. Elements such as chimneys and brick work detailing appear to have been largely omitted and it is these smaller details which add up to a whole of a high quality development.
- Importance of gateway buildings with emphasis on taller gable ended buildings with a stronger built edge to provide distinction compared to similar buildings elsewhere within the development, particularly the two units which form the gateway to the 'green lung' from the south.
- Distinctive treatment of the buildings on the green lung as being slightly distinctive if possible.
- The requirement for the use of block paving to all parking forecourt areas and parking courts.
- The consideration of unit 96 to provide overlooking to the apartment block car park.
- Consideration of softening of the brick wall along the boundary of the green lung on both sides softened by a $\frac{3}{4}$ brick wall with a trellis atop.
- Appropriate landscaping of some of the forecourt parking areas.
- Treatment of rear green corridor which runs behind the affordable units which include a footpath and appropriate planting through this area to ensure that it is well used link and not a hidden away back water.
- Better design and integration of bin and cycle store for the apartment block.

- 3.64 Revised Plans were subsequently received which sought to address and reflect the discussions and informal comments issued. The changes made relate to changes to the design of the apartment block (plots 97-108) to provide contextual, timber effect board cladding to upper storeys of the units, a high quality red stock brick with the utilisation of a decorative brick string course detailing. Juliet balconies and hipped gables and chimneys have been added to create a distinctive design. The link connecting the two blocks, which contains the cycle store, is now smaller and narrower to provide a continuous frontage that better integrates into the building.
- 3.65 It is confirmed that the housing mix of the apartments has not been altered to accommodate these changes.
- 3.66 The Material Plan indicates the proposed use of a range of brick colours and textures including Wieneberger Multi Gilt brick, Fronterra Atherstone Red Multi Stock, Fronterra Arden Special Reserve, Brick Buff Istock Brunswick Buff brick and in addition chalk render and board cladding to upper floors of selected properties. Roof coverings would consist of tiles including Marley Ashmore Old English Dark Red.
- 3.67 Hard landscaping has been proposed to the rear of the apartments to further enhance the private amenity space and to encourage use of the space by residents, with amenity planting beds and a seating area incorporated to add interest. Low-level hedging and parkland rails have been used to define the space to the front, to add privacy and create defensible space for the occupants. The communal garden totals 300 sq/m, which is considered to be an adequate amount of amenity space for 12, 1-bedroom apartments, along with the large area of public green space which is in close proximity to the units.

Plots 1 - 6

- 3.68 The design of these plots has been amended to create the gateway feature as was recommended by Essex County Council Place Services urban design team. To define the homes in this location as landmark buildings through height, new house types that are 2.5 storeys have replaced the old house types which were all 2 storeys. Additional height is provided by chimneys, which also provide distinction, and the end units would be taller gable ended buildings. Building heights across the development have been reviewed whilst the building heights plan identifies the variation across the development.
- 3.69 The overall arrangement of these 6 houses provide symmetry and distinction in this location, and the house types used here are unique within the development. The central four buildings would have red brick facades, with the two end units being rendered. The elevations have been animated through the use of dormer windows, door canopies and bay windows.

Green Lung

- 3.70 In accordance with the request made, the house types on plots 44 and 67 have been changed with added render, chimneys and bay windows fronting the main spine road to provide distinction in this location. To reduce the 'hardness' of the brick wall along the boundary of the green lung, the wall has been replaced with sustainable living fences around the gardens fronting onto the green lung. Supporting hedge/planting has been added to the public side of these boundaries thus adding to the character of the green lung.
- 3.71 The swales within the green lung would not hold water and would therefore provide play value. The route of the pedestrian footpath has been realigned to align with the footpath on the future residential development parcel to the south. Additional tree planting and focal ornamental planting has been added at junctions to provide further interest to the street scene and create an attractive open space which would contribute significantly to the overall appearance of the development.

Side elevations for plots 117-120

- 3.72 To ensure that this building has 'presence' in the street scene, the elevations of the units have been enhanced with a brick string course and chimneys, and the addition of windows on the side elevation facing onto the street.

Boundary treatment to rear of plots 109-120

- 3.73 The landscaped area to the rear of these plots is not within the applicant's control. However, as requested, the boundary treatment in this area has been amended to provide maximum flexibility to the final design of this landscaped area.

Detailing

- 3.74 Further clarification was requested on the detailing of the proposed units and this is explained in the Design Statement Addendum that is included with this submission. Details such as chimneys, brick string courses and a greater variety of brick have been incorporated across the scheme to reflect local character, with high quality house types that have a good level of detail and distinction.
- 3.75 Block paving has been added to all parking forecourt areas to delineate the street hierarchy and add visual interest. 'T' paving bricks would define the parking bays in these forecourts. Elsewhere on the scheme, frontage parking has been further broken up with landscaping in the form of low height shrubs and trees. To ensure overlooking of the parking forecourt for the apartment block, plot 96 has been re-elevated so that it now includes a window on the side elevation.

- 3.76 Homes in the Neighbourhood Character Area required some minor architectural articulation which would now be achieved through the use of render, distinctive porches/bay windows and door canopies.

Materials

- 3.77 The Materials Plan (P 19-1505-09 rev D) which has been submitted provides details of all external building materials which would be used across the scheme, including for facing materials, roof materials, doors and shutters, windows, rainwater goods and barge boards/fascias/canopies/surrounds. The street scenes which have been submitted, as well as the photographs contained in the DS Addendum, provide illustration of the house types and the details which would be included such as detailing of windows, chimneys, and porch canopies.

Landscaping

- 3.78 Landscaping is defined as the improvement or protection of the amenities of the site and the surrounding area which could include planting trees or hedges as a screen.
- 3.79 The proposed development would involve hard landscaping which would entail the treatment of hard frontages serving individual dwellings and shared parking spaces. Landscaping can also incorporate the details of boundary treatments which serve in some way to improve or protect the amenity of the site.
- 3.80 The site layout plan indicates areas within the site which can be utilised to provide grassed and soft landscaped areas along carriageway edges and within the frontage of the dwelling houses. The landscaping within larger car parking areas (adjacent to the apartment block) provide visual breaks which it is considered would constitute a key design feature which mitigates the likely creation of one characterless open parking space within larger parking courts.
- 3.81 In accordance with policy SER1 of the Allocations Plan, the outline planning approval for the Wolsey Park development requires the provision of a substantial amount of open space and other green infrastructure throughout the development. This submission has been designed to integrate into the wider landscaping of the site and the approved outline scheme.
- 3.82 The design of the current development has also integrated the 'green lung' in line with the Land Use and Landscape Parameter Plan, which is 0.25 ha of open space. The green lung would introduce greenery through a range of vegetation into the middle of the parcel and would ensure the character of the development maintains a 'village' feel rather than an urban development. Furthermore, the green lung would also act as a green link between the central open space to the north of Parcel F and the open space to the south of Parcel F, which itself traverses to the wide open space provided along the western boundary of Wolsey Park, leading to the countryside beyond. A

footpath would be provided travelling north to south, as well as smaller paths that would link the internal site from west to east.

- 3.83 The swales which would be in the green lung as part of the drainage strategy would be designed so as not to affect the usability of the green lung as open space. No water would be stored in the swales, and water would be locally piped underneath footpaths to ensure their use is not affected during periods of heavy water flow.
- 3.84 Provision of the green lung ensures compliance of the scheme with policy CLT5 of the Core Strategy. The policy specifically requires the ‘provision of substantial open space to the west of Rayleigh’ which is ‘well integrated with residential development’. The wider development fulfils the first purpose, through the provision of a substantial amount of open space along the western boundary and further open spaces located among the residential parcels. The green lung contributes towards fulfilling the second purpose, as it would improve connectivity to open spaces.
- 3.85 The green lung as designed for this detailed application would provide an attractive green space for Parcel F and the wider development site, allowing for recreational walking and a green outlook for residents.
- 3.86 An Enclosures Plan has been submitted in support of the application which it is considered offers private amenity but also promotes visual amenity of the public realm within the site by way of the use of appropriate materials where boundary treatments would remain in public view such as adjacent to road edges where those boundaries enclose private space on the opposing side. It is noted that the Enclosures Plan indicates the use of 1.8 m high brick walls in such public realm areas, 1.8 metres high close boarded fencing to separate individual dwellings and on rear aspects not within the public realm with the use of parkland style railings at 1.2 metres in height above ground, with other boundaries or means of enclosure being treated with 1.8 metre high hit and miss fencing.
- 3.87 It is indicated that wildflower seeded areas and a marginal planting mix will be sown / planted along the area to be occupied by the Green Lung. Ornamental planting of shrub and herbaceous plant species is to take place within the frontage of properties whilst *Euonymus Japonicus* (Aurepoptus) (19 metres) *Illex* (Holly), (165 metres) *Photinia* (85 metres) and mixed native species hedge (104 metres) would be integrated into the development.
- 3.88 The submitted plans are sufficient in that they provide adequate details with regard to the extent of hard landscaping and materials to be used and also the degree and nature of soft landscaping within the development which it is considered would be acceptable.

Housing Mix

- 3.89 Policy H5 of the Core Strategy requires new developments to have a mix of dwelling types but does not specify a mix. It advises that developers consult with the Council's Housing Strategy team which has been undertaken in this case. The proposed mix would ensure that the housing needs of all sections of the local community would be met. In accordance with policy H5, a proportion of the affordable dwellings would be three- or four-bedroom homes.
- 3.90 The proposal consists of flats / apartments (one and two-bedroomed) and houses (two, three and four-bedroomed). It is considered that a reasonable mixture of property sizes has been provided at this site in accordance with this policy.
- 3.91 The housing mix for this scheme is outlined in the table below. The changes from the original submission are identified in brackets. In summary, the mix remains largely unchanged with no changes to the affordable mix and only one change to the open market mix where one 3-bed unit is replaced with a 2-bed unit.

		Open market	Affordable		Total	
			Affordable rent	Shared ownership		
1-bed apartment			22		22	18%
2-bed apartment			4		4	3%
2-bed house			4	6	19 (18)	16% (15%)
3-bed house		26 (27)	3	2	31 (32)	26% (27%)
4-bed house		43	1		44	37%
Total		78	34	8	120	100%

- 3.92 This mix is considered acceptable and aligned with what was agreed with the Housing Allocations and Enabling Officer prior to the submission of the application.

Drainage

- 3.93 The consultation response received from Essex CC LLFA on 25 February 2020 confirmed that the proposed surface water drainage strategy for Parcel F would comply with conditions 34 and 38 of the outline planning permission. This matter has been dealt with under a discharge of condition application.

Separation Distances

- 3.94 SPD2 requires that 1m separation is provided between the side boundaries of the hereditament and habitable rooms of the dwelling house. Whilst mostly applicable to infill plots within existing residential areas SPD2 also makes clear that this should also be applied to development of new estates. The aim is to achieve a total separation of 2m between the sides of the buildings with reference within SPD2 to such separation being important to the overall appearance of new estates. 2 metre separation to the boundary of plots would not be achieved throughout; however, adequate separation between dwellings would be achieved because of separation between dwellings by parking spaces on driveways.
- 3.95 The separation distances between the properties can be found on drawing P19-1505 Rev C. A minimum distance of 25m would be achieved across all instances where the rears of neighbouring property facades would face each other. For instances where the rear of properties would face the sides of houses containing habitable rooms with windows, a minimum distance of 15m would be achieved.
- 3.96 Where flanks of houses contain no windows, or contain windows onto landings or bathrooms, a minimum distance of 13m has been applied and opaque glazing specified. This is in accordance with the guidance on back to side distances contained in the Essex Design Guide.

Affordable Housing

- 3.97 The requirement for the delivery of affordable housing development as part of the development of this strategic site is set out by the Section 106 associated with planning reference 15/00362/OUT.
- 3.98 The legal agreement associated with the outline permission requires the submission of an Affordable Housing Scheme with each Reserved Matters submission. This is required to provide details of the following:
- Type, size, number, tenure and location of each affordable housing unit
 - Details of the design of each affordable housing unit to show it as undistinguishable from the open market units
 - Details of the Registered Provider
 - Details of the mix
- 3.99 The proposal would deliver 42 affordable homes, which equates to 35% of the total provision within this parcel. The provision of 35% affordable housing is required under the section 106 planning obligation which accompanies the outline planning permission, and Policy H4 of the adopted Core Strategy. The scheme therefore complies with the legal obligation and policy H4.

- 3.100 The proposed mix of the affordable units is set out below. The S106 includes a baseline affordable housing mix to guide the affordable housing provision across the entire site.
- 3.101 The affordable housing would be generally located within a number of short terraces and near to the open market units. Affordable rent and shared ownership units are mixed throughout the affordable housing. Each cluster of affordable housing would be accessed from a different street and located in a different character area. This would ensure that these properties would be embedded within the wider layout of the development.
- 3.102 In terms of their appearance, the affordable housing units have been designed to be 'tenure-blind', using the same materials and architectural treatment as the open market units to ensure that they would be indistinguishable and consistent in appearance.
- 3.103 The applicant is in detailed and advanced control negotiations with Chelmer Housing Partnership (CHP), who would be the Registered Provider for the affordable homes.
- 3.104 The affordable housing provision would be consistent with the terms of the outline permission, which in turn is consistent with Core Strategy Policy H4. Furthermore, the nature and distribution of the affordable housing units reflects the local needs and design requirements confirmed by the Council and the Registered Provider.

Technical Housing Standards

- 3.105 All new dwellings are expected to comply with internal space standards set out in the Nationally Described Space Standards. This is reflected in condition 26 of the outline planning permission 15/00362/OUT.
- 3.106 Rochford District Council has existing policies relating to access (Policy H6 of the Core Strategy), internal space (Policy DM4 of the Development Management Plan) and water efficiency (Policy ENV9 of the Core Strategy) and can therefore require compliance with the new national technical standards, as advised by the Ministerial Statement (March 2015). Until such a time as existing policy DM4 is revised, this policy must be applied in light of the Ministerial Statement (2015) which introduced a new technical housing standard relating to internal space standards. An assessment of the proposal against the national criteria is undertaken below.

National Technical Housing Standard Assessment					
House Type	Gross Internal Floor Area (m ²)	Storage (m ²) and N.S.S Requirements	Single bed size (m ²) and width (m)	Double bed size (m ²) and width (m)	Ceiling Height (m)
Scurfield Sassoon (Brick) Type 1	3b5p 93 (93 required and met) ✓	3.11 (2.5 required and met) ✓	✓	✓	✓
Scurfield Sassoon (Brick) Type 1	4b6p 106.01 (106 required and met) ✓	3.10 - (3 required and met) ✓	✓	✓	✓
Scurfield Sassoon (Brick) Type 2	3b5p 93 (93 required and met) ✓	3.11 (2.5 required and met) ✓			
Dekker (Brick)	2b3p 70 (70 required and met) ✓	2.31 - (2 required and met) ✓	✓	✓	✓
Reynolds (Brick)	3b4p 85.93 (84 required and met) ✓	2.77 (2.5 required and met) ✓	✓	✓	✓
Lawrence	3b4p 85.93 (84 required and met) ✓	2.77 (2.5 required and met) ✓	✓	✓	✓
Gwynn Brick Gwyn Render	4b6p 129.43 (106 required and met) ✓	3.04 (3.0 required and met) ✓	✓	✓	✓

National Technical Housing Standard Assessment					
House Type	Gross Internal Floor Area (m ²)	Storage (m ²) and N.S.S Requirements	Single bed size (m ²) and width (m)	Double bed size (m ²) and width (m)	Ceiling Height (m)
Hulford Brick (Type 1)	4b6p 129.43 (106 required and met) ✓	3.04 - (3.0 required and met) ✓	✓	✓	✓
Hulford Brick (Type 2)	4b5p 111.39 (97 required) and met ✓	3.02 (3.0 required and met) ✓			
Hulford Render	4b5p 111.39 (97 required) and met ✓	3.02 (3.0 required and met) ✓	✓	✓	✓
Savage Brick (Semi's and Terrace)	2b4p 79 (79 required and met) ✓	2.0 ((2.0 required and met) ✓	✓	✓	✓
Stuart Brick (First Floor)	2b3p (1 storey) 67.84 (61.00 required and met). ✓	2.39 (2.0 required and met) ✓	✓	✓	✓
Stuart Brick (Ground Floor)	2b3p 61.04 (61 required and met) ✓	2.2 (2.0 required and met) ✓	✓	✓	✓
Acton (Replicated On GF/FF/SF)	1b2p Apartment 50.14 (50 required and met) ✓	1.54 (1.5 required and met) ✓	✓	✓	✓

National Technical Housing Standard Assessment					
House Type	Gross Internal Floor Area (m ²)	Storage (m ²) and N.S.S Requirements	Single bed size (m ²) and width (m)	Double bed size (m ²) and width (m)	Ceiling Height (m)
Macaulay Render	4b7p 119.60 (112 required and met) ✓	3.0 (3.0 required and met) ✓	✓	✓	✓
Symonds Brick (Type 1)	1b 2 p 60 (50 requirement met) ✓	2.38 (1.5 required and met) ✓	✓	✓	✓
Symonds (Type 2)	1b 2 p 50 (50 requirement met) ✓	3.14 (1.5 required and met) ✓	✓	✓	✓
Lawrence Buxton (S/D) (Type 1)	3b4p 85.93 (84 required and met) ✓	2.77 (2.5 required and met) ✓	✓	✓	✓
Lawrence Buxton (S/D) (Type 2)	3b4p 84.00 (84 required and met) ✓	2.5 (2.5 required and met) ✓	✓	✓	✓
Beckett Brick	4b5p 117.12 (97 required and met) ✓	3.06 (3.0 required and met) ✓	✓	✓	✓
Beckett Render	4b5p 117.12 (97 required and met) ✓	3.06 (3.0 required and met) ✓	✓	✓	✓
Warton	4b5p 120 (97 required and met) ✓	3.0 (3.0 required and met) ✓	✓	✓	✓
Benson	4b5p	3.06 (3.0 required and met) ✓	✓	✓	✓

National Technical Housing Standard Assessment					
House Type	Gross Internal Floor Area (m ²)	Storage (m ²) and N.S.S Requirements	Single bed size (m ²) and width (m)	Double bed size (m ²) and width (m)	Ceiling Height (m)
	115 (97 required and met) ✓				
Forbes	3b4p 97 (90 required and met) ✓	2.7(2.5 required and met) ✓	✓	✓	✓
Forbes (Brick)	3b4p 97 (90 required and met) ✓	2.7(2.5 required and met) ✓	✓	✓	✓
Sassoon Brick	3b5p 93 required and met) ✓	3.11 (2.5 required and met) ✓	✓	✓	✓

Garden sizes

- 3.107 The Housing Design SPD2 (2007) sets out the minimum garden areas which new housing developments must adhere to, which are in line with the garden size requirements contained within the Essex Design Guide.
- 3.108 SPD2 also requires 3-bedroomed terraced properties to provide a minimum depth of 2 ½ x the width of the house (except where the provision exceeds 100m²) and a minimum garden area of 50m². For 1 and 2-bedroomed dwellings a minimum 50m² garden is required provided that the second bedroom is not of a size that would allow sub-division into two rooms. And for flats there is a requirement for a minimum balcony area of 5m², with the ground floor dwelling having a minimum patio garden of 50m²; or the provision of a useable communal residents' garden on the basis of a minimum area of 25 m² per flat. These two methods for flats may also be combined.
- 3.109 The submitted Garden Layout Plan has been assessed and all amenity areas measured. All detached properties would have a minimum of 100m² of amenity space whilst all other dwellings, with the exception of the linked 3 storey apartment blocks would have a minimum of 50m² of amenity space. The apartment block would not have balconies nor any private patio areas. However, the block would be served by a grassed area to the front aspect amounting to approximately 72m² and rear and flank (west) amenity space

amounting to 151m², totalling some 223m² of amenity space. Whilst this would not total 25 square metres per flat, in this case the amount of amenity space is considered acceptable given the significant amount of open public green space very close to the proposed flats.

Water Efficiency

- 3.110 Until such a time as existing policy ENV9 is revised, this policy must be applied in light of the Ministerial Statement (2015) which introduced a new technical housing standard relating to water efficiency. Consequently, all new dwellings are required to comply with the national water efficiency standard as set out in part G of the Building Regulations (2010) as amended. Planning condition 28 attached to the approved outline application required compliance with this Building Regulation requirement. Details of this were required to be submitted with each Reserved Matters application. A discharge of condition application has been submitted with regards to this (reference 17/01117/DOC). This advises that water efficient fittings such as flow restrictors and water efficient appliances would be used to address this condition which is likely to be considered acceptable. Formal discharge of this condition is pending consideration.

Wheelchair Accessible Units

- 3.111 Paragraph 3.21 to policy SER1 of the Allocations Plan requires a minimum of 16 dwellings across the wider site to be built to full wheelchair accessibility standards. Policy H6 of the Core Strategy requires 3% to be provided which would equate to 6 dwellings within the current reserved matters application. Planning condition 27 attached to the approved outline application required 3% of new dwellings within each phase to be built to wheelchair accessibility standards to meet the optional standard M4(3)(B) on access to and use of buildings. This application identifies that 4 ground floor maisonettes occupying plots 20-23 and 28-31 would be built to this standard in accordance with this condition.

Refuse Storage/Collection

- 3.112 The Council operates a 3 bin system per dwelling consisting of a 240l bin for recyclate (1100mm high, 740mm deep and 580mm wide), 140l for green and kitchen waste (1100mm high, 555mm deep and 505mm wide) and 180l for residual waste (1100mm high, 755mm deep and 505mm wide). The revised refuse plan provided shows that within the curtilage of each dwelling the bins would be stored within the rear gardens or within garages. The waste storage for the apartment block has been calculated in line with advice received from the council's street scene team) to ensure sufficient bin capacity would be provided. The provision of between 3,600l and 4,800l of bin capacity was recommended by Rochford District Council's Street Scene officer. Two bin stores would be provided, each of which could contain 3x 1100l bins which would sufficiently meet the refuse waste and recyclable waste needs of residents of the apartment block.

- 3.113 The refuse plan shows a swept path analysis showing where a refuse vehicle could track through the development. The Council's Appendix 1 to the Development Management Plan explains that a minimum of 5m width should be provided for a refuse vehicle. In a few places the roads narrow to 4.8m but it is still considered that this would provide acceptable space for a refuse vehicle to access. The access roads to be used would need to be engineered to take the weight of a 26-tonne refuse vehicle. A planning condition is recommended to ensure that this would be achieved.

Sustainability

- 3.114 To improve sustainability in terms of transport, the S106 agreement on the outline consent required provision of a bus service to the site. Additionally, a Residential Travel Information pack would be provided to every property, containing a maximum of two bus passes and other information to encourage occupiers to travel via sustainable modes of transport.
- 3.115 The proposed development would therefore accord with policy T3 'Public Transport', policy T5 'Travel Plans' and policy T6 'Walking and Cycling' of the Core Strategy.

4 CONSULTATIONS AND REPRESENTATIONS

Rawreth Parish Council

- 4.1 No response received.

Essex County Council Place Services Urban Design

- 4.2 The development as submitted has been through numerous iterations and a process of design refinement working alongside the developer, their agent and design team. I had on a number of occasions raised concern regarding some elements of the design for this scheme, including issues on how to achieve a distinct and bespoke development for the site, creating strong feature buildings as well as aspects such as appropriately addressing the street, materiality and heights. These issues were discussed and addressed through workshop groups where revisions to the proposals were tabled. As a result, I am pleased to say that a significant number of improvements were made to elevational treatments, house types, boundary treatments, communal parking and POS areas which have substantially enhanced the design.

Following a thorough review of the revised information, it is my opinion that the proposals now represent a high-quality development which will create a distinct sense of place for the site which now accord not only with the design parameters set out at the Outline application for the site, but also with best practice urban design principles. I therefore have no objections to this proposal on design grounds and would recommend the scheme for approval.

Essex Highways

- 4.3 I can confirm the updated layout addresses the original concerns that were raised previously by the Highway Authority (HA) and therefore the HA does not raise any objections to the proposal.

Anglian Water

- 4.4 No objection.

Essex County Council Lead Local Flood Authority

- 4.5 No objection: Indicates that condition 34 of outline planning consent reference 15/00584/REM as such relates to the drainage details of each respective phase is acceptable as such relates to Parcel F.

5 EQUALITY AND DIVERSITY IMPLICATIONS

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

6 CONCLUSION

- 6.1 This application is for Reserved Matters for a phase residential development that is part of a wider development site granted outline planning permission under reference 15/00362/OUT. The proposal would accord with the parameters set by the outline planning consent at the site. The only matters for consideration are those relating to access, scale, layout, landscaping and appearance of the 120 dwellings proposed and in these regards the proposal is considered acceptable.



Marcus Hotten

Assistant Director, Place & Environment

Relevant Development Plan Policies and Proposals

Policies H1, H2, H4, H5, CP1, ENV4, ENV8, ENV9, CLT1, CLT2, CLT4, CLT5, T1, T3, T6 and T8 of the Core Strategy 2011

Policies DM1, DM2, DM4, DM5, DM25, DM26, DM27, DM29, DM30 and DM31 of the Development Management Plan 2014

SER1 of the Allocations Plan 2014

Supplementary Planning Document 2 – Housing Design

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

Essex Design Guide 2019

National Planning Policy Framework February 2019

Background Papers

None.

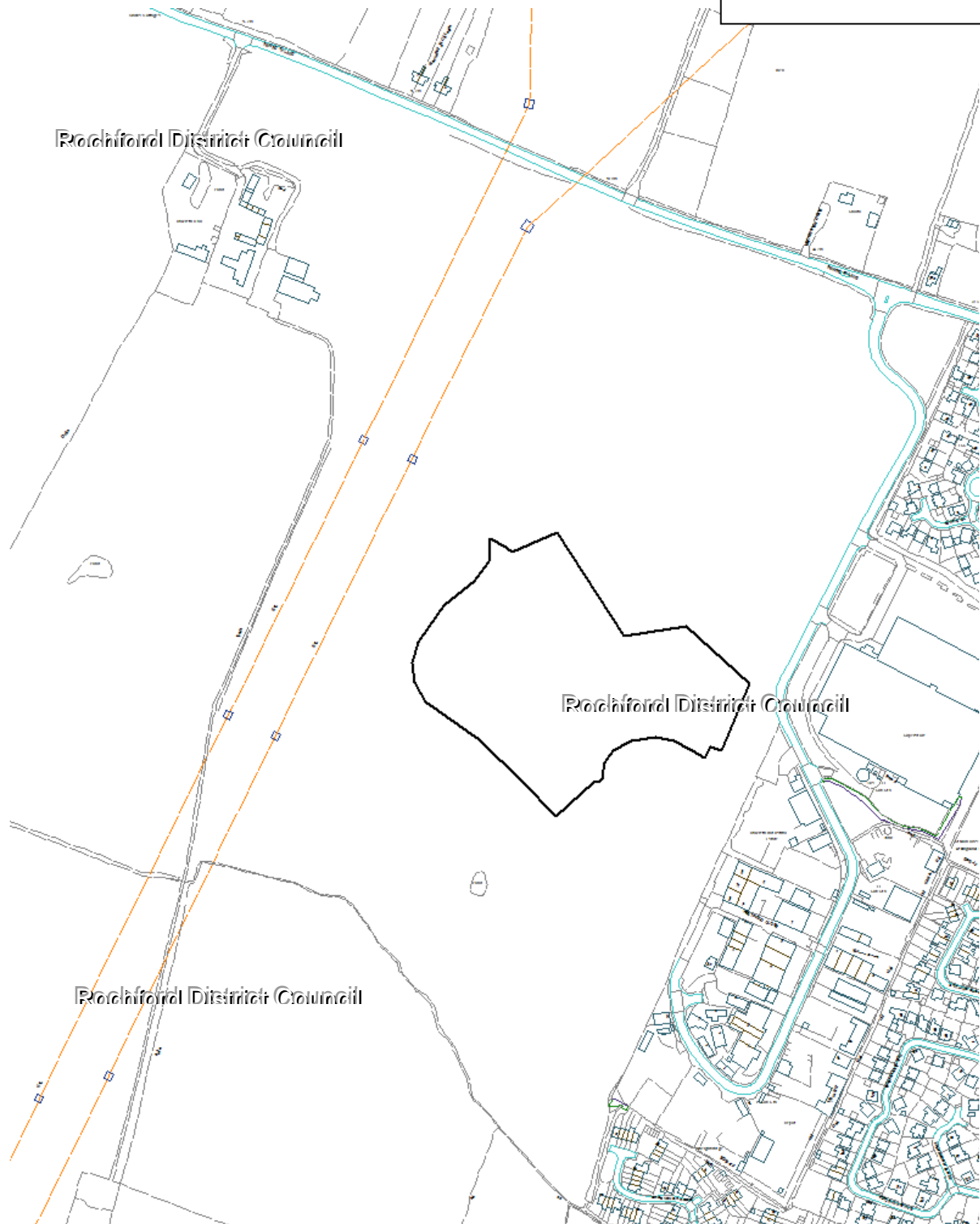
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