

17/00258/FUL**BIRCH LODGE, ANCHOR LANE, CANEWDON, SS4 3PB****DEMOLITION OF EXISTING DWELLING AND
CONSTRUCTION OF 14 RESIDENTIAL DWELLINGS.****APPLICANT: MR GRAHAM NEWMAN MARKS HEELEY
LIMITED****ZONING: RESIDENTIAL (ALLOCATED SITE SER 7)****PARISH: CANEWDON PARISH COUNCIL****WARD: ROCHE NORTH AND RURAL****1 PLANNING APPLICATION DETAILS****EXECUTIVE SUMMARY**

- 1.1 The planning application seeks full planning permission for the development of 14 residential dwellings, together with associated access, landscaping, surface water drainage and other associated development. The development will involve the demolition of the existing single storey dwelling known as “Birch Lodge,” which is located at the southern aspect of what constitutes a rectangular development site made up of the existing frontage to Birch Lodge, together with the footprint of the dwelling to be demolished and its rear amenity space, which extends in a northerly direction.
- 1.2 The submitted details indicate that the development will be served by two separate access points, one being directly off Anchor Lane where the access will be centrally located to serve two roadside frontage plots (plots 1 and 2), with access being gained to plots 3-14 via the neighbouring “Three Acres” site where a new primary access road will be adopted as part of both sites’ development.
- 1.3 The two vehicular access points to the site, which include pedestrian pathways, have been agreed by the County Highway Authority and Rochford District Council as Planning Authority. Both access points formed part of the Three Acres application where full planning was granted for residential development in respect of 35 units; (planning reference 16/00733/FUL).
- 1.4 The submitted site layout plan indicates that plots 1 and 2 will face Anchor Lane with plots 3 and 4 (immediately behind) orientated such that their front elevation will face north into the site. A characteristic feature of these two properties is that they will incorporate a void at ground floor level to

accommodate vehicular access into a rear courtyard area. Plots 5-9, which are shown to be terraced style properties, will have their front elevation facing west, each served by a parking area located to the south and west, whilst a feature central building will incorporate a void to provide two car parking spaces. The terraced theme is continued by plots 10-14, which incorporate lower roof sections on either side to frame the central section of this block.

- 1.5 The scheme proposes the incorporation of a tarmac access road from the west boundary of the site, with all other paved areas consisting of permeable paving, including permeable paving for driveways, parking bays and footpaths. The neighbouring Three Acres development will provide a footpath to the front of the site with a new link with the existing footpath of Anchor Lane to allow safe movement of residents across the site frontage.
- 1.6 The submitted particulars indicate that a number of trees will be removed in connection with the proposed development, which shall include a silver birch, a pear, an apple, and cotoneaster trees, two leyland cypress trees, one spruce and one elm. The scheme will also retain trees on site which are taken account of in an Arboricultural report that has been submitted in support of the application. The application indicates that a detailed planting scheme will be prepared and submitted to Rochford District Council for its approval.
- 1.7 The development will also incorporate the provision of new separate storm and foul water drainage systems. It is proposed to discharge foul water to the mains sewer via the existing pumping station located to the site's eastern boundary.
- 1.8 It is proposed to discharge the storm water to a new pumping station on the site's southern boundary, which will be pumped east along Anchor Lane to the existing surface water manhole 8254 (Anglian Water reference).
- 1.9 The application states that it is the intention of the development to maximise residential use of the existing residential site in providing the following:-
 - 7No. 2-bedroom houses - total floor Area 5 at 70.2m², 2 at 70.0m²
 - 5No. 3-bedroom houses – 2 with total floor Area 85.5m², 2 with total floor area of 88.8m², 1 with total floor area 88.5m²
 - 1No. 5-bedroom house - total floor area 138m²
 - 1No.6-bedroom house - total floor area 147m²
- 1.10 In addition, 36 resident parking bays would be provided, of which 6 would provide visitor parking bays.

Supporting Documents

- 1.11 A number of documents have been submitted in support of the application including: 1) a Planning Statement; 2) Design and Access Statement; 3) Bat Survey; 4) Transport Assessment; 5) Flood Risk Assessment and Drainage Strategy; 6) Arboricultural Report; 7) External Finish Document; 8) Energy and Sustainability Statement; and 9) Health Impact Assessment.

- 1.12 The submitted information seeks to set out that the development will provide quality of space whilst meeting the prescribed space standards, as defined by the Technical Housing Standards, nationally described space standard document. It is indicated that all rooms have been designed to benefit from good levels of natural light and ventilation. All properties are dual aspect, whilst each dwelling is provided with a good level of amenity space, including private garden. Each dwelling has a good level of internal facilities with all having at least 2 cloak rooms.
- 1.13 It is indicated that the proposed scheme will use a high quality material palette that aims to complement and draw influence from the existing character of Canewdon and the new development on Three Acres. Plain tiled roofs will be adopted across the site aligned to the roofing materials in Canewdon village. Construction will include red stock brick, white render and shiplap weatherboarding.
- 1.14 It is indicated that the proposed layout allows access to amenity areas where suitable bin storage is supplied. Garden areas will provide space for cycle storage. Plots 6 to 8 and 10 to 14 will be provided with bin collection points, which will be stationed to minimise residents and refuse collectors having to walk long distances. The remaining residents will position bins to driveways/pathways.
- 1.15 It is indicated that the development will utilise south facing roof areas to mount solar or PV panels to meet the requirements of building regulation Part L1A. Those properties facing Anchor Lane may have alternative methods of renewable energy that need to be explored to ensure the continuity of the village landscape is not compromised.

2 THE SITE

Strategic Context

- 2.1 The application site comprises of a single story Use Class Order C3 residential property known as “Birch Lodge”. The site is rectangular in shape and has frontage to Anchor Lane. Its location (adjacent to “Three Acres”) makes the site a natural infill development site and a feature for the village. The site is 0.45 hectares in size and is located to the right of the junction of Scotts Hall Road and Anchor Lane. The site is between the Three Acres development site and the 1970 built properties on Anchor Lane. The site benefits from two vehicle access points: 1) via the Three Acres development and 2) via Anchor Lane.
- 2.2 The site on two sides, north and east, is enclosed by 1960/70’s designed dwellings.
- 2.3 The site is adjacent to the Three Acres site and forms the final part of the total allocation, with an application approved by the Development Committee on 19 January 2017 for Three Acres (application16/00733/FUL).

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- 2.4 The development is a brown field development scheme comprising 14 residential dwellings (C3 Building Class). The application site is located between Three Acres and the existing Canewdon village. It is effectively the “infill” between these two areas (reference below).
- 2.5 To the west of the site exists the neighbouring dwelling “Three Acres”. This forms part of the allocation within Policy SER7 for Rochford District Council to which this application relates (refer to policy details in the section below).
- 2.6 The site of “Three Acres” is not, however, included in this application and was granted full planning permission on 19 January 2017 (planning reference 16/00733/FUL) with a proposed density of 80 to 85% affordable housing advised by the representative for the developer at the Development Committee meeting held on 19 January 2017. This equates to 61% across the site based on the requirement to deliver 49 dwellings whilst meeting the affordable housing target set out in Policy SER7. The Birch Lodge application does not include any revision to this requirement/delivery.
- 2.7 The location is within 550m of the village centre with footpaths with street lighting immediately adjacent to the east on Anchor Lane.
- 2.8 The nearest bus stop is located 50m to the site on Anchor Lane. These stops are served by bus route numbers 60A, 806 and 515 providing a daily service to Great Stambridge, Rochford and Lower Hockley.
- 2.9 Rochford rail station is located approximately 7 kilometres to the south west of the site and benefits from 50 cycle and 205 car parking spaces. There is a rail service every 20 minutes to London Liverpool Street and to Southend Victoria. These services also provide connections to a number of local towns.
- 2.10 Canewdon is therefore a sustainable village with local service provision and is highly accessible to villages with which it shares services and facilities, e.g., Rochford, Hockley, Ashingdon.

Historic Context

- 2.11 There is evidence of multi period occupation from at least the Neolithic period; Canewdon was subject to organic growth with much of this formed with 17th and 18th century architecture. To the top left of the site lies the Old School House built in 1799 and the parish church dating back to the 14th century.
- 2.12 In the latter 20th century, Canewdon was significantly developed with much of the village consisting of 1960’s/70’s architecture.

Local Character

- 2.13 There are some notable examples of Georgian architecture along the high street. The properties all have singular styles, but generally had red stock brick work, white timber sliding sash windows and plain, clay tiled roofs. A number have a smooth white render finish applied. The fenestration is either

stacked ground and first floor windows, which can be seen on the Old School House and the Old Post Office or smaller scale upper floor windows, which can be seen on the former Chequers Inn.

- 2.14 An example of the 1960's/70's is not assessed within this statement as it is felt these represent lesser architectural quality, although the statement includes an example of dwellings in Anchor Lane.
- 2.15 The proposed development will draw its design influence both from the existing historic character of Canewdon and the new development on Three Acres.
- 2.16 The area surrounding the site displays a mix of 1960's/70's residential dwellings.

Local Transport and Connectivity

- 2.17 The site is sustainably located to benefit from good public transport connections. It is approximately 1 minute's walk to a bus stop providing access to Rayleigh, Rochford, Hockley and Southend. All of these have good access links to London via the Liverpool Street and Fenchurch Street train lines.

3 RELEVANT PLANNING HISTORY

- 3.1 Application No. 15/00228/OUT. Outline application to demolish existing dwelling and construct 17No. houses, access road, garages and parking areas - Application withdrawn.

4 CONSULTATIONS AND REPRESENTATIONS

Canewdon Parish Council

- 4.1 The Allocations Plan has always considered the sites of "Three Acres" and "Birch Lodge" as 1 allocated site, as set out in the Committee report in respect of 16/00733/FUL. This report clearly stated a requirement for 5 affordable dwellings to be provided on the site of Birch Lodge, to result in a total of 17 on the entire allocated site.
- 4.2 The proposed development, with the exception of the 2 houses fronting Anchor Lane, will take access from the road to be created on the Three Acres part of the site. It is considered that the development will have the appearance of 1 site and that, in respect of policy H4, it should be treated as such. Therefore, albeit that the proposed number of 14 dwellings is below the trigger set out in policy H4, the proposal should be considered in the context of the total number of dwellings that will be provided on the entire allocated site, in which case 5 affordable units should be provided on the Birch Lodge section.

- 4.3 Furthermore, as there is only one fairly limited bus service that serves Canewdon and that does not run on Sundays, it is not accepted that Canewdon has good public transport connections. It therefore follows that residents of the dwellings on the allocated site will need to rely on private transport.

Essex County Council Lead Flood Authority

- 4.4 Originally objected to the proposals and issued a holding objection on the basis that further information should be provided on the following:-
- 4.5 Consider urban creep in any storage calculations; we would also want to see 'urban creep' included in line with document 'BS 8582:2013 Code of Practice for Surface Water Management for Development Sites' which states:-
- "To allow for future urban expansion within the development (urban creep), an increase in paved surface area of 10% should be used, unless this would produce a percentage permeability greater than 100%, or unless specified differently by the drainage approval body or planning authority" (page 32).
- 4.6 Demonstrate permission in principle to connect to a sewer connection. Permission in principle from the relevant water authority should be demonstrated to show that there is a viable out fall from the site. In line with the discharge hierarchy, however, it should be demonstrated that infiltration and discharge to a water course is not possible.
- 4.7 Discharge rates should be limited to the green field 1 in 1 year rate where possible. This should be supported by calculations.
- 4.8 Further information is required to demonstrate sufficient water quality treatment in line with the CIRIA SuDs Manual.
- 4.9 However, in the event that more information was supplied by the applicants, then the County Council may be in a position to withdraw its objection to the proposal once it has considered the additional clarification/details that are required.
- 4.10 Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

Summary of Flood Risk Responsibilities for your Council:-

- 4.11 We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless, these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential test in relation to fluvial flood risk;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures); and
- Sustainability of the development.

4.12 In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new developments in making their decisions.

Updated response withdrawing originally issued holding objection:-

4.13 In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:-

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites

4.14 The Lead Local Flood Authority position, having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, is that we do not object to the granting of planning permission.

Condition 1

No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:-

- Limiting discharge rates to 1 in 1 green field rate for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change;

- Provision of sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event;
- Final modelling and calculations for all areas of the drainage system;
- The appropriate level of treatment for all run off leaving the site, in line with the CIRIA SuDS Manual C753; and
- Detailed engineering drawings of each component of the drainage scheme.

Condition 2

A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features. A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment. Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rain fall events and may lead to increased flood risk and pollution hazard from the site.

Condition 3

No works shall take place until a scheme to minimise the risk of off site flooding caused by surface water run off and ground water during construction works and prevent pollution has been submitted to, and approved in writing by the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: The National Planning Policy Framework (paragraph 103 and paragraph 109) states that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If de watering takes place to allow for construction to take place below ground water level, this will cause additional water to be discharged. Furthermore, the removal of top soils during construction may limit the ability of the site to intercept rain fall and may lead to increased run off rates. To mitigate increased flood risk to the surrounding area during construction there needs

to be satisfactory storage of/disposal of surface water and ground water, which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Condition 4

No works shall take place until a Maintenance Plan detailing the maintenance arrangements, including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to, and agreed in writing, by the Local Planning Authority.

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

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

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

Condition 5

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon request by the Local Planning Authority.

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

(Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us).

Advisory:

Summary of Flood Risk Responsibilities for your Council We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

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- Sequential Test in relation to fluvial flood risk;
 - Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
 - Safety of the building;
 - Flood recovery measures (including flood proofing and other building level resistance and resilience measures); and
 - Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Please see appendix 1 at the end of this letter with more information on the flood risk responsibilities for your Council.

Informatives:

- Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
- Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
- Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
- It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off site ditch/pipe. The applicant should seek consent where appropriate from other down stream riparian landowners.
- The Ministerial Statement made on 18 December 2014 (reference HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.
- We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after 15 April 2015 based

on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

Rochford Council Principal Street Scene Officer

- 4.15 Advise of the requirement to pay for the bins @£168.00 per set of three per household.

Specialist Archaeological Advice Environment Adviser of Essex County Council

- 4.16 The Historic Environment Record (EHER) shows that the proposed development site is located to the east of several find spots of early medieval and medieval material. These may indicate previous land use or settlement in the area. It is therefore possible that archaeological remains could survive in the development area, which would be destroyed by this development. In view of this, the following recommendation is made in line with the National Planning Framework.

- 4.17 Recommendation: Full Condition

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

The archaeological work will comprise evaluation trenches of the proposed development area, followed by excavation if archaeological features are found. All field work should be conducted by a professional recognised contractor in accordance with a brief issued by this office

Anglian Water

Assets Affected

- 4.18 Our records indicate that there are no public water mains or public sewers or other assets owned by Anglian Water within the boundary or overlapping your development site. However, it is recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.
- 4.19 Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also

need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Water Recycling Services

- 4.20 In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and influent quality arising from your development.
- 4.21 Water Recycling Centre - The foul drainage from the proposed development is in the catchment of Rochford Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.
- 4.22 Used Water Network - As per your request, we have assessed the impact of a pumped solution to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. The connection point will be via a direct connection to Canewdon-Anchor Lane Pumping Station at NGR TQ8976994279 at a discharge rate of 3.80l/s.
- 4.23 Surface Water Disposal - We have examined your development site for available surface water discharge options. It is our understanding that the evidence to confirm your compliance with the surface water hierarchy is not currently available. However, once the evidence has been confirmed, then a connection point may be made to manhole 8254 in Anchor Lane at NGR TQ8976994279 at a rate of 5.00l/s.
- 4.24 It is your responsibility to provide the evidence to confirm that all alternative methods of surface water disposal have been explored and these will be required before your connection can be agreed. This is subject to satisfactory evidence which shows the surface water management hierarchy, as outlined in Building Regulations Part H, has been explored. This would encompass the results from the site specific infiltration testing and/or confirmation that the flows cannot be discharged to a water course.
- 4.25 Anglian Water's surface water policy follows the Surface Water hierarchy, outlined in Part H of the Building Regulations. Should your assumptions or evidence change then an alternative solution, connection point or flow rate may be required. You are therefore advised to update Anglian Water with the key supporting evidence at your earliest convenience.

- 4.26 As you may be aware, Anglian Water will consider the adoption of SuDs, provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website

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at <http://www.anglianwater.co.uk/developers/suds.aspx>. We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:-

1. Effective up stream source control;
 2. Effective exceedance design; and
 3. Effective maintenance schedule demonstrating that the assets can be maintained both now and in the future with adequate access.
- 4.27 If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website at:-
<http://www.anglianwater.co.uk/developers/suds.aspx>
- 4.28 Trade Effluent - We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).
- 4.29 Used Water Budget Costs - It has been assumed that the on site used water network will be provided under a section 104 Water Industry Act application. It is recommended that you also budget for both infrastructure charges and connection costs. The 2016/17 charges are:-

Infrastructure Charge £354.00 per connection.

Please note that we offer alternative types of connections depending on your needs and these costs are available in our annual charges booklet, which can be downloaded from www.anglianwater.co.uk/developers/charges.

Principal Engineer, Commercial Services, Rochford District Council

- 4.30 No public foul sewer is available, although Anglian water has a pump station adjacent to the site.

Rochford District Council Arboricultural Officer

- 4.31 Refers to previous comments issued.

Public Representations

- 4.32 One letter has been received from the following address:-

Ash Green: 17

and which in the main makes the following comments and objections:-

- The design is not sympathetic to its surroundings;
- Concern is expressed regarding the loss of privacy and light; and
- The view is expressed regarding the lack or shortfall of parking spaces and on highway parking on Anchor Lane.

5 MATERIAL PLANNING CONSIDERATIONS**Principle of Development**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a statutory responsibility on planning authorities to determine planning applications in accordance with the provisions of the Development Plan, unless material planning considerations indicate otherwise.
- 5.2 The Allocations Plan (2014) forms part of the Development Plan for the Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. In this instance, given the nature and scale of the proposed development, the provisions of The National Planning Policy Framework (March 2012) and Planning Practice Guidance have to be taken into account in the consideration and determination of this planning application.
- 5.3 The adopted Development Plan is the Rochford District Core Strategy adopted in December 2011, the Allocations Plan adopted in February 2014 and the Development Management Plan adopted in December 2014.

- 5.4 The Allocations Plan allocates specific sites and sets out detailed policies for a range of uses, including residential, employment, education and open spaces, and has been prepared in accordance with the general locations and policies set out in the adopted Rochford Core Strategy to accommodate the current housing and other development needs in the District.
- 5.5 In addition, the provisions of the National Planning Policy Framework (March 2012) are key material planning considerations which inform decision making. This sets out the principles of the presumption in favour of sustainable development and the core planning principles of development, which emphasise the role of the planning system in supporting economic development to deliver the homes that the country needs, giving regard to quality design, carbon reduction and promoting the re-use of previously developed land, whilst at the same time protecting the Green Belt

Local Planning Policy, Site Allocation Plan 2014

- 5.6 Policy SER7 is the policy that affects the application site. The policy states that the site is capable of providing approximately 49 dwellings. The overall site area is 1.5 hectares (including the application site and adjoining land at Three Acres) to take account of site constraints and to accommodate the following infrastructure, services and facilities:-
- Local highway capacity and infrastructure improvements;
 - Public transport infrastructure improvements and service enhancements;
 - Link and enhancements to local pedestrian/cycling and bridleway network; and
 - Sustainable drainage systems; and play spaces.
- 5.7 Policy SER7 – South Canewdon (source Rochford District Council officer report, Development Committee 19 January 2017) identifies two areas to the east and west of the lane providing access to Canewdon Hall Farm and St Nicholas Church. It is predominantly green field land with some previously developed land to the north of Anchor Lane and Lark Hill Road, and is located adjacent to the existing residential area along its eastern boundary.

Site Capacity

- 5.8 The Core Strategy (Policy H2) identifies that the site in this general location should have the capacity to accommodate a minimum of 49 dwellings during the plan period. The site identified in Figure 13 is capable of providing 49 dwellings at a density of 30 dwellings per hectare, plus a flexibility allowance of 5%, if required. The overall site area is 1.5 hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities including:-
- Local highway capacity and infrastructure improvements;

- Public transport infrastructure improvements and service enhancements;
- Link and enhancements to local pedestrian/cycling and bridleway network;
- Sustainable drainage systems; and
- Play space.

5.9 The principles for the development of this site are set out in the Concept Statement. The Concept Statement: Development of this site should provide 49 dwellings, of which at least 17 should be provided as ‘tenure blind’ affordable housing units. The site will accommodate no more than 49 dwellings, unless it can be demonstrated that:-

- The additional number of dwellings are required to maintain a five 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. In any event, the total number of dwellings provided should not exceed 49 by more than 5%.

It is clear therefore that the principle of development is acceptable at this location.

6 OTHER MATERIAL PLANNING CONSIDERATIONS:

Design and Layout

- 6.1 The National Planning Policy Framework (NPPF) places great importance on the design of the built environment, which is a fundamental aspect of sustainable development. Good design should contribute positively to making places better for people. Planning decisions should ensure that developments function well, establish a strong sense of place, optimise the potential of the site, respond to local character while not preventing appropriate innovation, create safe and accessible environments, and are visually attractive as a result of good architecture and appropriate landscaping.
- 6.2 Framework paragraph 58 says that planning decisions should aim to ensure that developments will function well and add to the overall quality of an area, establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, work and visit, and optimise the potential of a site to accommodate new development amongst other matters. Policy CP1 reflects this.
- 6.3 LDF Policy indicates that the development should also be appropriately designed and landscaped taking into consideration the Canewdon Church Conservation Area to the north/north east of the site. Listed Buildings in proximity to the site, in particular the grade II* listed ‘Church of St Nicholas,

High Street, Canewdon' and grade II listed 'The Vicarage, High Street, Canewdon' located to the north/north east of the site, and the grade II listed "White House" Farmhouse, Lark Hill Road, Canewdon' would need to be taken into consideration at the planning application stage. The detailed design and layout of development must ensure there is no adverse impact on the setting of these listed buildings.

- 6.4 The application sets out the case that the proposal is sensitive to the St Nicholas Church, the conservation area, the Canewdon village and the development agreed to the adjoining Three Acres (planning ref 16/00733/FUL). The palette, the design and layout are all designed to complement.
- 6.5 The site is located immediately west and south of modern dwellings reminiscent of 1970 and 1980's, whilst the proposed development does not seek to mimic in any way the design of these dwellings. It is not considered that the proposed development by reason of its location will have an overbearing or significant impact upon the setting of the church. It is considered that the development by reason of its scale, massing, layout and external appearance, subject to the imposition of planning conditions, is acceptable.

Mix and Type of Housing

- 6.6 Adopted policies H5 and DM2 say that new developments should provide an appropriate mix of dwellings to meet the community's needs. Policy H5 also states that a proportion of the affordable provision within developments will be required to be in the form of three or more bedroomed dwellings. Although the scale of development is under the triggering mechanism defined by planning policy in terms of the provision of affordable housing, it is considered that the mix of housing providing 7 No. two-bedroomed, 5 No. three-bedroomed, 1 No. five-bedroomed and 1 No. six-bedroomed houses would provide a range of accommodation that would be acceptable.

Lifetime and Sustainable Homes

- 6.7 Local Development Framework policy indicates that all dwellings should comply with the Lifetime Homes Standard, plus a minimum of one dwelling should be built to full wheelchair accessibility standards.
- 6.8 Lifetime Homes - requires all new homes to be Lifetime Homes, and 3% of homes to be built to full wheelchair accessibility. The applicant's proposed development will meet this requirement with wheelchair accessibility. This will be achieved on plot 14 (Please refer to Plot 14 Plan reference H10551/03 Rev 0).

Sustainable Homes

- 6.9 Compliance with the appropriate Code For Sustainable Homes (CFSH) standard will also be required, and a minimum of 10% of the energy should be

generated by on site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.

- 6.10 The applicant's compliance with CFSH and 10% renewable energy on site. The CFSH has been superseded by the Ministerial Statement dated 25 March 2015 and is no longer required; however, the applicant has provided an Energy Statement to illustrate that renewable energy will be met on site in accordance with the policy. The applicant will continue to work closely with Planning Officers regarding sustainability and energy efficiency.

Conservation

- 6.11 Local Development Framework policy indicates that development must be sensitive to views of St Nicholas Church, particularly from the south west. The application indicates that the applicant is very conscious of the importance of the view, although the proposed site will not impact views from the south west. The design is responsive to this sensitive visual receptor and the view is expressed that the design is complementary to the village and the development approved the adjoining site and St Nicholas Church. The design, and, in particular, the ridge heights of the proposed constructions would be low rise two storey.

Landscaping

- 6.12 Given the sensitive topography, development in this location should be well landscaped to the neighbouring properties along the eastern boundary side.
- 6.13 Trees and hedges should be developed in garden areas along the northern, western and southern boundaries of the site to create a green buffer in perpetuity between new and existing development, whilst promoting integration.
- 6.14 The loss of any trees on site or in the vicinity of the site should be appropriately mitigated against, with the provision of replacement trees on a like-for-like basis.
- 6.15 Amenity green space/appropriate landscaping should be provided throughout the site. Whilst being sensitive to the character and setting of the surrounding area, the development should not be of an overly uniform design, but should be of high quality. The principles of the Essex Design Guide should be taken into account.
- 6.16 Existing planting should be retained as much as possible and enhanced with a detailed landscaping scheme which can all be secured by planning condition.
- 6.17 The development should also be appropriately designed and landscaped taking into consideration the Canewdon Church Conservation Area to the north/north east of the site. Listed Buildings in proximity to the site, in particular the grade II* listed 'Church of St Nicholas, High Street, Canewdon'

and grade II listed 'The Vicarage, High Street, Canewdon' located to the north/north east of the site, and the grade II listed 'White House' Farmhouse, Lark Hill Road, Canewdon, would need to be taken into consideration at the planning application stage. The detailed design and layout of development must ensure there is no adverse impact on the setting of these listed buildings.

- 6.18 The applicant's proposal is sensitive to the St Nicholas Church, the conservation area, the Canewdon village and the development agreed to the adjoining Three Acres (planning reference 16/00733/FUL). The palette, the design and layout are all designed to complement. This is detailed in the accompanying architectural plans for this proposal alongside the Design and Access Statement.

Archaeology

- 6.19 Local Development Plan policy 3.211 indicates that the site may have the potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest before the applicant has secured the implementation of a programme of archaeological work. Upon the granting of any planning permission for the development of the site, the developer will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest
- 6.20 Local Development Framework policy 3.212 indicates that at least a local area for play (LAP) on a minimum of 0.01 hectares should be provided on the site, but developers should look to provide local equipped areas for play (LEAP) and/or neighbourhood equipped areas for play (NEAP) which require a minimum of 0.04 hectares and 0.1 hectares respectively. These areas should be well located within the development so that they are open, welcoming, safe and easily accessible from pedestrian routes, and within an appropriate walking time. The play spaces should be suitably landscaped and visible from nearby dwellings or well used pedestrian routes. In general, the design of these should follow the principles established by Fields in Trust and Play England.
- 6.21 The applicant highlights that the local area for play is incorporated in the design for Three Acres (planning permission agreed on 19 January 2017 planning reference 16/00733/FUL).
- 6.22 LDF Policy 3.213 - The above calculations of green space and play space requirements are based on 49 dwellings being provided on the site. If a greater number are provided, the provision of such facilities should increase proportionately.
- 6.23 LDF Policy 3.214 indicates that financial contributions towards local highway capacity and infrastructure improvements, and public transport infrastructure

improvements and service enhancements will be required. This matter can be the subject of a Section 106 agreement if required and justified under the planning acts

Transport

- 6.24 LDF Policy 3.214 indicates that links and enhancements to local pedestrian/cycling and bridleway network, particularly as there is no footpath to the south of the site along Lark Hill Road and Anchor Lane, will be required.
- 6.25 LDF Policy 3.216 indicates that a Transport Impact Assessment, including an assessment of air quality, must accompany any planning application to develop the site. This must examine the additional transport impacts that the development of this site will generate. Actions to address impacts identified through the Transport Impact Assessment must accompany the development of the site, or be provided prior to the commencement of development.
- 6.26 The applicant has supported this application in respect of LDF3.214 and 3.216, with a Transport Assessment (TA). This should be read in conjunction with the Motion Transport Assessment under Planning Application reference 16/700733. The TA highlights that the site benefits from a high level of accessibility, borne out by its access to a wide range of destinations and local facilities by forms of transport other than the private car (bus, cycle and walking).

Flood Risk Assessment and SuDS

- 6.27 LDF Policy 3.217 indicates that attenuation Sustainable Drainage Systems (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. Appropriate SuDS should be determined in consultation with Essex County Council. A drainage strategy should be prepared for the site.
- 6.28 LDF Policy 3.218 indicates that down stream sewers are likely to need upgrading prior to development. Any issues identified should be resolved in conjunction with Anglian Water.
- 6.29 LDF Policy 3.219 indicates that connection from the existing main to the new development area, to be funded by the developer, will be required and upgrades to the existing network may be needed. This should be determined in consultation with Essex and Suffolk Water.
- 6.30 It is proposed to discharge foul water to the mains sewer via the existing pumping station located to the site's eastern boundary. Anglian Water has confirmed there is sufficient capacity available in the local sewer network to accommodate 0.65 l/s this peak flow rate.

- 6.31 It is proposed to discharge the storm water to a new pumping station on the site's southern boundary, which will be pumped east along Anchor Lane to the existing surface water manhole 8254 (Anglian water reference).
- 6.32 It is proposed to have a tarmacadam access road from the west boundary of the site, with all other paved areas consisting of permeable paving, including permeable paving for driveways, parking bays and footpaths.

Flood Risk Assessment (FRA)

- 6.33 The submitted FRA seeks to demonstrate that flood risk in connection with the site and the development can be managed so the site will not be subject to unacceptable flood risk and that there will be no increase in flooding off site due to the development. The assessment seeks also to demonstrate that waste water and surface water run off from the development has satisfactory and achievable disposal strategies.

Flood Zone Classification

- 6.34 The Environment Agency's (EA) flood maps (Appendix C) show that the site falls entirely within Flood Zone 1 and outside of Zones 2 or 3. Flood zone 1 is classified as having a greater than 1:1000 annual probability of flooding from a river. Therefore, the site is not at risk of direct flooding from rivers or sea. As the site is located outside of flood zones 2 and 3, there is no significant risk of flooding from rivers or coastal/ tidal flooding to the site.

River Flooding

- 6.35 Fluvial Flooding: The site falls within Zone 1 and is classified as having a 1:1000 annual probability of flooding from a river. The site is located over 1km from the River Crouch to the north and over 4km from the river Roach to the south, and is elevated circa 2530m above both of these. Therefore there is no risk of flooding posed to the site from rivers.
- 6.36 The site is located over 1km from the sea or tidal influenced waters. There are Environment Agency maintained flood defences protecting Canewdon. Therefore the development is not at risk of tidal/coastal flooding.
- 6.37 As the site is located outside of the flood zone, there is no risk that flood waters will be displaced by the proposed development.
- 6.38 There are no records of the site being directly affected by historic flooding events.
- 6.39 Pluvial (rain fall) Flooding 7.7 The topography of the site and surrounds falls generally from north to south. The road to the front of the site is served by gullies and is generally level. There are no records or EA maps that suggest the site is at risk of flooding from overland pluvial events.

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- 6.40 Based on this information the site is not considered to be at significant risk from overland pluvial flooding from the site's surrounds.
- 6.41 There is a risk that the proposed development could cause increased surface water run off that could impact on the road to the southern boundary.
- 6.42 The new roofs to the dwellings and other impermeable areas on site will be served by a series of gutters and down pipes which will connect to the proposed surface water drainage system on site. This means that surface water run off generated by the site will be dealt with in a controlled manner which will not affect adjacent sites.
- 6.43 To achieve a reduced outfall to the storm water sewer, it is proposed to incorporate SuDs into the proposed scheme in the form of storm water attenuation. This will reduce demand placed on the local sewers and help during peak storm events.

Sequential Test

- 6.44 As this is a new development, the sequential test needs to be applied.
- 6.45 When applying the 'flood risk vulnerability and flood zone compatibility' criteria, the site is considered as being in zone '1;' (Table 1, Technical Guidance to the National Planning Policy Framework) and the vulnerability of the proposed development is classed as 'more vulnerable' (Table 2, Technical Guidance to the National Planning Policy Framework). 'More vulnerable' includes 'buildings used for dwelling houses'.
- 6.46 Using table 3 (Technical Guidance to the National Planning Policy Framework), it is concluded that that residential development is permitted in Zone 1 and the exceptions test need not be applied.

Flood Resilience Measures

- 6.47 Considering the site is located outside of flood zones 2 and 3, flood resilient construction need not be considered. (i.e. fixing plug sockets at higher levels, fixing plaster board horizontally, etc.)

Surface Water Drainage Strategy

- 6.48 The geological assessment of the site has informed the view that it would not be appropriate for disposal of surface water by means of soakaways.
- 6.49 Using the SuDS hierarchy, the application has determined the most suitable method of providing surface water drainage to the site. It is currently proposed to discharge the proposed storm water run off to a new pumping station of the site's southern boundary, which will then be pumped to the east to connect to Anglian Water's storm water manhole 8254.

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- 6.50 The proposed surface water discharge rate from the proposed development will be 2 l/s, based upon an allowable 5 l/s for green field run off rate. (5 l/s x 0.4 Ha = 2 l/s). The discharge rate will need to be confirmed and approved by Anglian Water.
- 6.51 To achieve the 2 l/s discharge rate, a volume of attenuation will be provided to compensate for the additional volume. The attenuated surface water will then enter the surface water system at a controlled rate after the peak storm event has occurred.
- 6.52 The proposed surface water attenuation calculations to accompany the drainage strategy allows for 10% urban creep in line with BS8582:2013 as well as 40% climate change.
- 6.53 Attenuation volume calculations show that between 54 m³ and 75 m³ surface water attenuation need to be provided. At this stage, it is proposed providing a total of 75 m³ on the site.
- 6.54 There is believed to be a surface water connection on the southern boundary of the site, to a culvert which passes under the road (Anchor Lane) and connects to a ditch/water course on the opposite side of the road. It is currently being explored whether this is a viable alternative option as a means of disposal of storm water, albeit still at a controlled rate of 2 l/s. This would be preferable under the SuDs hierarchy.
- 6.55 Where possible, permeable paving is proposed (drive ways, parking bays, footpaths), which will mimic natural ground infiltration and reduce surface water run off to the proposed storm water drains.
- 6.56 Areas subject to vehicle trafficking and parking will consist of permeable paving. The permeable paving will break down possible hydrocarbons that may occur prior to discharge into the surface water network. The permeable paving provides an additional step in the SuDS prior to surface water discharging into the network, reducing the risk of contamination of the network.

Foul Water Drainage Strategy

- 6.57 It is proposed to serve the development by the existing foul water pumping station to the east of the site. 0.2 proposed peak flow rates for this site will be 0.65 l/s. (Calculated in accordance with Sewers for Adoption, Part B, B5.1.1. 4000 litres per dwelling per day).
- 6.58 Anglian Water has confirmed there is sufficient capacity available in the local sewer network to accommodate this peak flow rate.
- 6.59 It is concluded that the proposals are acceptable from a flooding and SuDs perspective.

Affordable Housing Provision and Tenure

- 6.60 Rochford District Council's Local Plan policy H4 requires at least 35% affordable housing provision on developments of 15 units or more. The scheme is not captured by the policy as the maximum number of units proposed is 14. It is not considered that there is any further capacity within the site to accommodate further units on the basis of the dwelling mix, which is, however, required by planning policy within every development.
- 6.61 At least 35% of dwellings on all developments of 15 or more units, or on sites greater than 0.5 hectares, shall be affordable.
- 6.62 The applicant's proposal is for 14 dwellings on a site of 0.45 hectares. However, planning application 16/00733/FUL, the approved development to this neighbouring part of the same allocation, is for 35 dwellings. The consequent agreement forming part of this consent requires 12 dwellings to be affordable.
- 6.63 The current application for the remaining part of the allocation is for 14 No. dwellings, of which 35% equates to 4.9 units. It would be reasonable to round this figure to 5 units required to be affordable to this current application. The policy also seeks that of this 35% provision, 80% would be for social rent and 20% would be for intermediate rent.
- 6.64 The Birch Lodge application does not include any revision to this requirement /delivery.
- 6.65 The applicant has undertaken a preliminary viability assessment, which confirms that affordable housing on a small site below 0.5 hectares will not be viable and takes the view that it will be unnecessary to provide affordable housing.
- 6.66 District officers take a different view as the site was previously Green Belt with limited value and has since been allocated for residential purposes as part of a wider site to which policy SER 7 relates, representing considerable uplift. This application must deliver the balance of affordable housing, as required by policy SER 7 to the adopted Allocations Plan. This can be achieved by way of the applicant entering into a legal agreement as part of the planning consent.

Transport, Highways and Accessibility

- 6.67 The proposal is of sufficient scale that its transport implications need to be assessed under adopted policies T1, T3, T6, T8 and DM30, together with Framework paragraph 32. The accompanying Transport Assessment indicates that no adverse highway or access impacts will arise as a consequence of this development such that the development is considered to be designed in accordance with the relevant guidance, and principles set out in ECC's highways design guidance. The development is in a sustainable location in close proximity to transport services.

Protecting the Amenities of Residents

- 6.68 It is not considered that the proposed development will have an adverse impact upon the amenities of neighbouring residents or the future residents of the proposed scheme. The scheme complies with all relevant Essex Design Guide criteria in this respect and is therefore acceptable. The design layout is such that despite dwellings being in close proximity to one another no direct overlooking shall occur within this development. Neither is it considered that the development materially harms the amenity of any other established property adjoining the planning application site.

Ecology

Legislative Background

- 6.69 All native UK species of bat are listed in Annex II and IV of the EEC Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. This Directive is transposed into UK law through The Conservation of Habitats and Species Regulations Amendment (2012). All bats are also listed on Schedule 5 of Wildlife and Countryside Act 1981 (as amended) and are afforded further protection under Section 9 of this Act.

Section 41 Species of Principal Importance

- 6.70 The Natural Environment and Rural Communities (NERC) Act came into force on 1 October 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.
- 6.71 A bat survey undertaken indicates no presence of bats within the dwelling with evidence of bats foraging in the rear plot. A badger sett has been identified in close proximity to the site which will need to be the subject of mitigation. No evidence of amphibian or reptile species were found and as such mitigation needs to be aligned with the conclusions and recommendations made within the ecology survey (Section 5), which will need to be cross referenced and covered by planning condition to ensure adequate mitigation and enhancements, as covered by Annex 4 of the Ecological Appraisal.

Technical Housing Standards

- 6.72 Rochford District Council has existing policies relating to all space standards, namely access (policy H6 of the Core Strategy), internal space (policy DM4 of the Development Management Plan) and water efficiency (policy ENV9 of the

Core Strategy) and can therefore require compliance with the new national technical standards, as advised by the Ministerial Statement (March 2015).

- 6.73 Until such 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. Consequently, all new dwellings are required to comply with the new national space standard, as set out in the DCLG Technical Housing standards - Nationally Described Space Standard March 2015. It is considered that the development complies with these standards.
- 6.74 All new dwellings are required to comply with the new national space standard as a minimum.
- 6.75 On the basis of the floor areas indicated it is considered that the national minimum space standards for residential development, as reinforced by the Council's Supplementary Planning Document SPD 2 (Housing Design), will be met, as will the parking provision on the basis of the 'Parking Standards Design and Good Practice SPD adopted in December 2010, which in turn incorporates the Essex County Council document entitled 'Parking Standards – Design and Good Practice of September 2009. It is considered that the development accords with these principled requirements.

Health Impacts

- 6.76 LDF Policy 3.220 indicates that a Health Impact Assessment must be undertaken and accompany any planning applications to develop the site. Actions required to address any negative impacts identified through the Health Impact Assessment must accompany the development of the site, or be provided prior to the commencement of development.
- 6.77 The applicant has included a Health Impact Assessment. This concludes that the number of services included within the applicant's Health Impact Assessment Document indicate that this is a good location to access all primary health care facilities

Dwelling Type and Design

- 6.78 Policy H5 relating to dwelling types indicates that new developments must contain a mix of dwelling types to ensure they cater for all people within the community. The development proposes a broad mix of dwellings, including 2, 3, 4, 5 and 6-bedroom properties.
- 6.79 The applicant's design is set out within the Design and Access Statement. The proposed scheme will use a high quality material palette that aims to complement and draw influence from the existing character of Canewdon and the new development on Three Acres.

Flood Risk Assessment and SuDS

- 6.80 Policy ENV4 – Sustainable Drainage Systems (SUDS) indicates that all residential development over 10 units will be required to incorporate run off control.
- 6.81 The applicant's proposal is to discharge the proposed storm water run off to a new pumping station on the site's southern boundary, which will then be pumped to the east to connect to Anglian Water's storm water manhole 8254. Full details can be found in the Flood Risk Assessment and Drainage Strategy Document.

Sustainable Homes

- 6.82 Policy ENV8 - On Site Renewable and Low Carbon Energy Generation indicates that developments of five or more dwellings or non-residential developments of 1,000 square metres or more should secure at least 10% of their energy from decentralised and renewable or low carbon sources, unless this is not feasible or viable.
- 6.83 The applicant's Energy and Sustainability Statement details the energy efficient design measure for this application. The Energy Statement illustrates that renewable energy will be met on site in accordance with the policy.

Healthcare

- 6.84 Policy CLT4 relating to healthcare requires new residential developments over 50 dwellings and non-residential developments over 1000 square metres to be accompanied by a Health Impact Assessment and an assessment of their impact on healthcare facilities.
- 6.85 The application site is below the dwelling number outlined in policy at 14, however the applicant has completed a Health Impact Assessment. Reference Health Impact Assessment

Open Space

- 6.86 Policy CLT5 - Open Space SER7 - development application 16/00733 meets this requirement. The applicant highlights that this is incorporated in the design for Three Acres (planning permission agreed on 19 January 2017 ref planning ref 16/00733/FUL.

Transport

- 6.87 Policies T1 and T2 – Highways and Highways Improvement indicate that developments will be required to be located and designed in such a way as to reduce reliance on the private car. However, some impact on the highway network is inevitable and the Council will work with developers and the Highway Authority to ensure that appropriate improvements are carried out.

- 6.88 The applicant's Transport Assessment explains the development will not have adverse highway impacts. This is primarily based on the assumptions and findings of the Motion Transport Assessment for Three Acres Residential Development July 2016, planning application No: 16/700733FUL (approved January 2017 and relating to the larger part of the site allocation.)
- 6.89 The applicant has supported this application with a Transport Assessment (TA). The TA highlights that the site benefits from a high level of accessibility, borne out by its access to a wide range of destinations and local facilities by forms of transport other than the private car (bus, cycle and walking).

Ecology

- 6.90 The adjoining site, Three Acres, (planning application 16/00733 /FUL approved on 19 January 2017) has been subject to a detailed Ecology Report prepared by William Riddett BA ACIEEM at Wild Frontier Ecology Ltd.
- 6.91 The conclusion from this report was that the site encompasses some habitats of negligible value, but also some large gardens of moderate ecological value. Clearance of these areas will result in some negative impacts, and the impact from loss of habitat is unavoidable in the short-term, but in the long-term replacement gardens and green- landscaping will contribute towards offsetting this impact.
- 6.92 The Birch Lodge site is relatively clear and its habitats of negligible value.

Amenity

- 6.93 The overall design of the development has also been heavily influenced by amenity considerations relating to the level of amenity likely to be experienced by future occupiers of the site and neighbouring properties. As a result individual dwelling relationships and separations have been designed to ensure no adverse impacts by way of overlooking, overshadowing, visual intrusion or loss of privacy are likely between existing dwellings on the site boundaries and proposed plots.
- 6.94 Dwellings are designed to be offset from direct inter-visibility of opposing or adjoining units which will filter and prevent direct overlooking. Design of accommodation layout and glazing will also mitigate any perceived impacts. Finally, soft landscape proposals seek to strengthen existing boundary planting alongside new planting to obscure inter-visibility. Therefore there will be no direct overlooking of habitable rooms as the separation distances prescribed by policy are achieved.

Highways and Transportation

- 6.95 Existing policies seek to promote more sustainable modes of transport by improving accessibility and use of public transport.

- 6.96 The applicant has supported this application with a Transport Assessment (TA). The TA highlights that the site benefits from a high level of accessibility, borne out by its access to a wide range of destinations and local facilities by forms of transport other than the private car (bus, cycle and walking).
- 6.97 A new vehicular access via Three Acres (Reference 16/00733/FUL) and access via Anchor Lane will be used for vehicle access to the site via a new priority junction. This has been agreed by Rochford District Council and the Highway Agency as part of Three Acres planning application (16/00733/FUL).
- 6.98 The Council's parking standards are expressed as minimum standards. The Birch Lodge application meets the standard and includes 30 resident and 6 visitor parking spaces, which exceeds the minimum required by 4 car parking spaces.
- 6.99 Parking is integrated within building plots with the use of small parking courtyards and landscaped areas are proposed to remove parking dominated streets. Cycle parking will be provided with each dwelling having storage on plot.

Environmental Impacts: Noise

- 6.100 The site comprises of a field and existing residence to the north of Anchor Lane, Canewdon. To the north and east the site is surrounded by the existing Canewdon village. There is low level distant noise occasionally from aircraft, road noise as vehicles enter and leave the village, together with wildlife sound/bird song. The WHO Guidelines suggest that to protect the majority of people daytime sound levels should not exceed 50dB LAeq for a steady continuous noise. It suggests few people are seriously annoyed by activities with a noise level below 55sBLAeq. Results of the survey undertaken on the adjoining site (Three Acres) recorded levels below 55dB LAeq (reference plan 16/00733/FUL) and therefore it is reasonable to conclude that the current external noise level is unlikely to be problematic in Birch Lodge. Dwellings further into the site will be partially shielded from road traffic noise by other buildings and therefore special noise control measures would not be required.
- 6.101 The Birch Lodge proposal and its outdoor living areas are therefore acceptable in respect of noise/amenity.

Land Contamination

- 6.102 A detailed contamination survey is to be undertaken; however, from historical evidence and the site's previous usage we would expect the results/outcome to be similar to Three Acres (reference plan 16/00733/FUL) with top soil comprised of dark brown silty sandy clay with gravel and flint. Underlying soil comprising of grey/brown slightly sandy/gravelly clay. At this stage there is no expectation that the site will exceed the most conservative associated UK criteria.

Community Sustainability

- 6.103 The case put forward by the application is that the local school is currently under-subscribed by local children and this proposal will assist with local subscriptions and secure longer standing of the school within the community. This is a significant local social benefit of the proposal.

7 CONCLUSION

Acceptability in Principle

- 7.1 The application proposes residential development on the land allocated by Policy SER7 for residential development, of a scale compatible with the number of new homes required by the Policy. In all respects, the proposals meet with the specific requirements of the SER7 Concept Statement and the local Development Framework Allocations Plan Adopted on 25 February 2014.
- 7.2 Policy SER7 includes a concept statement which sets out the principles of site development.
- 7.3 In terms of positive housing growth, a key objective of the NPPF is to "boost significantly the supply of land for housing" by ensuring that the full, objectively assessed housing need is embedded within the development plan. It also requires Councils to identify and annually update a five year supply of deliverable housing land incorporating an additional buffer, to ensure choice and competition. Paragraph 49 of the NPPF requires housing applications to be considered in the context of the presumption in favour of sustainable development. Furthermore, where a five-year supply of deliverable housing sites cannot be demonstrated, relevant policies for the supply of housing should not be considered up-to-date.
- 7.4 The proposed layout retains its compatibility with the existing pattern and form of housing in Canewdon comprising detached, semi-detached and terraced houses. The Design and Access Statement identifies that the architecture of the dwellings picks up the style and aesthetic of the historic core to the village.
- 7.5 The design of the dwellings themselves reflects local vernacular in terms of style, form, size, height and materials inspired by aspirational properties in the village.

Impact of Development on the Setting of Canewdon Church

- 7.6 The site is to the east of the church and is adjacent to the agreed development area on Three Acres (planning reference 16/00733/FUL). The site is surrounded by houses on the north and east. To the north west of the site is a meadow and to the north of the meadow is the vicarage. There is a natural change in levels between Anchor Lane and St Nicholas Church. The topography of the site is sloping with a general fall from north to south. The overall fall is significant with the land to the north of the site being between 6-

8m higher. The church is therefore on higher land. The church and its tower is already a significant and tall building that is imposing and prominent within the surrounding landscape by virtue of its natural land level higher than the application site to the south. The proposed two storey housing will be to a height that will not impact the church.

- 7.7 It is considered that the proposed development would not adversely impact on the setting or views of the church as set out above. The church will retain its prominence within wider views on the approach to Canewdon and therefore its significance and heritage value will not be harmed.

8 RECOMMENDATION

- 8.1 It is proposed that the Committee **RESOLVES**

That, planning permission be approved, subject to the consideration of the impact of the development on the attainment of the required percentage of affordable housing within the allocated SER7, and if this strategic aim is not undermined, and subject to the applicant and owners entering into a legal agreement under section 106 of the act to the following heads of terms:-

- a) Provision of 5 dwellings for affordable housing
- b) Education contribution
- c) Highways - £50 per dwelling for sustainable transport pack
- d) Healthcare
- e) Ensure access rights between the proposed development and the adjoining site forming part of the allocation (site of "Three Acres")

and to the following heads of conditions to cover the following matters:-

- 1) Standard time limit for commencement of the development.
- 2) Standard condition requiring the development to be undertaken in accordance with all approved plans.
- 3) Ecological mitigation works and enhancements, as per the recommendation in the submitted ecological report.
- 4) Landscaping and environmental enhancement works phased within the development.
- 5) The undertaking of surface water drainage and attenuation works.
- 6) Highway access and pedestrian access works and timing of such works.
- 7) Archaeological Evaluation.
- 8) Details of boundary treatments.

- 9) Standard condition specifying the submission of samples of all external materials and their approval in writing by the Local Planning Authority prior to their first use.
- 10) A condition specifying the height and maturity of all individual trees and all plants to be planted on site at the time of planting and their maintenance and management thereafter (the specification indicating a planting height of 14-20 cm is not considered acceptable).
- 11) A condition specifying the timing of all soft landscaping works, including all hedgerows and their maintenance thereafter.
- 12) A condition controlling the hours of construction throughout the phased development in the interest of amenity.
- 13) A condition seeking details of all lighting details prior to the installation of such lighting.
- 14) A condition relating to maintenance of the root protection areas of trees and adherence to the Arboricultural Method Statement submitted.
- 15) A standard condition relating to potential contamination found on site and mitigation measures.
- 16) Fibre Optic Telecommunication Infrastructure.
- (17) Lighting - a lighting scheme shall be submitted to and approved in writing by the LPA for approval in respect of: external lighting illumination, an artificial lighting scheme, including 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.



Matthew Thomas

Assistant Director, Planning and 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 H1, CP1, T8, ENV9. H1, H5, H6, CP1, ENV9, CLT1, T1, T3 and T8

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

Policies DM1, DM2, DM3, DM4, DM5, DM25, DM27, DM28 and DM30

Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010 Standards C2 and C3

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.

National Planning Policy Framework: (March 2014).

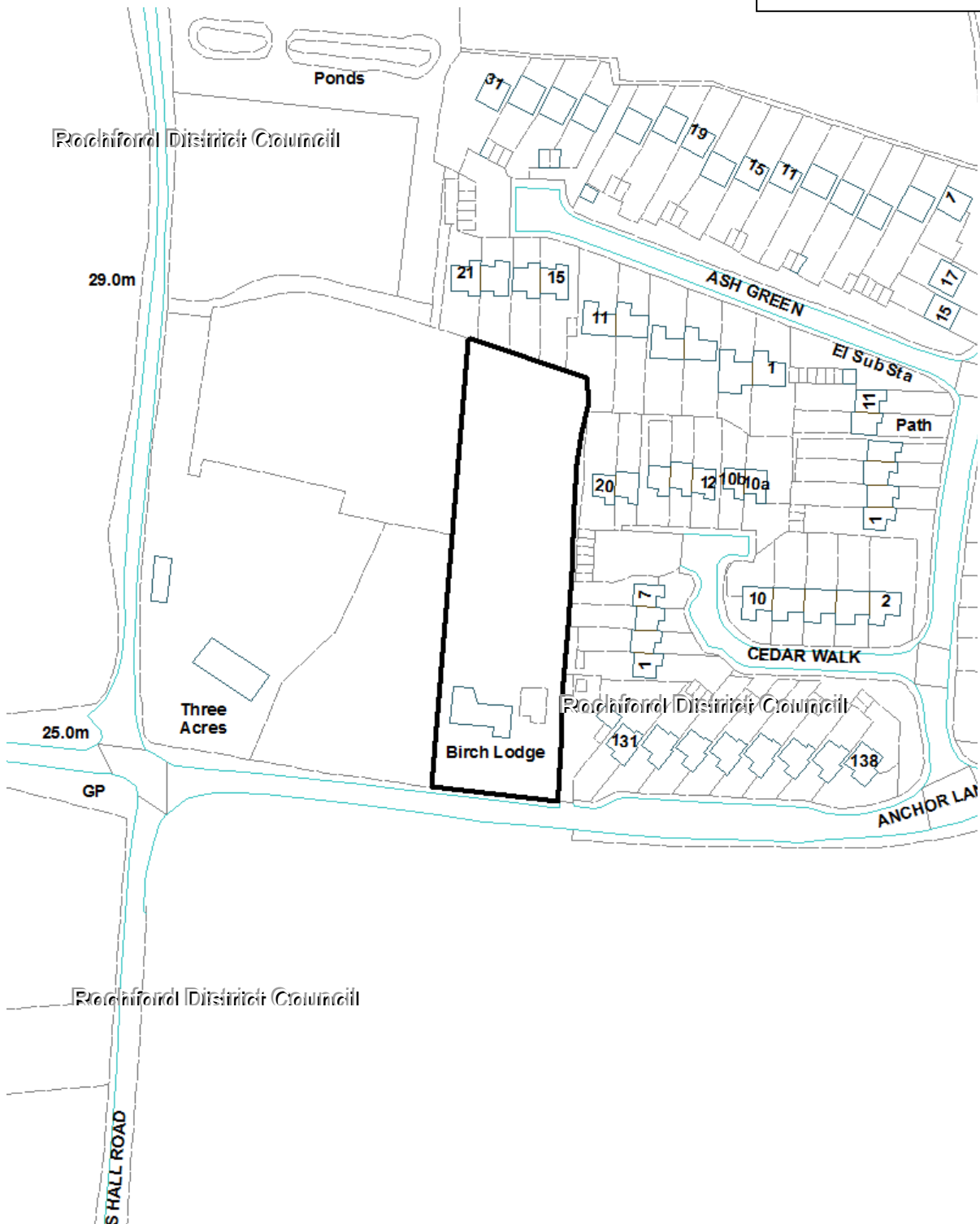
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