

**18/00556/FUL****LAND BETWEEN STAR LANE AND ALEXANDRA ROAD  
SOUTH OF HIGH STREET GREAT WAKERING****CONSTRUCTION OF 78 NO. DWELLINGS, ASSOCIATED  
LANDSCAPING AND ACCESS, (REVISED PROPOSAL TO  
THAT ALREADY APPROVED UNDER 17/00862/REM TO  
PROVIDE ADDITIONAL 20 DWELLINGS AND ALTER  
LAYOUT)****APPLICANT: TAYLOR WIMPEY EAST LONDON****ZONING: ALLOCATED SITE SER9b****PARISH: GREAT WAKERING****WARD: FOULNESS AND THE WAKERINGS****1 RECOMMENDATION****1.1 It is proposed that the Committee RESOLVES**

That planning permission be approved, subject to a deed of variation to the S106 agreement for the approved outline or a new S106 agreement and subject to the following conditions:-

**Deed of Variation to S106/New S106 Agreement**

- (1) Affordable housing – increase by 7 units (6 social rent, 1 intermediate)
- (2) Education – increase of contribution
- (3) Open space – contribution

Any potential new S106 agreement would also need to incorporate the matters within the agreed outline S106 agreement, where relevant.

**Conditions**

- (1) Start within three years
- (2) Development to be carried in accordance with the approved plans
- (3) Drainage scheme to be submitted including construction
- (4) Surface Water Maintenance Plan to be submitted
- (5) Contamination remediation strategy to be submitted
- (6) Arboricultural:
  - a) Trees to be protected in accordance with BS5837:2012

- b) No storage of materials shall be stored within the area enclosed by the fencing
- c) Arboricultural protection conditions
- (7) Full details of hard and soft landscaping to be submitted
- (8) Landscape management and maintenance plan to be submitted
- (9) A construction Environmental Management Plan to be submitted
- (10) Hours of construction
- (11) Implementation of programme of Archaeology work to be submitted
- (12) Materials
- (13) Lighting Strategy to be submitted
- (14) Compliance with Technical Housing Standards
- (15) Water efficiency
- (16) Energy Performance
- (17) Wheelchair accessible dwellings
- (18) Renewable energy
- (19) Foul drainage scheme
- (20) Vehicular access to driveways timing
- (21) No unbound material
- (22) No discharge of surface water onto highway
- (23) Construction Method Statement
- (24) Boundary planting
- (25) Parking in accordance with Parking Standards
- (26) Residential Travel Information Pack
- (27) Bus stop works
- (28) Junction improvements
- (29) Adoption strategy
- (30) Dog walking routes

## **2 THE APPLICATION SITE**

- 2.1 The application site is irregular in shape and extends to some 3.11 hectares in area. The site is situated on the western edge of the settlement of Great Wakering, directly south of the High Street and is currently under construction. The proposed development forms part of the wider phase 2 development.
- 2.2 To the west the site is bounded by Star Lane Industrial Estate, beyond which is Star Lane. To the south west is the former Star Lane Brick Works, which is now a housing development, presently under construction by Taylor Wimpey East London.
- 2.3 Directly south of the application site is Star Lane Pits, which is designated as a Local Wildlife Site (LWS) referenced (site R35). The wildlife site is a collection of former clay pits and a mosaic of scrub, rough grassland and aquatic habitats. The pits or lakes are stocked with fish and are a notable site for fishing syndicates.
- 2.4 To the east is an area of scrub land, which is not formally part of the wildlife site, but is understood to be of some ecological value. Beyond the scrub land are the gardens and properties of Alexandra Road. Directly north of the

application site are the gardens to residential properties, which line the south side of the High Street.

- 2.5 The application site is bounded by strong hedgerow planting on almost all of its boundaries. The hedgerows contain a number of trees and in some cases sections of drainage ditch. These features on the edges of the site are to be retained and, where possible, enhanced. Additional planting to create dense landscape buffers on the site boundaries will form part of the development proposals, particularly where the site abuts existing residential property and the industrial estate.
- 2.6 A public footpath runs east to west towards the south of Star Lane Pits, between Star Lane and Alexandra Road. This footpath (route 284) is not directly affected by the proposals and will be maintained and, where necessary, improved.
- 2.7 The application site is presently accessible from the south via Star Lane and to the north onto the High Street. The development will have a sole vehicular access/egress from Star Lane, through the housing development on the former brick works (Phase 1). The northern access onto the High Street will be formalised and only accessible to emergency vehicles. This route will, however, have an enhanced pedestrian/cycle access, which will allow residents to access the heart of Great Wakering village.

### **3 RELEVANT PLANNING HISTORY**

- 3.1 16/00668/OUT - outline application for a residential development of up to 180 dwellings with all matters reserved except access. Approved 28 July 2017.
- 3.2 17/00862/REM - reserved matters application for 180 dwellings considering appearance, landscaping, layout and scale following approval of outline application reference 16/00668/OUT. Approved 4 January 2018.

### **4 PLANNING APPLICATION DETAILS**

- 4.1 Planning permission is being sought to erect 78, two and two and half storey residential dwellings in the form of two, three, four and five-bedroomed houses, together with the layout of a road, car parking and landscaping. Access into the site would be taken from Star Lane via the comprehensive development taking place on land immediately adjacent to the west. Emergency access would be gained via the High Street.
- 4.2 The application site forms part of the phase 2 development at Star Lane. Planning permission is being sought for 78 dwellings in total; however, 58 of these dwellings have previously been considered. These plots are either being plot substituted or re-orientated. These changes proposed would enable 20 additional dwellings on site. The number of dwelling on this site would increase from 180 to 200 dwellings over the entire phase 2 development.

## 5 MATERIAL PLANNING CONSIDERATIONS

### Principle of Development

- 5.1 The site is a settlement extension to the residential land allocations for the period post 2021 in the Council's Site Allocations document adopted in February 2014. The application site is identified within the Allocations Plan as Site SER9b. The site has outline planning permission for up to 180 dwellings granted under reference 16/00668/OUT on 28 July 2017 and subsequently reserved matters permission was granted under reference 17/00862/REM for the appearance, landscaping, layout and scale.
- 5.2 The detailed principle for residential led development and the site access was established within the outline planning permission. These matters are therefore not subject to further assessment.

### Quantity and Type of Development

- 5.3 The Core Strategy distributes the housing allocation across the District through the identification of nine general locations (policies H2 and H3). The site is allocated for housing as part of the wider SER9 allocation within the Site Allocations development planning document (DPD). The development of this site should provide 250 dwellings.
- 5.4 The proposal would provide 78, two and two and half storey residential dwellings in the form of two, three, four and five-bedroomed houses. The proposed dwelling mix is outlined in the table below.

Dwelling Type	Private	Affordable
2-bed house	17	4
3-bed house	31	3
4-bed house	19	0
5-bed house	4	0
<b>Total</b>	<b>71</b>	<b>7</b>

- 5.5 The dwelling mix across the entire site approved under the reserved matters application reference no.17/00862/REM is outlined in the table below.

Dwelling Type	Private	Affordable
1-bed house		12
2-bed house	9	27
3-bed house	49	20
4-bed house	47	4
5-bed house	12	
<b>Total</b>	<b>117</b>	<b>63</b>

- 5.6 This application does seek planning permission for 20 additional dwellings, increasing the dwelling numbers from 180 to 200 dwellings across the entire

site. 58 of the dwellings incorporated within the proposal would either be substituted for an alternative house type or re-orientated to accommodate the additional housing.

- 5.7 Policy H5 of the Core Strategy states new development must contain a mix of dwelling types to cater for the community and that a proportion of the affordable housing provision will be required to be in the form of three-bedrooms or larger dwellings. The dwelling types and mix proposed is considered acceptable and meets the requirements of the policy.

#### Design

- 5.8 This application divides the site into three character areas, as previously defined in the Design Code for the site. The character areas have their own use of materials and detailing, to create variety, diversity and richness within the development. The layout and character and appearance of the development follows the Design Code approved by the reserved matters application reference 17/00862/REM and is discussed in further detail below.

#### Density

- 5.9 Policy SER9 of the Allocations Plan and policy DM2 of the Core Strategy require a density of 30 dwellings per hectare (dph).
- 5.10 The site comprises an area of 3.11ha and the layout provides 78 dwellings. Not including the access road link to Star Lane, the developable site equates to 2.86ha, therefore providing a density on the application site of 27.3 dph. The density of the recently approved scheme for 180 dwellings is 26.4 dph. An increase in dwelling numbers from 180 to 200 dwellings on site would achieve a development density of 29.3 dph in accordance with the policies contained within the Allocations Plan and Core Strategy.

#### Scale, Bulk and Height

- 5.11 The proposed dwellings are two and two and half storeys in nature echoing the remainder of the phase 2 development to the west. The two and a half storey dwelling would be strategically placed to emphasise the key focal points. The range of heights provides a variety and legibility within the scheme which provides a more attractive development.
- 5.12 The scale, height and massing of the dwellings, along with the design approach set out in the Star Lane Design Code is considered to contribute to a well-planned estate and a development that successfully references and relates to its surroundings. The provision of soft landscaping throughout the development and within the public realm will also be an integral element in creating an attractive urban environment.
- 5.13 The proposed heights remain consistent with the prevailing scale of development in phase 2.

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Layout

- 5.14 The proposed development includes a variety of detached and semi-detached dwellings. The distribution of mix is predominantly semi-detached with detached properties integrated within the site. The layout creates a pleasant development in a setting that takes account of its surroundings and utilises the existing natural features on the site and surrounding to create a good quality environment.
- 5.15 The majority of the dwellings are three-bedroom houses with some two, four and five-bedroom houses evenly spread across the site. Off street car parking has been well integrated into the development with garages and private driveways provided throughout the scheme. It is considered that the use of private garages and driveways ensures that car parking will not dominate the street scene.
- 5.16 The residential layout has a primary road running along the southern and eastern edge of the site continuing in a westerly direction through the development. The primary road runs in a circular motion with secondary roads leading away from the primary road. Minor re-alignments to the consented main road and footway network are being made in the south-eastern corner. The layout seeks to adopt an inclusive accessible environment which reinforces distinctions between public and private residential areas.
- 5.17 All new dwellings are required to comply with the national space standard as set out in the DCLG Technical Housing Standards - nationally described space standards March 2015. The proposed dwellings are considered to be of acceptable sizes and layouts, complying with nationally described space standards.
- 5.18 The Supplementary Planning Document 2 (SPD2) – Housing Design requires a minimum of 50m<sup>2</sup> for all one and two-bedroom dwellings and 100m<sup>2</sup> for three-bedroom plus dwellings. The proposed development provides rear private amenity spaces for each proposed dwelling compliant with the outdoor requirement set out in SPD2.
- 5.19 A refuse plan is provided showing how refuse would be stored and presented on collection day.
- 5.20 Until such 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. A condition is recommended to require compliance with this Building Regulation requirement.

- 5.21 Policy ENV9 requires all new dwellings to achieve Code Level 4 of the Code for Sustainable Homes as a minimum. The Ministerial Statement relating to technical standards has not changed policy in respect of energy performance and this requirement still therefore applies. A condition is recommended to require that the dwellings achieve this as a minimum.
- 5.22 Until such time as existing policy H6 is revised, this policy must be applied in light of the Ministerial Statement (2015) which introduced a new technical housing standard relating to access. Consequently 3 per cent of all new housing developments of 30 dwellings or more are required to achieve the optional building regulation requirement relating to wheelchair access (Part M). This would represent 3 dwellings for a scheme of 78 dwellings. This requirement applies unless such a proportion can be shown to threaten the viability of a particular development in which case a lower proportion may be considered. A condition to this effect is recommended.
- 5.23 A lighting strategy shall be provided to ensure that no detrimental impact on the local area would occur.
- 5.24 A residential scheme of this scale is required to secure at least 10% of its energy from decentralised and renewable or low-carbon sources, unless this is not feasible or viable. This will be controlled by condition.

#### Appearance

- 5.25 The design approach taken has positioned the built development into a number of character areas to avoid a monotonous development of similar housing and to ensure that local vernacular characteristics would feature throughout the development. This approach has been consistent throughout the entire site.
- 5.26 The elevations follow a traditional design approach using brick, render and weather boarding across the site and incorporate canopies, soldier courses of brick work over windows, transom and mullion casement windows, single projecting brick course detail and brick plinths. The massing of all of the dwellings is generally well articulated. Similarly to the two and a half storey dwelling, render and weather boarding will be used on the dwellings in key focal vista to create a sense of place and arrival around the development. Additionally, the mixed palette of materials will assist with the successful integration of the dwellings into the character and appearance of the area. Whilst there is no uniformity to the appearance of the dwellings, the character and appearance of the development would still provide an underlying architectural style and character to its appearance.
- 5.27 It is therefore considered that the design of the dwellings reflects the style and design of the dwellings in phase 2 resulting in a cohesive form of development. The proposed development complies with CP1 of the Core Strategy and DM1 of the Development Management Plan and the NPPF.

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**Impact upon Residential Amenity**

- 5.28 The closest existing residential properties are situated to the north of the site. There appear to be adequate back to back distances between the existing and proposed development, as well as adequate back to back and side to side distances between the dwellings proposed. It is not considered that the layout, scale and bulk of the proposed dwellings would result in overlooking, overshadowing or dominate any private amenity space of the existing and proposed dwellings.

**Highway Issues**

- 5.29 The access points into the development were established at the outline application stage for the whole site and would not be re-visited as part of this application.
- 5.30 The primary road layout will be slightly re-aligned in the south-eastern corner to accommodate the additional dwellings. The road primarily follows the same layout as previously approved and therefore is considered acceptable.

**Car Parking**

- 5.31 EPOA Parking Standards 'Design and Good Practice' requires 2 spaces per dwelling for 2+ bedroom properties.
- 5.32 All of the houses have two off street parking spaces which measure 2.9m by 5.5m. There are 22 visitor parking spaces throughout the scheme; 5 of these visitor parking spaces are additional as a result of the 20 additional dwellings.
- 5.33 The proposed development provides a level of car parking that is in accordance with the standards and will meet the demands of the future occupiers, whilst also providing car parking for visitors to the new dwellings in accordance with DM30 of the Development Management Plan.

**Ecology**

- 5.34 The NPPF, policy ENV1 and policy DM27 require that effects on biodiversity are considered in the determination of planning applications. The NPPF requires that distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with status and that appropriate weight is attached to their importance and the contribution that they make to wider ecological networks.
- 5.35 In addition, in accordance with The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations), all competent authorities must undertake a formal assessment known as 'appropriate assessment' of the implications of any new plans or projects that may be capable of affecting the designated interest features of European Sites before deciding whether to



undertake, permit or authorise such a plan or project; these regulations apply to planning applications determined by Local Authorities.

- 5.36 Local planning authorities have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a SSSI. The site is within a Zone of Influence where the scale of development is such that Natural England should be consulted. In response to the consultation, Natural England has highlighted that it considers that the proposed development could generate significant impact on one or more European designated sites scoped into the emerging Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).
- 5.37 At outline application stage, a Landscape and Ecological Management Plan was provided which was produced by ecologists Middlemarch in consultation with Natural England. The Management Plan recommended a series of principles that the development must be carried out in accordance with; these principles were previously accepted by Natural England, subject to the resolution of potential recreational disturbance. A Habitat Regulations Assessment: Stage 1 Screening Report (Report No: RTMME-121553-RevA, dated: July 2016 (HRA) was also submitted as part of this application which was adopted by Rochford District Council to fulfil its duty as a 'competent authority;' however, due to the length of time that has passed, officers are in the process of carrying out a further appropriate assessment, as required by the Habitat Regulations, the results of which will be reported to Members in an addendum to this report.

### **Landscaping and Trees**

- 5.38 The areas of soft landscaping through the site and around the periphery of the site will remain the same, providing connections to the natural areas to the south of the site.
- 5.39 Star Lane Pits (LOWs) will remain under the ownership of the applicant and will continue to be enhanced as established by the reserved matters application reference no. 17/00862/REM.
- 5.40 Tree protection details are required by condition.

### **Sustainable Urban Drainage**

- 5.41 A surface water strategy has been submitted as part of the previously approved applications 16/00668/OUT and 17/00862/REM. Accordingly the principle would remain the same for this application whereby permeable surfaces will be used for all private parking areas and surface water flows would be pumped from the development area by means of an Anglian Water adoptable pumping station.
- 5.42 The Local Lead Flood Authority has been consulted and raises no objections, subject to conditions requesting evidence that the drainage scheme is in

accordance with the Design and Access Statement which confirms that the proposed scheme is in accordance with the surface water drainage strategy and a Management Plan outlining the maintenance arrangements of the drainage system.

### **Other Material Considerations - S106 Contributions**

#### **Affordable Housing**

- 5.43 Policy H4 of the Core Strategy requires 35% of dwellings to be affordable dwellings. The policy confirms that the affordable dwellings shall be tenure blind and pepper potted throughout the site. The Council aims for 80% of affordable units to be social housing and 20% intermediate housing.
- 5.44 Although this application is for 78 dwellings, only 20 of these dwellings are additional and therefore the Council seeks a proportionate uplift. The reserved matters application considered the provision of 63 affordable housing units to be acceptable as this complied with the requirements of policy H4 of the Core Strategy.
- 5.45 7 affordable dwellings are proposed. The provision of 7 additional affordable dwellings, together with the 63 already required as part of the outline application, equates to 70 affordable dwellings. 70 across the entire site (200 dwellings) provides the necessary 35% affordable dwellings. 6 of these units would be social rented and 1 would be intermediate housing providing the necessary 80%/20% split. The affordable housing provision is considered compliant with policy H4 of the Core Strategy. Furthermore, no objections have been raised by the Strategic Housing Team.

#### **Open Spaces/Play Equipment**

- 5.46 Policy SER9 of the Allocations Plan requires play space and local youth and community facilities to be provided. If these facilities cannot be provided on site then a financial contribution should be sought. The calculation provided in the policy is based upon 250 dwellings being provided across the site. A contribution towards the existing open space and play equipment that exists within Great Wakering is being negotiated. The outcome of these negotiations will be reported to Members in an addendum to this report.
- 5.47 The realignment of the road to the south-eastern corner would result in a minor reduction of landscaped buffer to this edge, but such a reduction is considered insignificant.

#### **Education**

- 5.48 This proposal seeks planning permission for 20 additional dwellings and therefore a proportionate increase is being sought by ECC Education Services. The original S106 agreement would be varied to seek contributions

towards early years and children, primary and secondary education and secondary transport.

## **6 CONSULTATIONS AND REPRESENTATIONS**

### **ECC Education Authority**

- 6.1 No objections, subject to a proportionate increase in contributions towards early years and children, primary and secondary education and secondary transport.

### **ECC Local Lead Flood Authority**

- 6.2 Placed a holding objection based on no drainage information being provided for this development. Further guidance was sought from the LLFA and the holding objection has since been removed on the basis that conditions have been recommended requiring a revised drainage scheme and management plan. No objections are raised subject to the above conditions.

### **Essex Police**

- 6.3 There is no reference to physical security, as recommended by Sections 58 and 69 of the NPPF. As such, Essex Police would like to invite the developers to contact us with a view to discussing crime prevention through environmental design.

### **RDC Environmental Health – Street Scene**

- 6.4 A request is being made for £168.00 per household for waste bins which is required in advance of occupancy of the properties.

### **Natural England**

- 6.5 This site falls within the 'Zone of Influence' for one or more European designated sites scoped into the emerging Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). It is anticipated that the additional 20 dwellings, without mitigation, in this area and of this scale is likely to have a significant effect on sensitive interest features of these coastal European designated sites. It is advised to undertake a Habitats Regulations Assessment to secure any necessary mitigation.

### **RDC Strategic Housing**

- 6.6 The proposed affordable housing is compliant with policy H4 of the Council's Core Strategy and therefore no objections are raised.

### **ECC Historic Buildings Adviser**

- 6.7 No objections are raised on the basis that there will not be any impact upon designated heritage assets.

### **Local Residents**

- 6.8 Comments received from the following 5 addresses: 48 Lee Lotts, 251 High Street, 255 High Street, 285 High Street, 299 High Street.

6.9 These can be summarised as follows:-

- Conditions suggested relating to the public right of way and parking of construction traffic
- Highway safety
- Infrastructure inadequate for house numbers – doctors, schools, play facilities, roads
- Dust pollution
- Outlook, noise levels, privacy
- Builders always seem to add more to first phases
- This is an additional 25% to the original plan of 78 dwellings that had been approved.

## **7 EQUALITY AND DIVERSITY IMPLICATIONS**

7.1 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.

## **8 CONCLUSION**

8.1 The proposed dwellings would not result in demonstrable harm upon the wider development nor the surrounding character and appearance of the area. The proposal would not cause an impact upon the amenity of surrounding neighbouring occupiers, nor would it pose a threat to future occupants. It is not considered to be detrimental to other material planning considerations. It is therefore considered that the proposed development is in compliance with the policies of Rochford District Council's Local Development Framework and the NPPF. It is recommended that the Committee resolves that planning permission be approved, subject to a deed of variation to the S106 agreement.



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Matthew Thomas

Assistant Director, Planning and Regeneration Services

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## **Relevant Development Plan Policies and Proposals**

Allocations Plan (2014) - Policy SER9b

Rochford District Core Strategy (2011) - Policies H1, H3, H4, H5, CP1, ENV1, ENV4, ENV8, ENV9, CLT1, CLT2, CLT3, CLT4, CLT5, CLT6, CLT7, CLT8, T1, T8

Development Management Document (2014) - Policies DM1, DM2, DM4, DM5, DM27, DM28, DM30

National Planning Policy Framework (NPPF)

Supplementary Planning Document 2 – Housing Design

Parking Standards Design and Good Practice SPD 2010

### **Background Papers**

None.

For further information please contact Katie Ellis on:-

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6.14