

## Development Committee – 1 June 2021

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Minutes of the meeting of the Development Committee held on **1 June 2021** when there were present:-

Chairman: Cllr Mrs L Shaw  
Vice-Chairman: Cllr S P Smith

Cllr Mrs L A Butcher  
Cllr D S Efde  
Cllr A H Eves  
Cllr I A Foster  
Cllr D Merrick

Cllr P J Shaw  
Cllr C M Stanley  
Cllr Mrs C A Weston  
Cllr A L Williams

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Mrs C M Mason.

### **SUBSTITUTE MEMBERS**

Cllr M Hoy - for Cllr Mrs C M Mason

### **NON-MEMBERS ATTENDING**

Cllrs Mrs E P Gadsdon, J N Gooding, J E Newport, Mrs C E Roe, M J Steptoe, I H Ward and S E Wootton.

### **OFFICERS PRESENT**

M Hotten	- Assistant Director, Place & Environment
A Law	- Assistant Director, Legal & Democratic
Y Dunn	- Planning Manager
C Buckley	- Team Leader (Area Team South)
K Rodgers	- Team Leader (Area Team South)
S Worthington	- Principal Democratic & Corporate Services Officer

### **PUBLIC SPEAKERS**

E Durrant - for item 6

### **83 MINUTES**

The Minutes of the meeting held on 22 April 2021 were approved as a correct record and signed by the Chairman.

### **84 DECLARATIONS OF INTEREST**

Cllr M J Steptoe declared a non-pecuniary interest in item 6 of the Agenda relating to Cherry Orchard Brickworks, Rochford, by virtue of being a Ward Councillor and being acquainted with the owner of the site and the agent and being Essex County Councillor for Rochford South.

Cllr A L Williams also declared a non-pecuniary item in that item by virtue of being a Ward Councillor, a member of Rochford Parish Council, and being acquainted with the owner of the site.

Cllr J N Gooding also declared a non-pecuniary interest in the same item by virtue of membership of Rochford Parish Council.

Cllr I H Ward declared a non-pecuniary interest in the same item by virtue of being acquainted with the owner of the site.

Cllrs S E Wootton and Mrs C E Roe each declared a non-pecuniary interest in the same item by virtue of being acquainted with the applicant.

Cllr J E Newport declared a non-pecuniary interest in item 7 of the Agenda relating to land north of London Road and west of Rawreth Industrial Estate, Rayleigh, by virtue of being a Ward Councillor.

### **85 20/00913/OUT – CHERRY ORCHARD BRICKWORKS, CHERRY ORCHARD LANE, ROCHFORD**

The Committee considered an outline application with all matters reserved but for access for a proposed retirement village and related mixed use development.

Cllr Mrs L Shaw moved a Motion, seconded by Cllr S P Smith, to defer the application, in order to seek further clarification around current need for sheltered housing accommodation within the District, which was refused on a show of hands.

(5 Members voted in favour of the Motion, 6 voted against and 1 abstained).

Cllr M Hoy moved a Motion to refuse the application for the reasons set out in the report, which was seconded by Cllr Mrs C A Weston.

### **Resolved**

That planning permission be refused for the following reasons:-

1. The type of development proposed is not in accordance with the adopted development plan which allocates the site for employment use as part of a business park. Whilst it is accepted that demand for employment uses in the area may have reduced in the short term due to the Covid-19 pandemic and an increase in home working with associated drop in office space demand, there is insufficient evidence that there will be no such demand during the lifespan of the London Southend Airport & Environs Joint Area Action Plan (2014) which would warrant a departure from the development plan. The proposal would undermine the long term economic objective of sustainable development which seeks to ensure that sufficient land is available to support economic growth. As such, this proposal is

considered to be contrary to policy E3 of the London Southend Airport & Environs Joint Area Action Plan (2014), policy NEL3 of the Allocations Plan (2014) and policy ED4 of the Core Strategy (2011).

2. The largely residential C2 and C3 uses within the proposed development would be isolated from the existing residential areas of Rochford and would sit directly adjacent to a commercial/industrial zone. The primary site access would be shared with commercial vehicles and the proposal would not constitute sustainable development with no connections to existing public transport links, poor pedestrian connections to Rochford and incompatible adjoining uses. The proposed development would represent poor spatial planning by virtue of the proposed uses within the site relative to the site location. In this regard, the proposal is contrary to the objectives for achieving sustainable development as set out in the Core Strategy (2011) as a whole and paragraph 8 of the National Planning Policy Framework (2019).
3. The affordable housing proposed would not best meet the identified affordable housing need of the District by virtue of the quantum of development falling under C2 Use Class, where C3 Use Class better reflects need. Accordingly, the proposal does not accord with policy H4 of the Core Strategy, in that the proposed mix to include a significant proportion of sheltered affordable housing would not fulfil the affordable housing need in the Rochford District most effectively.
4. The proposed residential aspect of the development would not comply with the requirement for a sequential approach to flood risk, as set out in the National Planning Policy Framework. Whilst a sequential test has been provided, this does not include some of the sites in the Council's most recent call for sites list and the Planning Practice Guidance clearly advises that applicants should contact the Council with regard to defining a search area and list of sites that should reasonably be considered in a sequential test analysis. It is not therefore possible to ascertain that the sequential test is passed. The proposal in this regard is therefore refused on flood risk grounds as it is contrary to policy ENV3 of the Core Strategy (2011) and the relevant parts of Section 14 of the NPPF. (ADPE)

(7 Members voted for the Motion, 5 voted against and 0 abstained).

### **86     20/00940/OUT – LAND NORTH OF LONDON ROAD AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LAND, RAYLEIGH**

The Committee considered an outline application with all matters reserved for the erection of residential development and the provision of non-residential floor space with associated open space.

Cllr C M Stanley moved a Motion, seconded by Cllr M Hoy, that the application be refused on the grounds that the application constituted over-development, that there was a lack of a proportionate increase in useable

open space and that there was no plan for appropriate attenuation of surface water from the site and this was lost on a show of hands.

(2 Members voted in favour of the Motion, 9 voted against, and 1 abstained).

Cllr Mrs L Shaw moved a Motion, seconded by Cllr D S Efde, that the application be approved, subject to the heads of terms and conditions set out in the report and in the additional addendum and this was carried on a show of hands and it was

### **Resolved**

That outline planning permission be approved, subject to the following Heads of Terms to a Section 106 legal agreement and to the following conditions:

#### Heads of Terms

- (1) Financial contribution per dwelling towards education provision to be made payable to ECC including relating to early years and childcare, primary and secondary provision to accord with ECC requirements (as set out in the consultation response).
- (2) Affordable Housing to be provided on site at 35 percent of the total number of dwellings constructed on the site. The affordable dwelling mix to be:-
  - 35% -1 bedroom
  - 45% -2 bedroom
  - 15% - 3 bedroom
  - 4%- 4 bedroom
  - 1% - 5 bedroomand to an 80(rented)/20(shared ownership) split with appropriate delivery triggers and nomination rights.
- (3) Financial contribution of £820,250 to Rochford District Council for the delivery of a new senior 3G pitch at Rayleigh Leisure Centre (or other sports provision in the first instance in Rayleigh or Rawreth, or otherwise in the wider district area, should the aforementioned pitch not be deliverable) inclusive of a maintenance payment of £46,770 to RDC. Deletion of the requirement in the original s106 to provide any on-site mini or junior football pitches.
- 4) Allotment provision increased by 0.1ha in addition to previous s106 requirements relating to this (total 0.4ha) to be offered to Parish Council or in the event the Parish do not accept the additional 0.1 ha

for allotment use, the additional 0.1ha to be maintained as part of the strategic open green space a management company in perpetuity. Proportionate increase in financial contribution – additional £26,400 (total £106,400).

- (5) Delivery of 0.01ha of land for use as the informal kickabout area (already required in the original s106 dated 5<sup>th</sup> June 2016 but without a specific minimum area previously defined) to continue to be maintained by a management company in perpetuity (to form part of the proportionately increased youth facilities provision)
- (6) Delivery and maintenance of strategic open space (including community orchard) to apply equally to areas of such to be delivered within the red-lined application site relating to the new outline application as per the requirements relating to such as detailed in the original s106 dated 5<sup>th</sup> June applying to the original outline consent 15/00362/OUT).
- (7) Provision and on-going maintenance of additional play space to the south of the non-residential development parcel in accordance with the area identified for such on the approved land use parameters plan (to bring total play space area to a minimum of 0.12ha across the wider site subject to 15/00362/OUT). Provision and on-going maintenance of a further informal play space (Local Area of Play) within the 'green lung south' as shown on the approved Land Use Plan ref TOR-SK-024.
- (8) Financial contribution towards RAMS of up to £50,667 to RDC (£125.58 per dwelling relating to all the dwellings delivered under 20/00940/OUT, i.e., up to 410 dwellings), to be paid for all dwellings within each phase prior to first occupation within the phase (a phase relating to a reserved matters application site).
- (9) Travel Plan and travel information pack for all new households (also to include offer of free cycle training for all residents at the site) including free bus travel for all new households on the site (up to 2 per household) for up to 1 year.
- (10) SUDs maintenance
- (11) Financial contribution of £284,671 (to relate to both the original outline permission 15/00362/OUT and dwellings to be delivered under 20/00940/OUT and to replace the original contribution identified for healthcare in the original s106 dated 5<sup>th</sup> June 2016) towards primary healthcare provision to be paid to RDC in two tranches for transfer to the NHS for an identified scheme to increase primary care provision for occupants of the site. The first tranche of £164,581.82 payable prior to the 100<sup>th</sup> occupation at the site. The second contribution of £120,089 payable one calendar year after the date of the first payment. Deletion of requirement to offer land within the wider site for primary healthcare provision and cessation of the requirement to market this site (as

contained within the s106 agreement dated 3<sup>rd</sup> June 2016 and relating to 15/00362/OUT) following confirmation in writing from the NHS that the site is no longer required, and that alternative primary care provision is available for future residents.

- (12) Payment of £174 per dwelling to RDC for wheeled bins.
- (13) London Road highway works - Within 5 years from the date of decision of the outline consent reference 20/00940/OUT the developer to have completed works to the Down Hall Road/London Road Junction in accordance with a scheme of works agreed in an application under s.278 which shall have been submitted to and agreed by ECC. In the event that works are not agreed within this 5-year timeframe, the developer to pay a financial contribution to ECC equal to the independently verified monetary value (index linked) of the works proposed in the s.278 application within 1 month following the expiry of the 5 year timeframe. The financial contribution shall be used within 10 years from the date of decision of the outline consent reference 20/00940/OUT for junction improvement works to the Down Hall Road/London Road Junction unless no works to this junction are required in which case the contribution shall be used for other identified alternative highway improvements in the vicinity of this junction/London Road corridor.

NOTE: It is proposed that the s106 agreement is by way of a Deed of Variation to the original s106 legal agreement dated 3<sup>rd</sup> June 2016 and relating to outline planning permission 15/00362/OUT (or alternatively as a new s106 agreement if required by signatory parties). The original outline planning consent (15/00362/OUT) under which parts of the wider site would continue to be developed would also then be subject to the same varied s106 agreement (or alternatively a separate Deed of Variation be required to the original agreement). The s106 would retain the requirements relating to the original outline planning consent (15/00362/OUT) unless the Heads of Terms detailed above specifically identify that original requirements would be superseded or altered (unless a new s106 is drafted in relation to the new application in which case the original would be unaltered (save for changes resulting from any Deed of Variation) and the new s106 include only those Heads of Terms as listed above.

### Conditions

- (1) No development shall commence within any phase of development within the site (a phase relating to a Reserved Matters application site area) until plans and particulars showing precise details of the layout, scale, appearance, access, and landscaping (herein after called the "Reserved Matters"), within the phase have been submitted to and approved in writing by the Local Planning Authority. All development at the site shall be carried out in accordance with the Reserved

Matters details approved.

- (2) In the case of the Reserved Matters, application for the first reserved matters application for approval shall be made no later than the expiration of two years beginning with the date of this permission. Application for the approval of the remaining "Reserved Matters" referred to in Condition 1 above shall be made to the Local Planning Authority before the expiration of five years from the date of this planning permission.
- (3) The development to which this permission relates shall be commenced not later than the expiration of two years from the approval of the first reserved matter and the remainder of the development shall be begun not later than:-
  - (i) the expiration of five years from the date of the grant of Outline Planning permission, or
  - (ii) within two years of the approval of the reserved matters for the phase or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.
- (4) Prior to the commencement of development hereby approved, a phasing plan covering the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, each reserved matters application shall refer to a phase, phases, or part thereof identified in the phasing plan.
- (5) The development hereby approved shall be constructed in strict accordance with the approved plans; Site Location Plan (TOR SK007 Rev B), Land Use Parameter Plan (TOR SK024 Rev C) and Density Parameter Plan (TOR SK020 Rev C).
- (6) The residentially developable areas, as shown on the approved Parameters Plan Parameters Plan, shall accommodate no more than 410 dwellings in total.
- (7) Prior to commencement of development of any non-residential buildings at the site, details shall be submitted to and agreed in writing with the Local Planning Authority to demonstrate that the buildings would meet the BREAAAM very good rating unless it can be demonstrated that this is not viable or practical (in which case details of viability/practicality shall be submitted to and agreed in writing with the Local Planning Authority). Once agreed, the buildings shall be built in accordance with the agreed details to achieve the BREAAAM very good rating and details submitted in writing to the Council to demonstrate that this rating has been achieved within 3 months of completion.
- (8) A minimum of 13 dwellings at the site (or 3 percent of the total maximum number of dwellings constructed at the site, whichever is the

lower) shall be built to full wheelchair accessibility standards (i.e. comply with optional building regulation requirement Part M4(3)). Prior to or concurrent with each Reserved Matters application, details of how compliance with the above requirement for the area to which the Reserved Matters application relates will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. Dwellings shall be constructed to the agreed details and evidence submitted to the Local Planning Authority that all relevant dwellings completed have met the required standard prior to occupation of the relevant dwelling.

- (9) All new dwellings shall achieve the equivalent of Code for Sustainable Homes Code Level 4 as a minimum in respect of energy efficiency. Prior to or concurrent with each Reserved Matters application, details of how compliance with the above requirement for all dwellings within the area to which the Reserved Matters application relates shall be achieved, shall be submitted to and approved in writing by the Local Planning Authority. Dwellings shall be constructed in accordance with the approved details.
- (10) All dwellings at the site shall meet the optional building regulations requirement relating to water efficiency (Part G) of 110 litres/person/day (unless this would not be viable in which case details to demonstrate this shall have been submitted to and agreed in writing by the LPA prior to completion of the relevant dwelling where this standard would not be met) and evidence to confirm that this would be achieved shall have been submitted to and agreed in writing by the LPA prior to completion of the relevant dwelling on site.
- (11) Prior to the occupation of any dwelling within each phase (a phase relating to a Reserved Matters application) details shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate how at least 10 per cent of the energy from the development within the phase would be provided from a decentralised and renewable or low carbon source unless this is not feasible or viable in which case a report demonstrating the case and the amount (decentralised/low carbon/renewable energy) that would be provided shall be submitted to and agreed in writing by the Local Planning Authority. The measures, as agreed, shall be implemented prior to the occupation of the dwellings to which the measures relate. The aforementioned requirement shall apply in exactly the same way to all non-residential buildings on the site over 1000 square metres in floor area with the measures agreed implemented prior to first beneficial use of the building to which the measures have been agreed.
- (12) Prior to the occupation of the first dwelling within any phase at the site (a phase relating to a Reserved Matters application) hereby approved (unless an alternative timeframe has been submitted to and agreed in writing by the LPA which demonstrates that dwellings to be constructed



before the bund/fence is delivered would not need to benefit from the bund/fencing to achieve a suitable noise environment), the bund and fencing to form the acoustic barrier to part of the eastern site boundary, shall have been completed in accordance with details approved under Reserved Matters consent. The bund and fencing shall be maintained in the approved form at the site in perpetuity.

- (13) Details of proposed glazing specifications to dwellings within the site shall have been submitted to and agreed in writing by the LPA and the glazing as agreed shall have been installed prior to first occupation of each dwelling at the site.
- (14) Prior to the 150<sup>th</sup> occupation at the site (together with the site relating to planning consent 15/00362/OUT), unless an alternative timeframe has been previously submitted to and agreed in writing by the LPA, the following highway works as described below along the London Road Corridor shall have been completed entirely at the developer's expense: -
  - a. Improved road markings and associated works at the London Hill/Station Road priority junction
  - b. Signal upgrade at Victoria Avenue/London Road junction to include, but not limited to, the provision of MOVA, associated enabling works and signal head upgrade.
- (15) Prior to first occupation, each dwelling at the site shall be provided with an operational electric vehicle charging point, in accordance with details which shall have been submitted to and agreed in writing prior to the installation/provision on site.
- (16) Details including plans showing the location of proposed bat and bird boxes/tiles (a minimum of 20 in total to be provided across the site as a whole) to be provided within each phase (a phase relating to a Reserved Matters application) and a timeframe for installation within the relevant phase shall be submitted to and agreed in writing by the LPA prior to the commencement of development within each phase. The boxes/tiles as agreed shall be installed during construction of the relevant dwelling or in accordance with the timeframe for installation as agreed.
- (17) Prior to commencement of development (including any ground works) in each phase (a phase relating to any Reserved Matters application site) a Construction Method Statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of:-
  - the parking and manoeuvring of all vehicles of site operatives and visitors, including construction traffic;

- areas within the site to be used for the purposes of loading/unloading/reception and storage of building and other materials;
- storage of plant and materials used in constructing the development; and
- mechanical wheel and underbody washing facilities.

Once agreed, the development within the phase to which the Construction Method Statement (Statement) relates shall commence and be carried out in accordance with the measures as agreed in the relevant Statement.

- (18) Precise details of the location, extent and equipment, surfacing and boundary treatment to be installed in the southern most play space to be provided within the wider site (subject to outline planning consent 15/00362/OUT) as shown in principle on the Land Use Plan reference TOR-SK-024, shall have been submitted to and agreed in writing by the LPA and the play space provided in accordance with the agreed details prior to the 50<sup>th</sup> occupation within the site (to which application 20/00940/OUT relates) unless and alternative timetable for completion has been submitted to and agreed in writing by the LPA.
- (19) Precise details of the location, extent and equipment, surfacing and boundary treatment to be installed in the informal play space to be provided within the Green Lung South as shown in principle on the Land Use Plan reference TOR-SK-024, shall have been submitted to and agreed in writing by the LPA and the play space provided in accordance with the agreed details prior to the 50<sup>th</sup> occupation within the site (to which application 20/00940/OUT relates) unless and alternative timetable for completion has been submitted to and agreed in writing by the LPA.
- (20) Prior to the provision of strategic open space (natural/semi natural green space and amenity green space as identified on the approved Lane Use Plan Ref TOR-SK-024) or localised open space and landscaping within the developable areas including in the local greens, details of the proposed hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include (where applicable) details and plans (at an appropriate scale) of:-
- schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted to include native species of UK origin, including Field Maple, Dogwood, Hawthorn, Spindle, Crab Apple, Blackthorn, Hazel, Goat Willow and Elder;
  - Substantial hedgerow corridors providing links across the site;
  - Grassland areas and the use of grassland seed mixes in these;
  - A full plan (to scale) that clearly shows the locations of new trees to be planted including planting method statement and after care plan;
  - Existing trees to be maintained;

- Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- A long term maintenance schedule and specifications including timetable for monitoring and maintenance;
- Location and material details of paved or otherwise hard surfaced areas/paths within the public open space;
- Long term design objectives in respect of the public open space area;
- Existing and finished levels shown as contours with cross sections as required;
- Location of lighting including details of lighting to be installed which shall be low pressure sodium lighting at levels kept as low as possible (between 1 and 3 lux where possible), directed to where it is needed, away from hedgerows with lighting columns kept as short as possible (ideally 3 metres or less).
- Means of enclosure and other boundary treatment including materials to be used and location of these shown on a plan;
- Minor artefacts and structures (e.g. benches, bins, signs etc.);
- Surfacing to provide cycling and walking.

The soft landscaping agreed within the residentially developable areas shall be planted/provided in accordance with a phased timetable that shall have been previously submitted to and agreed in writing by the Local Planning Authority which shall include a requirement for all planting prior to completion of the buildings to which such landscaping relates/is adjacent to, and/or prior to the completion of the highway or footpath to which it relates or is adjacent to.

Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal. The hard landscaping within the residentially developable areas as agreed shall be completed in accordance with a phased arrangement to be submitted and agreed in writing by the Local Planning Authority or prior to final occupation within the phase, whichever is earlier and retained in the approved form.

- (21) The strategic open space (natural/semi natural green space/amenity green space) within the site as shown on the approved Land Use plan reference TOR-SK-024, shall be provided in accordance with the hard and soft landscaping scheme that shall have previously been submitted to and approved in writing by the Local Planning Authority (in respect of condition No. 20) with all of the planting and other landscaping works implemented prior to occupation of 50 percent of the dwellings within the residential phase of which the open space is a part or prior to occupation of 50 percent of the dwellings within any adjacent

residential phase if the open space is within a residential phase, or in accordance with any other timetable for implementation as agreed in writing by the LPA (a phase relating to a reserved matters application).

- (22) The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any up stands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways, and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.
- (23) The potential for a secondary vehicular access which would link to London Road shall be incorporated into the detailed layout of the southernmost residential development parcel as shown on the approved Land Use plan ref. TOR-SK-024.
- (24) Heavy Goods Vehicle (HGV) movements to and or from the site shall not take place in an eastwardly direction along Rawreth Lane or London Road, east of any construction site access from Rawreth Lane or London Road, between 08:00 and 09:15 and 14:45 and 16:30 Monday to Friday, save in the event of emergency or where roads have been closed to vehicles and so alternative diversion routes may be permitted to be used for the period of the closure or emergency.
- (25) Prior to commencement of development relating to any non-residential buildings within the site, details of proposed noise mitigation relating to these shall be submitted to and agreed in writing by the LPA and any mitigation agreed implemented prior to first beneficial use of the relevant building. Details to include:
  - details to demonstrate that the rating level of plant would not exceed the typical background noise level and any noise emissions from grille openings onto amenity spaces or public space would not exceed sound levels greater than 55dB measured at 1.5m distance.
  - insulation against the egress of internally generated noise.
- (26) No works except demolition 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:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- Limiting discharge rates to 1:1 Greenfield runoff rates for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Provide 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.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event or that the feature is capable of storing a 1 in 30-year storm event plus climate change and subsequent 1 in 10-year event whilst retaining the capacity to attenuate water for the 1 in 100-year storm event plus climate change.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- 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. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

- (27) No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater 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.
- (28) Prior to occupation 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.

- (29) 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 a request by the Local Planning Authority.
- (30) Prior to first occupation of the development hereby approved (unless an alternative timetable is agreed in writing by the LPA), the existing footway on the southern side of Rawreth Lane from the junction of Rawreth industrial estate in an easterly direction to the junction of Priory Chase shall be widened with associated infrastructure in accordance with details which shall have been submitted to and agreed by the LPA in consultation with the Highway Authority.
- (31) Prior to first occupation of the development hereby approved (unless an alternative timetable is agreed in writing by the LPA), a scheme for improvements to sections of the existing pedestrian footway on the northern side of London Road (relating only to that section of footway running from the application site boundary with London Road to the junction of Victoria Avenue and London Road to the east) shall have been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. Works may include widening, resurfacing to re-instate existing width of footway and/or vegetation removal, shall be limited to works within the adopted highway boundary, and shall exclude any works that would narrow the existing carriageway. Works as agreed shall have been completed prior to the 50th occupation of the development hereby approved unless otherwise agreed in writing by the LPA.

### **Informatives**

- (1) Prior to the commencement of development within each phase (a phase relating to a reserved matters consent area), an up-to-date badger survey of the site should be carried out and if works would impact on any sett the necessary license should be applied for from Natural England prior to commencement of development within the relevant phase which would require such a licence.
- (2) Prior to any ground/earth works within 5 metres of the banks of the Rawreth Brook up to date pre-work checks for evidence of water vole within the Rawreth Brook should be carried out and if evidence found the necessary license should be applied for from Natural England prior to commencement of development within such areas of the site which would require such a licence. (ADPE)

(9 Members voted for the Motion, 2 against and 1 abstained)

The meeting closed at 9.38 pm.

Chairman .....

Date .....

CONFIRMED

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