

**16/00183/REM****LAND WEST OF OAK ROAD AND NORTH OF HALL ROAD,  
ROCHFORD****DETAILS OF 307 DWELLINGS PLUS ASSOCIATED ROADS,  
PATHS, DRIVEWAYS, CAR PARKING, LANDSCAPING AND  
PUBLIC OPEN SPACE**

APPLICANT:                **BELLWAY HOMES**

ZONING:                   **SER 2 – WEST ROCHFORD**

PARISH:                  **ROCHFORD**

WARD:                    **ROCHE SOUTH**

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**1 PLANNING APPLICATION DETAILS****THE SITE**

- 1.1 This application is to a site located to the west of the town of Rochford some 400m from the junction between Hall Road and West Street. The site is broadly rectangular in shape to an area of some 33 ha and is currently cleared of an arable crop with construction work underway. A footpath crosses the site on a farm track generally between north to south at the western end of the site.
- 1.2 The site abuts the western extent of the built envelope of the town and immediately adjoins the back gardens of houses, bungalows and chalet bungalows fronting Oak Road. The north of the site is bounded by the hedge and ditch line to the byeway, which allows a right of way for vehicular traffic, but which is mainly used by walkers and riders to Ironwell Lane. The western edge of the site is bounded by a hedgerow and ditch line between arable fields. The southern site boundary fronts a hedged boundary and ditch onto Hall Road with a pair of houses set in large grounds and open fields opposite at the western extent of the site and with a ribbon of housing set back in depth from the road frontage on the southern side of Hall Road on the approach eastwards into the town.

**THE PROPOSAL**

- 1.3 Outline Planning permission was granted on 1 July 2013 under application reference 10/00234/OUT and as set out in the site history at section 2 below for a development of 600 dwellings and a new primary school. Approval was given for the first 293 dwellings in January 2014 that includes the main spine road and junctions with Hall Road.
- 1.4 This application comprises the next phase of Reserved Matters submitted pursuant to that outline permission and to provide the details of the layout, scale, design, external appearance and landscaping of the site for the balance of 307 dwellings proposed to the western edge, middle and rear parts of the site. The application also includes the proposed area of public open space to the western edge of the site.
- 1.5 The current application shows the layout of housing to this part of the development to overlap either side of the previously approved internal estate road which forms a loop through the site and the previously approved earlier phase connecting each main access point from which the internal estate roads would lead into the depth of the site layout. The general approach has been to provide connectivity across the main east – west spine road in north – south directions to provide connectivity to the bus route along the spine road through the site and with the open space areas to the site edges. A small loop road with housing fronting onto it would extend off the spine road to serve the school site and open space to the west of the layout.

- 1.6 The current application comprises 307 dwellings in a mixture of housing and flats comprising 194 private dwellings and 113 affordable dwellings as follows:-

Private Housing:

- 23 No. Montrose two-bedroomed two storey houses.
- 7 No. Campbell, 9 No. Hawthorn, 14 No. Osborne and 10 No. Willow three-bedroomed two storey houses.
- 19 No. Churchill, 9 No. Fitzgerald, 8 No. Laurel, 19 No. Magnolia, 21 No. Westminster, and 14 No. Waterville four-bedroomed two storey houses
- 15 No. Eaton, 13 No. Lyme, 2 No. Saffron and 11 No. Warwick five-bedroomed two and a half storey houses.

Affordable Housing

- 44 No. HA45 one-bedroomed flats in two storey form.
- 38 No. HA75 two-bedroomed two storey houses.
- 26 No. HA88 three-bedroomed two storey houses and
- 5 No. HA102 four-bedroomed houses.

- 1.7 Also submitted at this stage for consideration are:-

- Submission of renewable energy statement contained within a sustainability statement (required by condition 16 to outline permission)
- An addendum to the flood risk assessment and drainage strategy previously considered detailing how surface water drainage shall be provided on site through the use of sustainable drainage techniques (required by condition 25 to outline permission)
- Design and access statement to demonstrate amongst other things how compliance with the lifetime homes standard, secure by design and adherence to the agreed design brief for the area will be achieved.
- Plans showing the landscaping of the site and the buffer strips (as required by conditions 27, 28 and 32 to outline permission), together with a plan of the surface water drainage strategy (previously approved), are also submitted in support of the application.

## 2 RELEVANT PLANNING HISTORY

- 2.1 The site has a single outline application permission, as set out below:-

- 2.2 Application No. 10/00234/OUT  
Residential Development (Class C3) of 600 Dwellings, Associated Access and a New Primary School on Land North of Hall Road, Including Infrastructure Associated with Residential Development, Public Open Space and New Vehicular and Pedestrian Access Routes.  
Permission granted 1 July 2013.
- 2.3 The outline permission is subject to a legal agreement to the following heads of terms:-
1. Provision of affordable housing in any phase to be not less than 25% nor more than 50% the total number of dwellings in that particular phase. That provision to comprise Social Rented Housing, Affordable Rented Housing and Intermediate Housing.
  2. Provision of an education site
  3. Provision of an education contribution
  4. Use of primary school (if built) or parts thereof for community purposes.
  5. Contribution of £485,000 towards highway improvement works including traffic regulation order to enable relocation of 30 mph zone along Hall Road, infrastructural improvements to junctions at Sutton Road and Purdeys Way, passenger transport service enhancement through a new or extension to bus service
  6. Provision of new roundabout to Hall Road and provision to priority junction onto Hall Road.
  7. Improvements to Ironwell Lane to improve pedestrian connectivity.
  8. Provision of footpath and cycleway along the site frontage on the northern side of Hall Road.
  9. Improvements to junction of Hall Road, Ashingdon Road, Bradley Way.
  10. Improvements to the junction of South Street and Bradley Way.
  11. Improvements to the junction between Southend Road and Sutton Road
  12. Financial contribution of £383, 689 towards health care provision in the vicinity of the site.
  13. Submission of a management scheme for the sustainable drainage of the site.

14. Financial contribution of £15,000 towards the Council undertaking an air quality assessment within 10 years.
15. Purchase of 13.5 Conservation Credits (up to a maximum cost of £60,000) to be used in habitat restoration scheme.
16. Provision and maintenance of open space.
- 2.4 Details discharging condition 34 to the outline permission have agreed a public realm design strategy for the overall development.
- 2.5 Details discharging condition 35 of the outline permission have agreed a Design Brief for Phase 2 and that part of the site to which this application relates.
- 2.6 Application No. 13/00552/REM  
Details of 293 Dwellings Comprising Two, Three, Four and Five Bedroomed Houses and Forty Four Apartments with Associated Garages, Roads, Pathways, Car Parking, Landscaping and Public Open Space.  
Permission granted 10 January 2014
- 2.7 Application No. 14/00160/REM  
Submission of Reserved Matters Pursuant to Outline Planning Permission 10/00234/OUT for the Creation of a Road Link Between the Spine Road and the Site for the Education Facility.  
Permission granted 29 April 2014.
- 2.8 Application No. 15/00887/FUL  
Application to vary condition 41 to outline permission for residential development of 600 dwellings, associated access, public open space and new primary school granted on 1 July 2013 under application reference 10/00234/OUT

From:-

41. That part of the site identified as area '17', Density Band E, Hall Road Frontage on the Parameters Plan Drawing Number PL-03 Revision H between the eastern corner of the site and up to that point at the site opposite the westernmost property on the south side of Hall Road, as shown on this same plan, shall be built out and completed prior to the completion of the construction of any other dwellings on the site.

REASON: In order to secure completion of that part of the site fronting Hall Road at an early stage to minimise impact on residential amenity of surrounding residents and in the interests of visual amenity.

To:-

41. Prior to the commencement of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority that

sets out measures to minimise the impact of construction activities on the residential amenity of properties to the south side of Hall Road . Based on a "Phasing of Construction Plan" the measures shall only relate to the part of the development between the south eastern corner of the site and the point opposite the westernmost existing property on the south side of Hall Road, restricting direct views of construction activities further north.

REASON: In order to secure the visual completion of the new street frontage at an early stage of the development, minimising the impact of construction works on the residents of houses on the south side of Hall Road and in the interests of visual amenity.

Council resolved to approve at a meeting of the Development Committee on 21 April 2016.

- 2.9 Application No. 16/00166/NMA  
Application for non-material amendment to application for Details of 293 Dwellings Comprising Two, Three, Four and Five Bedroomed Houses and Forty Four Apartments with Associated Garages, Roads, Pathways, Car Parking, Landscaping and Public Open Space as approved on 10 January 2014 under application reference 13/00552/REM and for a revised design and alignment of the approved spine road.  
Permission granted 2 March 2016

### **3 CONSULTATIONS AND REPRESENTATIONS**

#### **London Southend Airport**

- 3.1 Advise that calculations show that the proposed development would conflict with safeguarding criteria unless any planning permission granted is subject to the following conditions:-
- Lighting scheme CAP 168 / ESA compliant
  - Informative added that London Southend Airport is only 0.5 miles away to the south.
  - Use of crane/piling rigs on the site to follow guidance

#### **Essex County Council Flood and Water Management team**

- 3.2 Advise that having reviewed the flood risk assessment and the associated documents do not object to the granting of planning permission but have the following advisory comments:-
- 3.3 It should be noted that the approved strategy limits discharge from the site to the 1 in 30 year rates. Current best practice would limit run off volume, as well as run off rates, in order to mitigate the risk cause by increased volumes water leaving

the site. Recommend that all discharge rates are limited to the green field 1 in 1 year rate where possible. However, an alternative strategy would be to limit run off to 2 litres per second per hectare for the additional run off volume caused by the development.

- 3.4 It is stated the highways will be discharging to swales. Although previously agreed with the Environment Agency, question if this is still a viable option. Any alternative water drainage strategies should ensure that the necessary treatment requirements are met.
- 3.5 The proposed attenuation for the 1 in 100 year plus 30% event has been placed offline. It should be considered whether this could be made online so that run off from smaller events could benefit from the additional treatment stages that this would provide.
- 3.6 Whilst it is understood that the use of gullies and catch pits was a fairly standard approach when the drainage strategy was written and that this has been agreed, it should be noted that there is significant risk of mobilisation of pollutants using these methods. This is especially true based on the current adopted highways maintenance schedule. If at all possible, additional treatment should be provided before water from the site enters the existing water courses.
- 3.7 It is noted that the original FRA allows for flexibility within this approach to surface water drainage, therefore wherever possible the final scheme should be designed to meet the latest best practice guidance.
- 3.8 Advise that the Lead Flood Authority have not considered the following issues as they do not fall within the LFA remit.
- 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)
  - Sustainability of the development.

### **Neighbour representations**

- 3.9 16 letters have been received from the following addresses:-

The Dales: 4.  
Hall Road: 1 Alvina Cottages “Gleniffer”  
Hawkwell Park Drive: 12.

Ironwell Close: 7.  
Lesney Gardens: 5.  
Oak Road: Oak Road Residents Association c/o No. 1, 31 (two letters) 35, 41b, 43.  
Ormond House: 23.  
Poplars Avenue : 31.  
Somerset Avenue: 70.  
and one unaddressed letter

3.10 These letters have produced the following commentary though in general these comments do not relate to the reserved matters application currently under consideration:-

- Concerned that the local roads will not cope with the traffic this development will bring. Rochford, Hockley and Hawkwell already suffer at peak times and rail station car parks are already full during working day with no room to extend.
- Local Primary schools are already full.
- Local bus service will not cope at peak times.
- Where will rain water run off to?
- Sewage disposal
- Another part of Essex concreted over forever.
- These homes are not required as there is no housing shortage; it's a political myth because when the UK leaves the EU immigration will collapse and the homes will not be required.
- Have been travelling along Hall Road for many years and over the past few months have noticed a lot of work being undertaken. Why has the Council wasted all this money in sending out letters on this proposed housing estate, when the work has obviously been started in preparation for the new builds. Bellway Homes must be 100 per cent certain that they will get planning permission otherwise none of this work would have been started. What difference will a few objections make when everyone knows the work will proceed.
- Insufficient infrastructure. The police station has already closed, difficult to get doctor's appointment, extra pressure on public services.
- The area cannot sustain more housing. The roads are insufficient to cope, inadequate medical support, schooling and competitive shopping. Can queue for up to 10 minutes at busy times A roundabout could be beneficial.



- public transport system is very poor. Nos. 7 and 8 buses run only once an hour, together with poor rail service.
- Please do not allow more development in the area. The area is being destroyed. The way the hedgerow has been destroyed along Hall Road is a disgrace. Please reconsider and bring a Government opinion on this.
- Please consider 30 mph speed limit and street lighting to last house west of the Cock Inn as well as fibre optic/high speed broadband.
- Rochford is being grossly over-developed. Nobody wanted this development. The charm of the area is being destroyed, much like Leigh.
- No green space seems sacred any more and we are seeing the loss of trees, open spaces, hedgerows and wildlife at an alarming rate.
- Please stop this over-development now and return us to the nine tenths green belt Rochford that we used to have.
- Sure have made comments previously and thought this had already been decided to go ahead. The road structures are too small to take the amount of traffic that 307 houses and a school will project. Worry what Rochford will become.
- Have seen articles in the paper regarding Hockley residents about planning applications in their area but we residents all realise it's a losing battle to keep these areas free of all these developments.
- Will this work and building affect any local flooding at my address?
- Infrastructure not in place for any more housing estates. One accident and the whole area is gridlocked. Do we have enough doctors? Will the hospital, fire brigade and other services cope and to cap it all, the Natwest Bank is closing. Not what you would call an upcoming and vibrant area.
- This side of town is already being stretched to include 600 new homes, much to the dismay of residents who provided countless valid reasons for it not to be agreed. It is unbelievable that our Council should even consider cluttering up the town further with more urban sprawl on our fast disappearing local green land. This is land that should be kept as it is.
- Modern developments are overcrowded and give no consideration to the need for good size gardens and space.
- Bridge in Hall Road is too narrow for safe and flowing two way traffic. It is madness to add to this with more traffic.

- It would be reassuring to hope that you will actually look at this from the point of view of your existing local residents who campaigned long and hard against Bellway over the last few years.
- Please consider the local people who are solidly against any further developments of this nature, that ruin our town.
- It is understood that plots 100-103 are suggested to be social housing. Since plot 118 will be a private house, we would like to request that plots 100-103 should be private housing, like plot 118.
- Furthermore, since it has been promised that the development carried out by Bellway Homes will not detract anything from Oak Road and Hall Road, we would like to request that plots 104-115 are also private housing. This we believe is not only more beneficial to Oak Road but also to the community, as well as to Bellway Homes.
- Having observed the Bellway development at Brays Lane it stands out that there are only private dwellings overlooking the pond. It would be more appropriate therefore on this development for private dwellings similar to Churchill B (Plot 118) to be situated on plots 100-103 rather than the suggested social housing. Considering this is a luxury development which promised not to detract anything from the properties on Oak Road and Hall Road, the proposed housing to plots 104-115 should also be private.
- In Oak Road we were told this development was needed but not to worry because Oak Road would not suffer. The feel and value of the road would be maintained.
- Putting Housing Association properties so close to the ponds on plots 100 to 115 is not staying true to that assurance.
- The area around the ponds could be a very special place if good quality private housing was placed around them. Bellway could charge top money for houses in that location. It may well help in preventing anti-social behaviour developing.
- The wetland and wildlife area will be the most sought after position for prospective purchasers, therefore the provision of private dwellings on these plots would provide the applicants with a better return and fulfil the objectives of this prestigious development.
- The wetland area containing the SUDS ponds, together with the minimal design approach taken with the Ironwell Lane path, look to have the potential to reflect the prestigious outcome that the developers are aiming to achieve throughout this new development, thus continuing and reflecting the character

and amenity of Hall Road and Oak Road. The property on plot 118, The Churchill, appears to sit well with this ethos. However, plots 100,101,102 and 103 do not. These are the first properties that come into view when approaching the development from Ironwell Lane and are unsuitable in this location. It would be more appropriate and greatly improve the look and feel of this wetland approach if these properties were replaced with private properties the same as, or similar to, the Churchill B on plot 118. This would have the effect of raising the profile and amenity of the wetland entrance to the development to one that reflects the high quality aspects of other parts of the development. Given that the second phase consists of 307 properties this seems to be a minor change to make at this early stage in order to achieve a much larger beneficial improvement to the amenity of the development and its neighbours.

- The proposal seems to be a significant change to what was originally promoted to us. We were under the impression that low density housing would be built along the whole of the boundary with Oak Road to form a buffer zone from the whole development. The properties proposed to plots 100-115 are therefore unsuitable for this area. We feel these plots should be allocated to quality housing like plot 118 as was originally planned. This would achieve continuity of character for the development in this area reflecting that of Oak Road properties.
- To date, neither I nor fellow residents have been able to access the above planning documentation via the internet owing to technical difficulties on your planning server. In view of the fact information on the above application is not easily available we would ask that you defer by 30 days any decision making until the residents of Rochford have had sufficient time to absorb the new proposals and respond accordingly.
- We understand also that documentation is voluminous and difficult to comprehend. Perhaps we could set up a meeting at a suitable venue whereby you and the developers can present ideas in detail and in a manner that we can all understand. In this way your organisation will be able to measure the response and feelings of the community.

## **4 MATERIAL PLANNING CONSIDERATIONS**

### **Principle of the Development**

- 4.1 The site is a settlement extension to the residential land allocations for the period up to 2021 in the Council's allocations document adopted in February 2014. The site has outline planning permission for 600 dwellings and detailed consent for the first 293 dwellings approved and which are now under construction. The development of the site for residential purposes is the preferred use of the site in planning terms and the quantum of the development is established by the grant of the outline planning permission under which the balance of dwellings

outstanding forms the subject of this application. The issues raised by residents in reply to notification concerning loss of Green Belt, loss of agricultural land and impact of the quantum of development upon infrastructure including the highway network do not fall to be reconsidered as the principle of development at this location has already been accepted through the grant of outline planning permission. This application concerns the design and layout details of this later phase of the housing and landscaping of the site.

### **Density Considerations**

- 4.2 Condition 3 of the outline permission requires that the development be implemented in accordance with the parameters plan agreed at the outline stage. The parameters plan shows the extent of the site given over to housing and the provision of a site for a new school and landscaped buffers to the northern edge onto Ironwell Lane, onto the back gardens to those properties fronting Oak Road and to the southern boundary onto Hall Road. Condition 3 also requires that the open spaces contained within the residential layout shall be provided to a minimum total area of not less than 4759 square metres.
- 4.3 The previously approved layout to phase 1 approved two open space squares and in addition three smaller areas of open space, one of which coincides with the Hall Road buffer equipped for play. The two main open space squares already approved a total of 2,579 square metres and 3,593 square metres respectively. The three local areas for play are to areas of 436 square metres, 250 square metres and 100 square metres. These areas total 6,958 square metres and are in excess of the minimum required by condition 3 to the outline consent.
- 4.4 Condition 4 to the outline permission requires that the landscape buffer to the Hall Road frontage be provided opposite the ribbon of housing fronting the southern side of Hall Road at a maximum depth of 8m. Almost all of this area was approved to the earlier phase but a small part does extend into this application area to the west of the roundabout junction and to a depth of 12m. This part of the site is, however, well beyond the ribbon development to the opposite (southern) side of Hall Road and does not therefore conflict with the requirements of condition 4.
- 4.5 Condition 5 to the outline permission requires that the site frontage to Hall Road for the entire southern frontage identified as Density Band E shall be limited to a density not exceeding 12 dwellings per ha (dph). This frontage has an area of 2.3ha and contains in the approved phase 1 layout 28 dwellings to a density of 12 dwellings per ha in accordance with the requirements of condition 5 to the outline permission and the parameters plan.
- 4.6 Condition 37 to the outline permission allows for the acceptability of the overall site density to be determined at the reserved matters stage in accordance with the design briefs to be approved for each phase. The approved Phase 1 has an

overall site area of 9.9ha. The total number of 293 dwellings approved for that phase equates to an overall density 29.6 dph. The site of this current proposed phase has an overall site area of 9.6ha equating to an overall density of 32 dph.

- 4.7 In the current application for phase 2 character typology A which would lead from the roundabout into the site behind frontage development to Hall Road, This character typology area would be developed at a density of 16.9 dph to reflect a character transition between the Hall Road frontage and the higher density within the middle parts of the total layout.
- 4.8 The current application for phase 2 character typology B, which would front the spine road, would be developed at a density of 18.3 dph to frame the spacious nature of the public realm and contrast with the higher density mews courts to the north and south and central areas.
- 4.9 In the current application for phase 2, character typology C fronting the curved eastern area of the spine road would be developed at a density of 32.8 dph to reflect a change in character to the central higher density area.
- 4.10 In the current application for phase 2, character typology F located in the central part of the site would provide a suburban street to run east – west with mews spurring off either side. This area would be developed at a density of 35.7 dph to reflect a higher density character to the central area of the site.
- 4.11 In the current application for phase 2, character typology G, which is focused on the north east – south west axis connecting the footpaths from Ironwell Lane to that south of Hall Road, a large amount of this linear character area is given over to public realm equating to a density of 31 dph.
- 4.12 Character typology I to that part of this application fronting onto Hall Road would be the most publicly visible. Because every house proposed to this part of the site would be detached and set in landscaped grounds, this part of the site would equate to a density of 7.6 dph.
- 4.13 Character typology J1 north of the roundabout junction and adjoining the extensively landscaped area immediately west of the residential edge requires a transition in treatment and density between the landscaped area and the new built up edge of the town that would result. This part of the site would equate to a density of 31.2 dph.
- 4.14 Character typology J2 to the northern edge of the development fronting onto the landscaped area just south of Ironwell Lane also requires treatment by way of a transition between the higher density central area and the landscaped edge along the north of the site. The development of this part of the site would equate to a density of 30.3 dph.

- 4.15 The densities submitted accord with those general parameters established through the outline permission process and reflect the ambition to achieve a development varied in character and density between streets.

### **Flood Risk Issues**

- 4.16 Condition 25 to the outline permission requires the submission of details showing a scheme for the surface water drainage of the site to include sustainable drainage techniques such as balancing ponds and swales in accordance with the previously agreed flood risk assessment forming part of the outline permission. Such details are also to include landscaping and planting to enhance ecology. The previously approved reserved matters for phase 1 included a surface water drainage strategy and design for the whole site, including account for phase 2 now proposed that is approved and being implemented on the site.
- 4.17 The approved scheme includes the provision of balancing ponds at the north eastern corner of the site, together with swales to the eastern and northern buffer areas and through the development alongside the main axis (character typology G) connecting the alignment of Ironwell Lane to footpath 5 to the south of the site. The use of swales has been approved due to the clay sub strata giving limited infiltration. The swales would be dry for most of the time except in periods of heavy rain fall. The balancing ponds to the north east corner of the site would be wet most of the time. These details were the subject of consultation with the Environment Agency who raised no objection in flooding terms. The specification will achieve the requirements for holding back surface water to discharge at the equivalent agricultural run off rate of the former field. The Environment Agency advised at the consideration of phase 1 that the submitted details discharged the requirement of condition 26 of the outline consent, which requires that surface water discharge from the site at a rate no greater than the calculated green field run off rate.
- 4.18 The current application is accompanied by an addendum to the approved flood risk assessment, which reiterates the continuance of the previously agreed approach to this latter phase now proposed. The addendum is accompanied by a letter from the Environment Agency stating that overall, the agency is satisfied that the drainage scheme will fulfil the requirement of the development not to increase flood risk both on and off the site. The agency goes further in arguing that the maximum green field run off rate would be capped at a lower rate than required by this design, thus incorporating betterment to reduce flood risk downstream from the site.
- 4.19 The County Council's Flood and Water Management team has reviewed the documentation accompanying this application and has no objection to raise. However, these advisory comments note that since the strategy was designed approved and signed off, guidance has improved to require consideration of volume as well as run off rates. These comments remain advisory and do not amount to objection.



- 4.20 The principles and details of the surface water drainage management as approved and now under construction are sound and based on the up to date understanding at the time of consideration. The drainage scheme is approved and is being implemented on the site. It would be too late and unreasonable for the Council to consider seeking further improvement and uplift in the light of further advice received, particularly as the further advice of the lead flood authority does not amount to an objection to that scheme.

#### **Provision of Affordable Housing**

- 4.21 The outline permission requires that 35% of the total number of 600 dwellings approved at outline for this site be affordable. This equates to the provision of 210 affordable units to the overall finished development. The legal agreement requires each phase to provide not less than 25% or not more than 50% of the total number of dwellings in that particular phase to be affordable. The earlier approved phase of 293 dwellings provides 97 affordable units representing 33% of the dwellings proposed in that phase and as required by the agreement. The current application for the balance of the development layout and for 307 dwellings would provide a further 113 affordable units representing 36.8% of the dwellings proposed in that phase and also within the terms of the agreement.
- 4.22 The approved layout for phase 1 provided the affordable housing in four clusters varying in size between 15 (reduced from 24), 36, 17 and 28 units throughout that earlier phase. A late modification to the layout was agreed by the applicants to the north eastern area of the layout close to the drainage ponds, to substitute a limited area of the outward facing affordable plots close to Oak Road for private housing in response to criticism from nearby residents. That reduced that cluster from 24 to 15 units. Those displaced plots were reallocated to the central area of the site in that phase. At the time of consideration Members had concerns about the distribution of affordable housing throughout the greater scheme, bearing in mind consideration at that time was only the first part of the detailed layout. The applicants were able to provide an indicative layout for the whole site to show the location and spread of the clusters being then considered. This plan was indicative in as much as it related to the phase now for consideration and was not part of the application then before the Council for consideration but assisted Members' understanding of the overall distribution being considered across the whole site. As the layout for the latter phase has been worked up that layout plan has evolved.
- 4.23 The current application for the latter phase and now for consideration, provides for a group of 16 affordable units to the opposite side of the street to the approved clusters of the reduced area of 15 units and that neighbouring of 36 units to the opposite frontage onto the spine road to the north east corner of the site near Oak Road. The previous indicative plan did not show the area of 15 affordable plots as now proposed to adjoin the approved affordable housing opposite and adjoining those approved to the north east corner of the site. It is this change in the siting of affordable units contrary to the indicative plan that has

attracted the criticism from nearby residents. The remaining affordable units would be to a cluster of 42 units to the middle part of the site to character typology area F and a cluster of 55 units near to the school across character typology areas B, J1 and J2.

- 4.24 Whilst the Essex Design Guide favours indiscriminate scattering (pepper potting) of the affordable homes throughout the layout, the housing providers who would take over the ownership of those affordable units generally argue against this for the practical reasons of maintenance and provision of services. The reason the Design Guide argues for “pepper potting” is to ensure social inclusion of affordable housing within layouts. Officers accept that clustering is realistic and that pepper potting is unlikely to be achieved because it is unacceptable to providers. The relationship of the affordable housing proposed in the three clusters to this latter phase within the layout would not prove socially divisive. The design of the units would be “tenure blind” in as much as the design principles, form and external materials would be the same as for market housing on this site.
- 4.25 The Oak Road landscape buffer is designed to create separation physically, but inclusion in terms of the relationship between buildings by way of outward facing development onto this landscaped area. A separation distance would result far in excess of that required between dwellings to maintain reasonable privacy and over an attractive landscaped setting to give relief between the existing edge of the town and the new development. Officers consider that the distribution of affordable housing as shown meets the requirements of the outline application and the aspirations of ensuring that affordable housing will be integrated into the development as a whole. The location of the walls to the affordable housing at issue in the representations received would be between 73m – 109m distant from the rear garden boundaries with properties fronting Oak Road and separated by the landscaping to this part of the site. The external finishes would be in the same palette of external materials shared by both market and affordable housing in the relevant character typology areas. The siting relationship would not lead to social segregation. The siting relationship would be far in excess of the 25m distance required between dwellings such as not to give rise to unreasonable loss of privacy between adjoining occupiers.
- 4.26 The Council’s housing allocations team leader has reviewed the layout proposed and supports this development, subject to the Council receiving nomination rights for the 35% affordable housing allocation. This would go some way to meeting the housing need in the area (see table below).



Property size	Applicants on Housing register(general needs)
1 bed	173
2 bed	144
3 bed	56
4 bed	12
Total	385

- 4.27 Officers consider that the layout proposed would provide a reasonable variation in the type of affordable accommodation and to clusters that would integrate well in terms of design and location within the overall layout necessary for a successful development and meeting the aspirations and remaining requirements to provide affordable housing to this site.
- 4.28 Notwithstanding the above considerations, the applicants have advised that they will be reviewing the location of the affordable units to plots 100-104 (5 units) in the north east corner of the site and to which much of the objections received relate. The five units on this part of the site will be substituted for four market houses and those five affordable units displaced will be relocated to add to the cluster at the western edge of the layout adjoining the school site. Revised plans to confirm this revision will be received for consideration at the meeting and comment from officers will be included to the addendum.

### **Detailed Design Considerations**

- 4.29 The outline application sought by way of a parameters plan to avoid a monotonous development of extensive like housing and to ensure that local vernacular characteristics would feature throughout the development in order that the resulting development be identified with the town. The parameters approved divided the overall development into character areas as follows:-
- (a) Central Area
  - (b) The Avenues (north)
  - (c) The Avenues (South)
  - (c) Northern edge
  - (d) Western edge

(e) Hall Road Frontage

(f) Oak Road gardens

4.30 Condition 34 to the outline consent required the formation of a public realm design strategy for the whole site to inform the design brief required for each phase and to refine the details to the character areas. The approved public realm design strategy further divides the site into twelve character typology areas based around local design characteristics identified (a) to (f) above and into Character typologies A to I and J1 to J3 as follows:-

- A - site entrances – feeder spine road with distinctive tree types as character separation
- B - spine road running east west in general alignment to middle part of the layout
- C – arc spine road in the central area north of the “T” junction connecting the entrance area to the central part of the site
- D – squares – two areas of landscaped public open space contained by perimeter frontage development.
- E - southern avenues between lower density Hall Road frontage and square area with more formal relationship and secondary access of the main spine road.
- F - northern avenues less formal with tree'd streets.
- G - north east – south west axis - aligned to connect footpath link from Ironwell Lane through south east part of the site to connect with footpath across farmland on the southern side of Hall Road. The layout of this character area features shallow swales adjoining the highway.
- H - small formal link from spine road to central area of open space on north west to south east axis through typology G above.
- I - Hall Road frontage – low density fronting landscaped edge on approach to Rochford town centre.
- J1 – area of housing to western part of the site layout and including area of public open space.
- J2 – housing and landscaping fronting Ironwell Lane.
- J3 - eastern edge housing and buffer against Oak Road boundary.

- 4.31 All the typology areas will have in common typical street furniture such as hardwood bollards and Windsor type street lighting, but will differ in design context between neighbouring streets. That contrast will be achieved through the use of alternative external materials, different landscaping approach, siting, formality and external appearance of the dwellings in order to achieve distinct areas throughout the overall development.
- 4.32 The previously approved reserved matters for the 293 dwellings now under construction included development of the character typology areas A, C, D, E, G, H, I and J3. This application for reserved matters would feature development to character typology areas A, B, C, F, G, I, J1 and J2.
- 4.33 By virtue of condition 35 of the outline planning permission prior to the submission of each application under the Reserved Matters, a design brief for that phase of the site to which the Reserved Matters application relates, was to be submitted and approved. This design brief has subsequently been submitted and approved and the reserved matters application now follows the principles of this brief. The following has been considered against this design brief and with additional regard to both locally and nationally adopted policies for consistency.

**Design and Layout Considerations Character Typology Area A – The Entrance Zones**

- 4.34 This current application partly includes that part of the layout leading off from the roundabout entrance from Hall Road to the south west of the proposed layout. The road surface would be finished in black asphalt and fronted by low density (30-35 dwellings per hectare) detached houses with double garages fronting onto the spine road with a formal/suburban character to reflect the low density existing to the Hall Road frontage.
- 4.35 The pedestrian footway would be separated from the vehicle carriageway by a verge planted with deciduous trees planted in amenity grassland with selected hedges and shrubs to soften the edges of boundary walls.
- 4.36 The house types would be of 2 and 2 ½ storey form 8.5m-10.5m in overall ridge height including modest pitched roofed front dormers to about half the dwellings proposed. The layout would feature Eaton, Warwick and Lyme five-bedroomed houses and Magnolia and Churchill four-bedroomed houses shown in the design and access statement to be externally finished in a palette of red and buff brick work and yellow, ochre and salmon self coloured renders to the walls; with blue/black slate and two types of red plain tiles to the roofing.
- 4.37 The formality in design and architectural detailing is referenced to properties in East Street and Ashingdon Road.

**Design and Layout Consideration Character Typology Area B – Spine Road East West Alignment**

- 4.38 This part of the layout would front the main spine road in the middle part of the site area continuing the black asphalt road surface flanked by a tree lined verge to the adjoining character typology A area but turning westwards to the site of the proposed school. The street would be fronted by dwellings to a higher density in a formal urban character at 35-40 dwellings per hectare with double and single garages and featuring linked detached and detached styles to achieve a more continuous built frontage.
- 4.39 The pedestrian footway would be separated from the vehicle carriageway by a verge planted with deciduous trees planted in amenity grassland with selected hedges and shrubs to soften the edges of boundary walls and residential façades.
- 4.40 The house types would of predominantly two storey form with a proportion of 2½ storey form on the northern side featuring modest pitched roofed front dormers. This part of the layout would feature Eaton, Warwick and Lyme five-bedroomed houses, Magnolia, Westminster, Waterville and Churchill four-bedroomed houses and Hawthorne three-bedroomed houses in private ownership, together with one-bedroomed flats, two and three-bedroomed affordable houses shown in the design and access statement to be externally finished in a palette of red and buff brick work and white self coloured renders with yellow external weather boarding to the walls; with blue/black slate and two types of red plain tiles to the roofing.
- 4.41 The formality in design and architectural detailing is referenced to properties in South Street, North Street and Ashingdon Heights in the north Ashingdon area.

**Design and Layout Consideration Character Typology Area C – The Central Arc Spine Road**

- 4.42 A smaller part of the layout proposed would join the central arc to the northern side of the spine road. This character zone fronts the curved street alignment to the central north eastern part of the site and fronting the main spine road. This central area follows architectural principles from the Rochford town centre, which exist, leading away from the market square, reflecting higher density terraced and semi-detached dwellings to the street frontage with parking court yards behind. This part of the layout would be built at a density of 35-40 dwellings per hectare in a formal and urban residential character.
- 4.43 The road surface would be finished in Black Asphalt with on street visitor parking spaces. Tree planting would feature maple trees in grass verges between on street parking spaces. The verge area would feature timber bollards. The character would remain formal and including affordable housing.
- 4.44 The layout would feature Westminster and Fitzgerald four-bedroomed houses, Willow and Hawthorn three-bedroomed houses and Montrose two-bedroomed

houses in detached and semi-detached forms. This part of the layout would also feature two and three-bedroomed affordable houses and flats in terraced form. The designs would be two storey, ranging in ridge height between 8.15-9.35m. The palette of materials would see the exterior walling finished in red, and two types of yellow and light buff brick work, together with white and salmon coloured renders. There would be two variations in slate and two variations in red plain tile roof covering to the main dwellings with terracotta pantiles to garage out buildings.

#### **Design and Layout Consideration Character Typology Area F - Northern Avenues**

- 4.45 This proposed phase includes the northern part to the central avenues to the very middle of the site. This character zone follows architectural principles and features to North Street and East Street in the town centre and Ashingdon Heights in Ashingdon. This character area does not include a landmark feature and is simple in approach and suburban in nature with mews streets and to a density of 35.7 units per hectare. This street would function as a route for pedestrians and cyclists with a slight curvature to avoid creating views from each end of the street and controlling the vista by having views emerge as experienced along it. The street features raised tables at junctions with a black asphalt surface. The mews street features houses sited closer to the street whereas the main road has landscaped front garden areas with dwellings sited to a consistent building line.
- 4.46 This part of the layout would feature Magnolia, Laurel, Churchill, Fitzgerald, Westminster and Campbell four-bedroomed houses, Willow, Hawthorn, Osborne three-bedroomed houses and Montrose two-bedroomed houses in detached and semi-detached forms. This part of the layout would also feature two and three-bedroomed affordable houses and flats in terraced form and semi-detached form. The designs would be two storey, ranging in ridge height between 8.1-9.85m. The palette of materials would see the exterior walling finished in two variations of red and two types of light buff brick work, together with white, salmon, yellow and ochre coloured renders, together with white, yellow, grey green and black weather boarding. The exterior roof coverings would be mixed between slate and two variations in red plain tile to the main dwellings with terracotta pantiles to garage out buildings.

#### **Design and Layout Consideration Character Typology Area G (North East – South West Axis)**

- 4.47 A small part of this latter phase layout character zone would front the street alignment acutely angled to the line of Hall Road to the central and south eastern parts of the layout directly in alignment through the proposed layout connecting the north east corner of the site onto Ironwell Lane with footpath No.5 opposite the site. This latter phase now for consideration includes this part of the north east part of the site.

- 4.48 The character comprises outward facing mews courts facing streets and the drainage balance ponds and footpath link to Ironwell Lane to the north east corner of the site. The architectural detailing is inspired from modest designs and forms to Rocheway and South Street. The typical density would equate to 31.9 dwellings per hectare.
- 4.49 The road surfaces and mews court areas would be finished in black asphalt and block paving.
- 4.50 The house types would of two storey form providing affordable housing and affordable flats. These house types would range between 8m-10.6m in overall ridge height. This part of her layout is, however, subject to a revision being prepared by the applicants to introduce market housing to outward facing plots. Those plans will be available for consideration at the meeting.
- 4.51 The palette of materials would see the use of red and buff coloured brick work with cream, yellow, ochre and lilac self coloured renders. The roofing would be covered with a mixture of slate and plain tile roof covering with two variations of red plain tile, a grey plaint tile and terracotta pantiles to garage out buildings.
- 4.52 This character zone includes the two balancing ponds which feature as part of the sustainable drainage system designed to hold back surface water within the development design at a discharge rate equivalent to that of the existing agricultural field. This area would be excavated and graded to form two ponds with a central shingle pathway between and viewing deck to each pond alongside the access path. The margins would be planted with riparian shrubs and marginal planting to provide wildlife habitat but deter human access into the wet areas. The outer areas would be sown with meadow grassland.

**Design and Layout Consideration Character Typology Area I (Hall Road Frontage)**

- 4.53 This character zone would front Hall Road and would be the most publicly visible frontage on approach to the town and the layout reflects the low density character and generous set back distances already characteristic of those existing dwellings fronting the street.
- 4.54 Of this latter phase, only a 2 and half storey five-bedroomed saffron house type would feature west of the roundabout entrance to Hall Road.
- 4.55 The saffron type is used architecturally to turn the corner of built form from the Hall Road frontage onto the roundabout entrance and would be articulated to include weather boarded, rendered and brick facing materials to landmark the site entrance. This house type would have a 9.7m overall ridge height.
- 4.56 The palette of materials would see a choice from slate and plain tile main roof covering with pantiles to the garage out buildings. The walling would be finished

from a choice of red, multi red, yellow and buff brick work with self coloured white and yellow external rendering.

**Design and Layout Consideration Character Typology Area J1 Area of Housing to Western Part of the Site Layout and Including Area of Public Open Space**

- 4.57 This character typology phase features the area south of the proposed primary school site and adjoining the public open space to the western edge of the town. This character typology is specifically designed to respond to the landscaped edges of the site and adjoining countryside. This part of the layout would comprise predominantly detached housing with double and single garaging to a density of 31.2 dph. The area comprises three streets and mews areas, including a loop road giving access to the site of the proposed primary school. The greater gap between the siting of outward facing dwellings would allow for landscaping to better develop.
- 4.58 This character zone follows architectural principles and features to East Street, Rocheway, Mornington Avenue and South Street in the town centre. The adjoining area of public open space, farm track and bridle path is an important feature to the setting of this character area. The streets would be finished in black asphalt and block pavements with pathways in compacted gravel with timber edging.
- 4.59 This part of layout would feature Eaton, Lyme and Saffron five-bedroomed, Magnolia, Churchill, Fitzgerald, Waterville, Westminster four-bedroomed houses, Willow three-bedroomed houses and Montrose two-bedroomed houses in detached and semi-detached forms. The designs would be two and two and a half storeys, ranging in ridge height between 8.15m-10.3m. The palette of materials would see the exterior walling finished in a choice of red, light buff and yellow brick work, together with white, salmon and yellow coloured renders. The exterior roof coverings would be mixed between slate and two variations in red plain tile to the main dwellings with terracotta pantiles to garage out buildings.

**Design and Layout Consideration Character Typology Area J2 Housing and Landscaping Fronting Ironwell Lane**

- 4.60 This proposed phase includes the northern part of the layout north of the main spine road and like that character typology to the west (J1) and adjoining the public open space to the northern perimeter of the site and onto Ironwell Lane. This character typology is specifically designed to respond to the landscaped edges of the site and adjoining countryside. This part of the layout would comprise predominantly detached housing with double and single garaging to a density of 30.3 dph. This character area comprises a number of streets generally following a north south alignment and two mews and private drives. The greater gap between the siting of outward facing dwellings would allow for landscaping to better develop.



- 4.61 This character zone follows architectural principles and features to North Street, Hall Road and Ashingdon Heights. The streets would be finished in black asphalt and block pavements with pathways in compacted gravel with timber edging.
- 4.62 This part of layout would feature Warwick, Eaton, Lyme five-bedroomed, Magnolia, Churchill, Fitzgerald, Laurel, Waterville, Westminster four-bedroomed houses, Willow, Campbell, Osborne Hawthorn three-bedroomed houses and Montrose two-bedroomed houses in detached and semi-detached forms. This character typology area would also provide affordable housing between three and two-bedroomed semi-detached and terraced housing and flats. The designs would be predominantly two storey with a proportion of two and a half storeys, ranging in ridge height between 8.15m-10.3m. The palette of materials would see the exterior walling finished from a choice of red, light buff and yellow brick work, together with white, yellow and grey green weather boarding. The exterior roof coverings would be mixed between slate and two variations in red plain tile to the main dwellings with terracotta pantiles to garage out buildings.
- 4.63 The character typology areas would be consistent in the use of street furniture such as street lighting and bollards. There would be general conformity in roof covering to reflect local vernacular, which is generally of a limited range dominated by slates and plain tiles. The character areas would, however, contrast in architectural detail and finishes, as well as the relationship between buildings through formal and informal settings. As with the previous details for phase 1 approved, officers consider these details would achieve a locally distinctive development identifiable with the town of Rochford.

### House Type Details

- 4.64 The layout features nineteen designs used in various relationships with variations also in external finish. The County Council's urban designer comments that the appearance of the streets and composition are generally suitable, with appropriate variety between house types without the wider street scene otherwise becoming too contrived. The balance and mix of house types helps disperse the total volume and impact of the development.
- 4.65 The urban design commentary sought raises issues of the strategy for placing 2½ storey dwellings on plots 292,191, 178,150,145,147 and 129, suggesting taller buildings are generally located at the end of key vistas, gateways or along the main spine road. In the case of the submitted layout and falling in line with the design code agreed for the development, the informal location of the taller buildings reflects the centre of Rochford where such buildings exist in an occasional arrangement, without order. It is this characteristic which would help the overall development be locally distinct.
- 4.66 The additional urban design commentary raises a number of issues with regard to the precise detailed design of a number of the house types as follows:-



- 4.67 Comment is made that the “Churchill” where used at the junctions to create a return in built form to adjacent side streets lacks elevational detailing and would benefit from additional windows to provide passive natural surveillance. The house type has already been approved in phase 1 and the provision of an additional window to the five already existing would add very little to the appearance of the street, as such no further revision is necessary.
- 4.68 Comment is made that the “Westminster” house type has blank side elevations that could be improved by the addition of windows. The side elevations of that particular house type, however, directly front the adjoining parking space and garage forecourts. There is limited exposure to the public realm where there is a slight change in the street alignment. Given the internal arrangement of the dwelling no further revision is required
- 4.69 Comment is made that the “Fitzgerald” front door would be offset in relation to the form of the front projection in which it is located. This offset approach is necessary to meet the requirements of Lifetime Homes (size of hallway).
- 4.70 Comment is made that the first floor front/side windows to the “Hawthorn” and “HA 102” feature a pair of first floor windows in an uncomfortable duality to the main axis, which is not traditional and instead a single window should be used. This design is already approved to phase 1 and the proportions shown are attractive and a quirky non-traditional feature that works. In District officers’ view it would be a mistake to revise in favour of traditional principles and for the sake of guidance alone. There would be no material harm in this design feature remaining.
- 4.71 Comment is made that the fenestration arrangement to the front and rear elevations to the “Laurel” appear muddled and unbalanced. Whilst the detail does not strictly follow the Design Guide, the appearance or particularly the front elevation would follow a traditional hierarchy with the upper floor windows proportionally smaller in relation to those on the ground floor. The slight departure from the Design Guide arises from the porch and canopy extended over the front bay. There would be no material harm in this design feature remaining.
- 4.72 Comment is made that the rear first floor window arrangement to the “HA75e” has poor proportions and duality to the main axis of the building. These windows would not, however, face the public realm and there is no requirement to seek any revision.
- 4.73 Paragraph 56 to the National Planning Policy Framework states that the Government attaches great weight to the importance of good design in the positive planning of high quality and inclusive design for all development that responds to local character. Whilst it is important to reinforce local distinctiveness, such approaches should not be unnecessarily prescriptive in detail and should instead guide the overall scale density, massing and height.

It must be borne in mind that the site is not within the Rochford Conservation Area where such concern to detail might otherwise be justified. The sensitivity to this comments received upon the various designs and the further revisions suggested, although admirable, cannot in this case be justified.

### **National Space Standards**

The Department for Communities and Local Government Technical Housing Standards - Nationally Described Space Standards (March 2015) supersedes the Policy DM 4 - habitable floor space for new developments contained within Council's Development Management Plan (2014). The house types are consequently required to meet gross floor space and minimum storage requirements for the reasonable needs of future occupiers. The final assessment of these will be presented at Committee as an addendum.

### **Side Spaces**

- 4.74 The new development in this scheme would provide for individual character areas and the resulting relationship between buildings would not have to account for the need to fit within existing streets, which is primarily the role of the metre side space to ensure infill development within existing streets does not lead to uncharacteristic coalescence harming existing character. In this case, the coalescence would be avoided by the adjoining garage and amenity areas and would not prove visually harmful to the amenity of the street scene.

### **Plot Widths**

- 4.75 The Council's supplementary planning guidance requires that new detached and semi-detached dwellings be sited to minimum plot widths of 9.14m and 15.24m respectively. There is no guidance on plot widths for terraced or flatted developments of one metre from plot boundaries. This is primarily intended for new developments within established residential areas to achieve a satisfactory setting. Each detached or semi-detached dwelling would be to a plot width at or in excess of the Council's minimum plot width, with variation reflecting the differing character areas throughout the overall development.

### **Privacy Issues**

- 4.76 The Essex Design Guide accepts that for normal densities above 20 dph some overlooking is inevitable. The guide argues that for new developments within established residential areas a minimum back to back distance of 25m between houses may be acceptable with reduction where those properties are angled to each other and therefore not directly opposing. For flats, the distance advised is 35m. The guide goes on to state that where new developments back onto existing housing those residents are entitled to a greater degree of privacy following these lines. This guidance is again intended primarily for new developments within established residential areas.

- 4.77 The layout to phase 1 now under construction and the design parameters previously agreed for the whole site to ensure the provision of varied character areas throughout the overall development, generally accepted back to back distances of around 21m distance, and less than the 25m primarily required for infill development, as set out in the Essex Design Guide.
- 4.78 The site must achieve the quantum of development, the provision of a site for school and open space, landscaped buffer areas and the low density frontage area to Hall Road and that the remaining developable land area in varied character areas results in a tighter development pattern resulting in a good living environment, but in some cases in a distance between dwellings opposed at the rear less than the uniform standard applied across the district to infill development. In officers' view the resulting privacy can be accepted, given the benefit in varied built form and in this case the success in avoiding regimented built forms that are otherwise driven by policy compliance at the expense of character and the creation of a sense of place. In officers' view the relationship between dwellings in these reserved matters can be accepted.

### **Garden Areas**

- 4.79 The Council's space standards require flats to have a minimum communal garden area of 25 square metres each, two-bedroomed houses and terraced dwellings to have a minimum of 50 square metres each and other housing a minimum of 100 square metres each. The guidance, however, goes on to state that those standards can be reduced where the development would adjoin areas of public open space. This issue was fought on appeal with regard to the details of an application for the south Hawkwell site allocation and where the inspector, in allowing the appeal, did not support the Council's view that garden areas below standard were unacceptable or that the release of sites from Green Belt should be exemplars of design and layout achieving good quality homes. The Council had argued in that appeal that inadequate garden areas undermined that ambition, but it was not supported by the inspector. In the previous phase already approved on this site 30% of those plots were shown with garden areas under size, although to a usable shape.
- 4.80 This application for phase two comprises 307 dwellings. Of those 307, eighteen plots equating to 6% of the total dwellings proposed, are shown with garden areas undersize to the Council's standards. Garden areas are each of a usable shape, being broadly rectangular or where irregular in shape, they do not comprise of unconnected pockets about the built form. Ten of the overall total of eighteen would have garden areas of 90 or more square metres. Those others would have garden areas ranging between 63-85 square metres.
- 4.81 The layout of this overall development would be bounded on three sides by landscaped buffer strips over which there will be public access footpaths. At the far western end of the site will be several hectares of open space. The combined buffers and open space total some 10.4 ha, leaving a net developable area of

21.06ha of the site. In addition, there are two main open space squares and three smaller play areas to which future residents would have access. Taking into account the need to vary the character within the development, the rigid application of space standards results to some extent, in a uniformity and “anywhere” housing, which this development seeks to depart.

- 4.82 The south Hawkwell site also adjoins Spencers Park and included within the layout a significant area of public open space. This appeal decision, although to a different site, is material to the weighing up of the garden area shortfall to this layout. In these circumstance officers do not support the rejection of the application for this reason, but anticipate that the applicant will be able to provide some uplift on the provision and garden spaces to the smallest plots within the layout.

### **Boundary Treatments**

- 4.83 The application details specify the use of the following means of enclosure:-
- 1.8m high brick walling with contrasting brick coursing
  - 1.8m high larch lap fencing
  - 1.8m high close boarded fencing
  - 1.5m high brick wall and railing fencing
  - 1.1m high railings and
  - 0.9m high chain link fencing as well as the use throughout the site of timber bollards.
- 4.84 As with the approach to boundary treatments to the earlier phase, the close boarded fencing would predominantly enclose the private garden areas providing privacy screening between occupiers and parking court yards. The brick walling and railing details would reinforce the character areas to site frontages and flank return frontages to gardens and other public frontages.
- 4.85 The urban design comments suggest the close boarded boundary treatment forming the rear garden boundary to the affordable housing backing onto parking areas to plots 100-101 and 107, together with that to plots 110-115, 270-271 and 274 ought instead to comprise a brick wall in order to be safe from bumping and vehicle manoeuvring. Though it is accepted that this might provide an option for enclosure this specification is at the requirement of the housing provider and would allow damaged fences to be more easily replaced rather than re-building damaged walling. As these areas are not prominent to the public realm in this case the practicality of being able to more easily repair damaged boundaries seems a reasonable approach.

**Lifetime Homes**

- 4.86 Condition 17 of the outline permission requires the applicants to demonstrate to what extent the proposed dwellings would comply with the lifetime homes standard. The site is relatively flat giving no problems for gradient. The internal layout of each dwelling provides a living room adaptable to become a convenient temporary bed space for those future occupiers in need to a temporary ground floor bedroom due to possible incapacity. Furthermore, each house is designed with a flooring structure that allows for the retro fitting of a through floor lift. The layout design also shows a reasonable route for the provision of a hoist from a main bedroom to the first floor bathroom. The applicant advises that bathroom walling would be strong enough to take adaptations such as the provision of hand rails.
- 4.87 The overall design specification will provide for electrical switches, sockets, ventilation and service controls to be provided at a height between 0.45m-1.2m from finished floor level useable by all occupiers.
- 4.88 The applicants advise that the proposed development will comply with part “M” to the Building Regulations and, given the above details, the proposal would achieve compliance with policy H6 to the Council’s adopted Core Strategy (2011).

**Code for Sustainable Homes and Renewable Energy Statement**

- 4.89 Condition 16 to the outline approval requires the consideration of an energy statement setting out how the development will secure at least 10% of the energy from the development within this phase by on site renewable low carbon sources. These details accompany the submission of the reserved matters for this phase. The submitted details show that the applicant will utilise photovoltaic panels in the development that will achieve a reduction in energy demand by 10.01% in accordance with the requirements of condition 16 to the outline permission.

**Landscaping Issues**

- 4.90 The reserved matters include an extensive landscaping scheme for this phase detailing the range of species and their planting and management in short and longer term concerning mowing, pruning and general after care. The landscaped buffer areas would comprise a mixture of meadow and wetland meadow mixed grassland to suit the use of these areas as swales holding surface water in shallow pools during excessive rain fall.
- 4.91 The details submitted for this current phase show the use of native trees and shrubs both to the landscaped buffer areas and throughout the street frontages to reinforce the character areas and identity between streets.
- 4.92 The proposed landscaping details and strategy would include the use of field maple, hornbeam, oak blackthorn and hawthorn set in amenity grassland to the

gateway frontages. In contrast, the minor access ways would feature more minor species such as acer and chanticleer, as well as low shrubs and hedging. The western boundary character edges would introduce rowan into that mix. In contrast, the wetland park would use more suited species such as alder, ash and aspen. The parkland areas would feature horse chestnut into the blend of tree choices.

- 4.93 The urban design commentary has no objection to the composition, but suggests that the specification for the boulevard approach to the main spine road through the site might be better represented with a larger standard. Whilst this might uplift the design further, District officers are mindful that larger specimens, although container grown ahead of planting, find it harder to establish and would be more susceptible to drought or harsh seasons. It is considered that the slight size disadvantage in younger specimens would be outweighed by the rooting growth and vigour of younger smaller specimens that would have increased longevity in the finished scheme.
- 4.94 The proposed planting is predominantly to the public areas and site frontages. These details also include the use of native and ornamental hedging to site frontages, as well as the planting of verges with trees and shrubs in certain character areas. The Council's arboricultural officer advised in the consideration of the public realm strategy that these details follow and that the landscaping philosophy would be successful, in the context of the suburban character, and that the tree choices and planting would do well being suited to the environment and situation in relation to the siting of buildings and surface treatments.
- 4.95 At key parts to the layout where open space meets the turning head or where verges front built form, timber bollards are shown to prevent vehicles entering the open space or parking in unsuitable positions. The timber bollards are appropriate and supported by District officers and the applicant as a means to segregate traffic from these areas.
- 4.96 This application includes the details for the layout and landscaping of the area of public open space to the western edge of the overall site. The area would include a main area of land forming up to 2m at its highest point capped in meadow grassland to a gradient of a maximum slope of 1:10. Two smaller areas to the north western corner and the north eastern corner would be similarly formed. This area would feature a circular walkway/cycle path and connect Ironwell Lane with Hall Road as an alternative to the existing farm track, path and bridle way to be retained. This area would be planted with trees and native mix shrubs to the western half through which the footpath/cycle way would pass through. This reformed and landscaped area would provide enhanced informal recreation space to connect with the outer pathways and play areas. This area would also provide a soft edge on the approach to the town.



**Highway Issues**

- 4.97 No comment has so far been received from the County Highway Authority with regard to these reserved matters. However, County officers have been actively involved in the consideration of the layout as part of the pre-application process prior to submission and no objection is at this stage anticipated.
- 4.98 The District Council's parking standards require a minimum of one car parking space for each of the one-bedroomed flats and a minimum of two car parking spaces for each dwelling of two or more bedrooms. In addition, one visitor car parking space is required for every four dwellings. Each car parking space should be to a preferred depth of 5.5m and have a preferred width of 2.9m. Garages should have a minimum depth of 7m and internal width of 3m.
- 4.99 The parking spaces and garage designs are shown to the Council's preferred standard.
- 4.100 Of the 307 units proposed in this phase, whilst each is proposed with its own parking provision, as required, there would seem to be a shortfall in visitor provision and there would appear to be only one car parking space for the affordable three-bedroomed semi-detached house to plot 57. Of the total layout in this phase, 148 of the dwellings proposed would appear to have only two spaces for visitors and thus 35 visitor spaces short of the Council's standard.
- 4.101 In the pre-application discussions and in the strategy to the previously approved phase 1, the applicant and the County Highway Authority argued against the delineation of identifiable visitor spaces so as to guard against commuter parking. This approach is consistent with Rochford town centre streets.
- 4.102 The County Council's urban designer suggests access and egress from a number of tandem parking locations such as at plots 243, 273 and 68. The applicants, however, advise that all courtyards and spaces have been assessed against standard swept path analysis.
- 4.103 The comments of the County Highway Authority are awaited at the time of writing and officers will update Members on this issue at the meeting.

**Refuse Collection**

- 4.104 The Council's guidance for refuse storage and collection provision within residential layouts is set out at appendix 1 to the Rochford District Council Local Development Framework Development Management Plan (2014). That guidance generally advocates the provision of storage within rear or side garden areas and collection points off the highway to avoid obstruction and cluttered street scenes. The guidance goes on to state that the storage areas should be within 15m of a public highway.

- 4.105 The application details include a strategy for refuse collection across the phase showing refuse storage areas for the Council's three bin system within plots and amenity areas and various refuse collection points for two bin collections near to kerbside locations off adoptable streets or private drives or within garage courtyard areas. The proposed layout generally satisfies the guidance.
- 4.106 The exception is provision for the terrace of four units to plots 200-203 whereby the refuse bins would be brought to a collection point adjoining the highway over a distance of some 40m as shown. It is likely, however, that future residents to plot 203 will instead locate the bins closer to the dwelling rather than the garden end and will move them across the adjoining car parking space for collection to the front garden and over a much shorter distance. In reality, therefore, future residents to plots 200 and 201 would need to move bins on collection day over a lesser distance of 33m.
- 4.107 The situation is similar for the mid-terraced units at plots 72 and 73, which would need on collection day to move the bins from the back garden areas, through the service alley to a collection point some 40m away from the storage area.
- 4.108 These two exceptions would provide the required refuse bin storage within the site. The further distance to the collection point would be a relatively minor matter, given the almost wholesale meeting of the guidance over the remainder of the layout. This relatively minor failing would not amount to a reason to refuse these reserved matters.

## **5 CONCLUSION**

- 5.1 This application follows the grant of outline planning permission for 600 dwellings on the site and which has established the principle of the acceptance of the development of the site, in accordance with parameters to provide density, landscaped buffers to the site perimeters, provision of a site for a school and the layout of the residential element between twelve character areas themed from local vernacular characteristics evident to Rochford town and centre.
- 5.2 This application constitutes the last phase of the layout and building details covering eight character areas. The development forms reflect local identity and distinctiveness using materials sensitive to local tastes and traditions and to the character and public realm considerations laid down in the outline application process.
- 5.3 These reserved matters would achieve an attractive development reflecting the local character and in accord with the aims of the outline permission.



**6 RECOMMENDATION****6.1 It is proposed that the Committee RESOLVES**

That planning permission be granted for the reserved matters, subject to the following heads of conditions:-

- (1) Development to be implemented in accordance with the materials submitted in the design statement and public realm document, as agreed in conditions 34 and 35 to the outline permission and shown in reserved matters details, unless alternatives agreed.
- (2) List of approved drawings as per drawing issue sheet.
- (3) Development to be implemented in accordance with hard and soft landscaping details submitted.
- (4) Obscure glazing to first floor side windows.
- (5) No new side windows at first floor level.
- (6) Submission of details for garage and front door variation in colour and design to reinforce character areas.
- (7) Boundary walls forming means of enclosure shall be finished in external brick work material and finish to match the dwellings to which those enclosure walls relate.
- (8) Submission of typical window details at 1:20 and 1:1 for dwelling type windows to be used and to be set into masonry to a depth of 100mm and with glazing bars fixed to outside of glass. Development to be implanted in accordance with such details as may be agreed.
- (9) Development to be implemented in accordance with the addendum to the flood risk assessment included in these reserved matters and in conjunction with the flood risk assessment approved at the outline stage.



Christine Lyons  
Assistant Director, Planning Services

**REASON FOR DECISION AND STATEMENT**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, assessed against the adopted Development Plan, and the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

**Relevant Development Plan Policies and Proposals**

Rochford District Council Local Development Framework Allocations Plan (Adopted 25 February 2014)

SER 2.

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

CP 1.

Rochford District Council Local Development Framework Development Management Plan (Adopted 16 December 2014)

DM1, DM4, DM30.

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

The Essex Design Guide (2005)

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

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

Standard C3

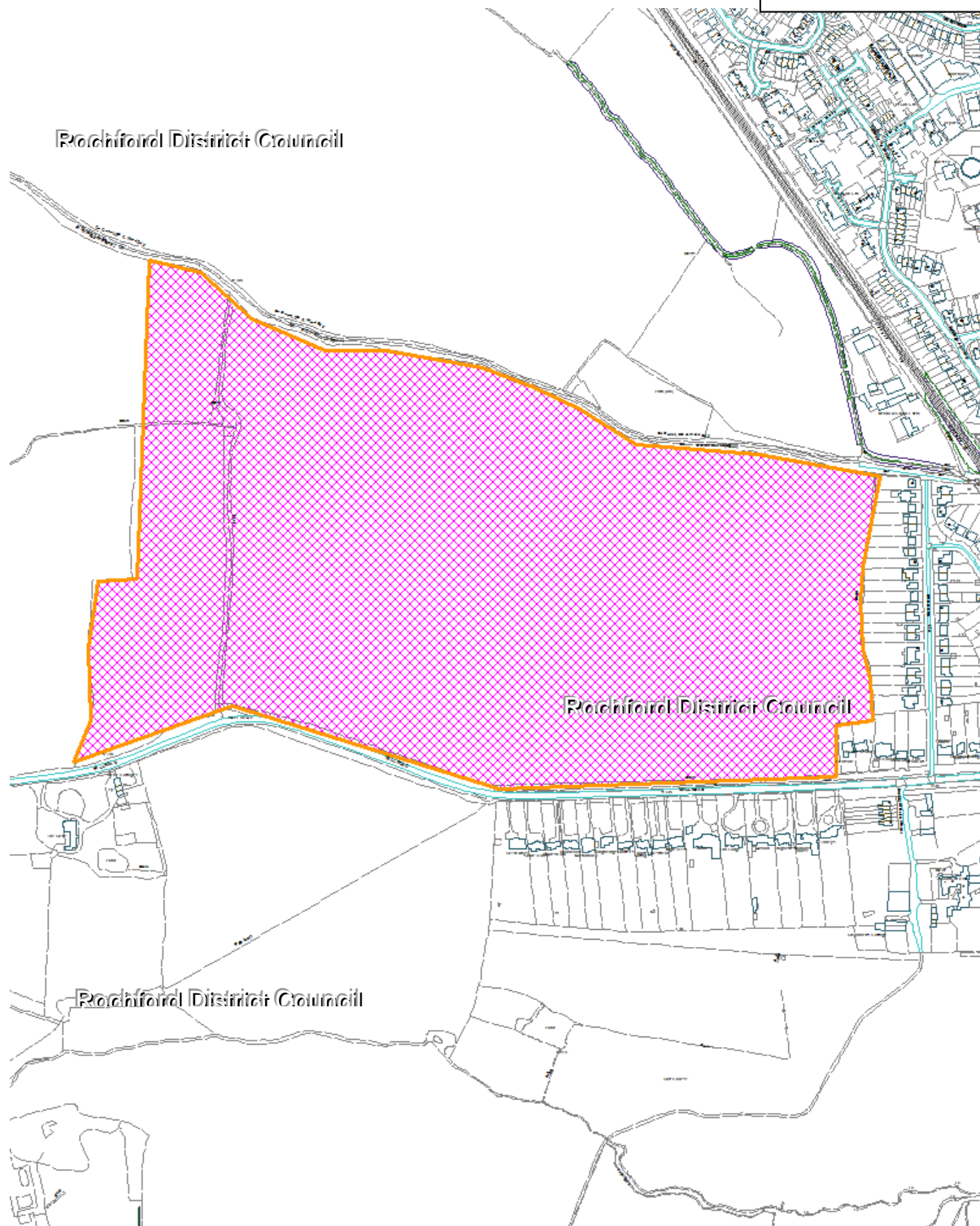
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