

18/00521/FUL

72 HOCKLEY ROAD, RAYLEIGH, ESSEX SS6 8EB

PARTIAL DEMOLITION AND REMODELLING OF ACCESS, ENTRANCE AND RECEPTION AREAS (INCLUDING TEMPORARY RECEPTION, LOBBY AND EXTERNAL STAIRS DURING CONSTRUCTION). ERECTION OF A NEW 3 STOREY TEACHING BLOCK WITH NEW DINING FACILITIES AND QUALITATIVE IMPROVEMENTS TO EXISTING PLAYING FIELDS INCLUDING RESURFACING OF THE EXISTING MULTI-USE GAMES AREAS. ASSOCIATED HARD AND SOFT LANDSCAPING WORKS AND TEMPORARY CONSTRUCTION AND STAFF ACCESS FROM HELENA ROAD.

APPLICANT: KIER CONSTRUCTION (EASTERN).

ZONING: EDUCATIONAL LAND ALLOCATIONS

PARISH: RAYLEIGH TOWN COUNCIL

WARD: TRINITY

1 RECOMMENDATION

1.1 It is proposed that the Committee RESOLVES

That planning permission be **approved** subject to the following conditions (some of which are provided as 'heads of conditions') and statement:

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

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

- (2) The development shall be undertaken in strict accordance with the approved plans date stamped 30th May 2018 including the following plans;

Drawing Numbers 2001 Rev P02, 2002 Rev P02, 2003 Rev P02, 2004 Rev P02, 2103 Rev P02, 3101 Rev P02, 3102 Rev P02, 2100 Rev P02, 3001 Rev P02, 2101 Rev P02, 2102 Rev P02, FWMS-WWA-XX-XX-DR-L-0004 Rev S8P01, FWMS-WWA-XX-XX-DR-L-0005 Rev S8P01, FWMS-WWA-XX-XX-DR-L-0002 Rev S8P00, FWMS-WWA-XX-XX-DR-L-0006 Rev S8P01, FWMS-WWA-XX-XX-DR-L-0007 Rev S8P01, FWMS-WWA-XX-XX-DR-L-0008 Rev S8P01, FWMS-WWA-XX-XX-RF-OO-DR-L-0202 Rev S8P00, FWMS-WWA-XX-XX-DR-L-0010 Rev S8P01, FWMS-WWA-NB-XX-DR-L-0101 Rev S8P00, FWMS-WWA-NB-XX-DR-L-0201 Rev S8P00, FWMS-WWA-XX-XX-DR-L-0014 Rev S8P00, FWMS-WWA-XX-XX-DR-L-0009 Rev S8P00, FWMS-WWA-NB-OO-DR-L-0102 Rev S8P00 and (1.1) – 04 Rev P01, date stamped 30th May 2018.

REASON: For the avoidance of doubt and to ensure that the development is completed out in accordance with the details considered as part of the planning application.

- (3) Prior to first use in the construction of the development hereby approved details of all external facing and roofing materials to be used within the development (including windows and doors, roofing materials, guttering / rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority. Materials as agreed shall be used in construction.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building, in the interests of visual amenity in compliance with Policy CP1 of the Core Strategy.

- (4) Prior to first use of any of the buildings hereby approved, plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted, shall have been submitted to and agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority, which shall include details of:
- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
 - existing trees to be retained;
 - areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
 - paved or otherwise hard surfaced areas;
 - existing and finished levels shown as contours with cross-sections if appropriate;

- means of enclosure and other boundary treatments;
- car parking layouts and other vehicular access and circulation areas;

The landscaping as agreed, shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

REASON: To enable the Local Planning Authority to retain adequate control over the landscaping of the site, in the interests of visual amenity.

- (5) Prior to first beneficial use of the detached building hereby approved, cycle parking provision shall have been installed for use in accordance with the details as set out in the submitted Landscape Furniture proposals i.e. Broxap Wardale Cycle Shelter and Sheffield Cycle Hoop unless alternative details are proposed in which case details shall have been previously submitted to and agreed in writing by the Local Planning Authority and the provision will be provided in accordance with these.

REASON: To comply with Policy T6 of the Core Strategy (2011).

- (6) Prior to commencement of construction of the detached building hereby approved, excluding ground works, details shall be submitted to and agreed by the Local Planning Authority to demonstrate that the building will meet the BREEAM rating of 'very good' as a minimum unless such requirements would render the development economically unviable, in which case details to demonstrate this shall be submitted alongside details of the BREEAM standard that can viably be achieved. The building shall be constructed in accordance with the details as agreed.

REASON: To comply with Policy EN10 of the Core Strategy.

- (7) Prior to commencement of construction of the detached building hereby approved, excluding ground works, details shall be submitted to demonstrate how at least 10 percent of the energy shall be secured from a decentralised and renewable or low-carbon sources, unless this is not feasible or viable, in which case details to demonstrate this shall

be submitted alongside details of the provision that can viably be achieved. The building shall be constructed in accordance with the details as agreed.

REASON: To accord with Policy ENV8 of the Core Strategy.

- (8) Prior to installation, precise details of any external lighting to be installed at the site shall be submitted to and agreed in writing by the Local Planning Authority. External lighting shall be installed in accordance with the agreed details.

REASON: In the interests of visual and residential amenity and to accord with Policies DM5 and DM27 of the Development Management Plan, latterly to avoid adverse impact on foraging/commuting bats that may use boundaries of the site.

- (9) Prior to commencement of any work on site to the existing playing fields including use as a temporary car park and contractors compound, tree protection fencing shall be installed in accordance with details as set out in the Tree Survey, Arboricultural Implications Assessment and Method Statement dated May 2018 and Tree Protection Plan Dwg No: FWMS-WWA-XX-XX-DR-L-0009 Rev S8P00 and the development shall be carried out in accordance in other respects with the aforementioned report unless alternative details are otherwise agreed in writing by the Local Planning Authority in which case those alternative details as agreed shall be implemented/followed during construction. Fencing shall remain in place throughout the construction period or until the Local Planning Authority has advised in writing that it can be removed in advance of completion.

REASON: To ensure the protection of trees of high amenity value, to be retained and not adversely affected by construction in the interests of visual amenity and to accord with Policy DM25.

- (10) Clearance of any vegetation at the site including scrub and hedging shall take place between September and February (inclusive) unless the Local Planning Authority agrees in writing to focused clearance outside these times in which case evidence and details of proposed clearance shall be submitted to and agreed in writing by the Local Planning Authority. Evidence shall include a report by a suitably qualified ecologist to demonstrate that proposed clearance areas have been checked for nesting birds and that no active nests are present. Clearance, if agreed outside the times above, shall take place strictly in accordance with details as agreed.

REASON: To avoid disturbance to breeding birds to ensure their protection during this time and to accord with Policy DM27.

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- (11) Surface water drainage
 - (12) Contamination
 - (13) Ventilation/Extraction details.
 - (14) Travel Plan monitoring.
 - (15) Prior to first use by vehicles, details including proposed surface material for use on the temporary vehicular access hereby approved from Helena Road shall be submitted to and approved in writing by the Local Planning Authority. Details shall also include details relating to the removal of surfacing material and for re-seeding the temporary access and temporary car park and constructor's compound. Removal of surface material and re-seeding shall take place as agreed by the Local Planning Authority but at the latest during the first planting season (October to March inclusive) following completion of the extension and new building hereby approved.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety and in the interests of visual amenity.

- (16) No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors including the arrangements and provision of banksman at temporary access arrangement on Helena Road during its use
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. wheel and underbody washing facilities

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

- (17) On commencement of development the temporary construction access on Helena Road shall be constructed at right angles to the existing carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway. Details for pedestrian visibility splays shall be submitted to and approved in writing by the Local Planning Authority prior to first vehicular use of the temporary access. Visibility

splays shall be provided as agreed. Upon completion of the development, the temporary construction vehicular access shall be suitably and permanently closed incorporating the reinstatement to full height of the footway and associated highway infrastructure in accordance with full details that shall have been previously to be agreed in writing by the Local Planning Authority.

REASON: To ensure to ensure that vehicles can enter and leave the highway in a controlled manner and the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway following development in the interests of highway safety.

- (18) The public's rights and ease of passage over public footpath No 46 (Rayleigh) shall be maintained free and unobstructed at all times.

Reason: To ensure the continued safe passage of the public on the definitive right of way.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the adopted Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with 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.

2 PLANNING APPLICATION DETAILS

2.1 This application is for planning permission for the following development;

- Demolition of two existing school buildings;
- Construction of a single storey extension to provide a new main entrance and reception;
- Erection of temporary buildings to provide a reception during construction of the new reception;
- Erection of a new 3-storey building to provide an additional teaching space and dining facility;

- Improvements to and re-orientation of one of the existing playing pitches;
 - Resurfacing of the existing multi-use games area;
 - Temporary construction and staff vehicular access from Helena Road;
- 2.2 The school is increasing pupil numbers by 150 and seeks to replace old buildings, which are in poor condition, with a modern fit for purpose teaching block with dining facility at ground floor. The school intends that the new dining facility, whilst primarily for use by school pupils and staff, would be available for use by community groups, including those that utilise the existing playing pitches out of school hours.
- 2.3 In addition, the school seeks to create a more welcoming and legible entrance that provides a secure and fully accessible entrance for visitors and pupils. The new entrance would be sited in the same position as the existing main entrance but would be provided with a ramped as well as a stepped access and would feature a red fascia sign in the school colours to make the entrance clear to visitors.
- 2.4 The main school car park occupies the site frontage along Hockley Road although there are other small parking areas close to school buildings near the southern boundary. At present visitors and their vehicles are not prevented from accessing these other parking areas around which pupils circulate. The proposed new entrance would also feature a new secure gate to prevent vehicles freely entering these areas which would increase site security and enhance safety for pupils as vehicle movements here would reduce and be controlled. It is envisaged that the parking in this area (away from the main site car parking to the site frontage) would be for school staff with car movements therefore very minimal throughout the school day. Delivery vehicle access would be controlled by reception.
- 2.5 Construction would be phased to minimise disruption to day to day operations of the school and is envisaged as follows;

Phase 1

- Creation of temporary vehicular access for construction traffic from Helena Road, creation of contractors site office and contractor's vehicle parking area adjacent the southern boundary of the site;
- Construction of new 3-storey teaching and dining block;
- Ground works and re-seeding of areas of the existing playing pitches.

Phase 2

- Construction of temporary buildings to provide temporary staircase and reception;
- Temporary closure of main car park.

Phase 3

- Demolition of 2 existing school buildings (including existing reception);
- Construction of new single storey extension;
- Use of temporary site access from Helena Road for staff and area of existing playing pitch adjacent southern boundary as a temporary staff car park.

Phase 4

- Remove temporary car park and vehicular access from Helena Road with re-opening of main car park to site frontage;
- Re-instate playing field (including re-orientation of one pitch);
- Landscaping.

- 2.6 It is anticipated that the new teaching block would be complete for occupation in September 2019 and that the extension to provide the new reception would be completed by September 2020.

3 MATERIAL PLANNING CONSIDERATIONS

Site and Context

- 3.1 The site is that of a mixed secondary school catering for pupils between 11-16 years with a sixth form.
- 3.2 The site is located in a predominantly residential area north of Rayleigh Town Centre. The school has a car park to the main frontage accessed via Hockley Road, the main school buildings are positioned adjacent to this. The main façade fronting Hockley Road has a red brick finish. There are a number of detached buildings and extensions including the sixth form building which is primarily used to serve the school but also let to ECC Youth Services in the evenings and weekends. Behind the school buildings are the school playing fields which extend up to the rear gardens of dwellings which surround the site. The site slopes downwards from the school buildings towards the rear gardens of houses on Helena Road.
- 3.3 A public right of way footpath runs adjacent to the sites southern boundary from Helena Road.

Recent Planning History

- 3.4 15/00321/FUL – External artificial 3G Turf Pitch with Fencing, Flood Lighting and Storage Container. REFUSED and APPEAL DISMISSED.

Public Consultation

- 3.5 The applicant undertook public consultation prior to the submission of this application by way of a public exhibition which took place at the school in May 2018. The event was advertised on the school website and leaflets distributed to nearby local residents.

Principle of Development

- 3.6 The proposed development has to be assessed against relevant planning policy and with regard to any other material planning considerations. In determining this application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.7 The relevant parts of the adopted Development Plan are the Rochford District Core Strategy (2011), the Allocations Plan (2014) and the Development Management Plan (2014).
- 3.8 The whole of the site is subject to Policy EDU4 of the Allocations Plan and therefore designated for educational purposes. This policy recognises that planning should allow existing schools to develop appropriately where required.
- 3.9 Policy CLT3 and paragraph 72 of the NPPF are also relevant.
- 3.10 The proposed use of the buildings proposed is for Class D1 – Education and no change of use of the site is therefore proposed. The new buildings would provide classrooms for secondary school pupils and support facilities such as a reception, offices, store room and dining facility.
- 3.11 Significant social benefits to the locality would arise from the proposed development through modernised facilities and expanded educational provision at what is already a good school serving the community. The replacement of old dilapidated buildings with new modern, fit for purpose buildings will also enhance the appearance of the site. Community access to the dining facility is intended adding to the social benefit to the locality. The applicant has sought to limit impact on the residential dwellings closest to the proposed new building as is discussed below and has sought to address the direct impact on the existing playing pitches, again this is discussed below.
- 3.12 The principle of providing additional educational accommodation at the site is accepted and is supported by planning policy at the local and national level.

Design

- 3.13 The new reception would be a single storey extension with a flat roofed form which mimics the form of some existing buildings at the site. The extension would feature a canopy and a stepped and ramped access around a centrally positioned planter. The entrance would be defined by a red canopy with fascia sign featuring the school name. Full height glazing would be used around the reception entrance. Although the proposal indicates the intention to use a grey brick finish this would contrast with the red brick finish to the main building façade. The urban design team consider that use of red brick would be preferable as this would provide a degree of continuity and would limit the number of different external finishes to buildings at the site, too many of which result in a somewhat disjointed appearance to buildings at the site. Officers agree that the use of red brick to match existing would result in a more coherent development of the high standard of design and appearance expected. A condition is recommended to require external finishing materials to be agreed prior to their use such that the applicant can utilise a red brick finish. The same applies to the use of red brick to the proposed detached teaching/dining block.
- 3.14 The new gates which would control vehicular access to the parking in the south western part of the site would be similar to the gates to the site entrance from Hockley Road and 1.8 metres in height.
- 3.15 The 3-storey teaching and dining block would be of simple form with a flat roof. The building would feature a brick plinth at ground floor with a white rendered first and second floor above the use of this material at height intended to visually lighten the façade. Brickwork would extend to the first and second floors on the eastern façade to visually break up the expanse of the building. A muted green colour would be used sparingly to add visual interest to the windows. Full height glazing to the dining room at ground floor would also act to accentuate this feature of the building and would make the most of the outlook towards the playing fields.
- 3.16 Areas of hard and soft landscaping would be incorporated into the design. The largest area would be between the proposed 3-storey building and the existing teaching block adjacent to this. The intention is to create a social hub for pupils with seating and soft landscaping including tree planting. Further tree planting is proposed to the south of the eastern elevation of the 3-storey teaching block to provide a visual screen to part of the new building from the closest residential neighbours.
- 3.17 Overall it is considered that the design, form and appearance of the proposed scheme would be acceptable in the context of the school site which features buildings of similar form.

Impact on Playing Fields

- 3.18 The proposed teaching and dining block would be sited on part of one of the playing pitches at the site. Policies CLT5 and CLT10 of the Core Strategy seek to resist the loss of existing playing pitches whether in public or private use unless the replacement of such pitches by an equal or better provision in an appropriate location can be secured, or it can be clearly demonstrated that the site is not viable for use as a playing pitch. The existing pitches are clearly required for use by pupils at the school and the proposal therefore seeks to mitigate the impact of the proposed development and retain the existing playing pitch provision at the site by revising the playing pitch layout at the site.
- 3.19 To ensure that all existing sports pitch provision can be re-provided the existing bank that divides the north and south pitches will be re-graded to increase the useable play space on the southern playing field. The existing rugby pitch would be repositioned to the northern part of the site and one of the football pitches repositioned on the southern playing field and re-oriented so play would run north-south; this pitch would also receive land drainage. A ball stop net would be provided to the southern boundary to prevent balls entering neighbouring residential properties. The ball netting would be attached between fixed steel posts each 5 metres in height.
- 3.20 Although the proposed development would impact on the existing playing pitch provision, the proposed revisions to pitch layout would ensure that playing pitch provision would be at least equal to that which currently exists in an appropriate location.

Highways

- 3.21 National planning policy in respect of highway impacts from development is clear that planning permission should only be refused on transport grounds where the residual cumulative impacts of development would be severe. The impacts arising from the proposed development would not be severe. The proposed additional teaching space proposed would enable 150 additional pupils to be accommodated at the school which may give rise to an increase in staff. The increase in staff and pupil numbers would not however give rise to an additional increase in vehicle movements to and from the site which could be considered to have a severe impact on the highway.
- 3.22 The Highways Authority is satisfied that the proposed temporary vehicular access onto Helena Road would be safe there would be no objection to the proposal on highway grounds.

Vehicle Parking Provision

- 3.23 The Council applies a maximum parking standard for trip destinations such as that proposed however the Council still requires developments to include adequate parking provision.

- 3.24 The vehicle parking standard for secondary schools is 1 space per 15 pupils as a maximum. An additional 10 bays would be provided in addition to small changes to the existing parking layout in and around the south-western corner of the site. There is considered to be no justification to insist that the maximum parking provision is provided particularly given that the site is constrained in terms of available land to provide additional spaces.
- 3.25 New cycle shelters are proposed to provide space for 50 cycles for pupils and 10 for staff; this would accord with the parking standards minimum for such. These would be positioned close to the new teaching block a condition is recommended to require that these are installed.

Travel Plan

- 3.26 Policy T3 requires that the application is accompanied by a comprehensive travel plan explaining the arrangements for car parking and for managing journeys to and from the area and also include stretching targets and details of arrangements for monitoring and review.
- 3.27 The submitted Travel Plan identifies issues that current car parking by parents for drop off and collection of pupils causes to nearby roads. The submitted Travel Plan identifies plans to review transport modes of pupils and staff in particular, with the intention of finding ways to reduce the reliance on the private car however plans to review do not continue past September 2018. It may be beneficial to require review during and post implementation of the proposed development. The Highways Authority consultation response is however still awaited and any comment they have on the adequacy of the submitted Travel Plan will be included in an addendum.
- 3.28 Car sharing initiatives are not discussed in the submitted Travel Plan and may work well for staff if any live in close proximity; this should be investigated.

Flood Risk and Sustainable Urban Drainage (SUD's)

- 3.29 The site falls within Flood Zone 1 as shown on the Environment Agency Flood Risk maps, at low probability of flooding from tidal and fluvial sources; all types of development are appropriate in this zone. Whilst the Environment Agency surface water flood risk maps show that parts of the site are at risk of surface water flooding risk to the proposed buildings would be minimised as a result of proposed floor levels and careful design of external levels to convey surface water away from the proposed buildings. The site is not at significant risk from ground water flooding.
- 3.30 Paragraph 103 of the NPPF also requires that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere as a result of proposed development.

- 3.31 Surface water currently drains from the school site to sewers to the east of the site. The submitted flood risk assessment and drainage statement outlines the proposed surface water drainage strategy for the proposed development, this would involve construction of attenuation tanks within the site designed to hold surface water run-off before discharge at a restricted rate into the existing surface water drainage network. The proposed rate that run-off would be restricted to has taken account of the fact that part of the proposed development would build on land currently part of the playing field and therefore with an existing greenfield run-off rate. The volume of the attenuation tanks has been sized to accommodate the proposed restricted run-off rate. The proposed drainage strategy would reduce peak run-off rates from the areas of development in comparison to the existing surface water run-off rates.
- 3.32 Consultants working on behalf of the Lead Local Flood Authority have reviewed the submitted surface water drainage information and have raised a holding objection until some further information is provided relating to where exceedance flows are intended to be stored, justification for the level of treatment proposed to car park areas and provision of calculations relating to the 1 in 100 year rainfall event.
- 3.33 Officers consider that planning conditions could be imposed to require the additional information and that as it is considered likely that an appropriate detailed surface water drainage strategy could be provided at the site, subject to conditions, the application is not recommended for refusal in respect of this matter.
- 3.34 It is considered that the proposed development, with a detailed surface water drainage strategy, would not increase the risk of surface water flooding to land surrounding the site and would comply with Policy ENV7 which seeks the use of sustainable urban drainage systems.

Archaeology

- 3.35 Planning policy at the national and local level requires consideration of the impacts of proposed development on heritage assets which include underground heritage assets. Essex County Council Archaeology team have been consulted on the proposal and their response is awaited.

Ecology

- 3.36 The NPPF at Section 11, Policy ENV1 and Policy DM27 require that effects on biodiversity are considered in the determination of planning applications. The NPPF requires that distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with status and that appropriate weight is attached to their importance and the contribution that they make to wider ecological networks.

- 3.37 There are no international, national or locally designated sites of ecological importance within close proximity to the application site. Whilst the site is within an Impact Risk Zone of the Crouch and Roach Estuaries SSSI, the nature of the proposed development is such that consultation with Natural England would not be required. The proposal is within an urban area and would not be likely result in significant adverse impact on the aforementioned SSSI nor to the Special Protection Area (SPA) and Special Area of Conservation (SAC) that are also found in the same area as the SSSI some 4.3km to the north of the site. The site is also some 1.6km to the east of Hockley Woods which is also a SSSI, the proposed development would also not be likely result in significant adverse impact on this area of Ancient Woodland.
- 3.38 In addition to designated sites there is also a need to consider potential impacts on protected species. For example, The Wildlife and Countryside Act (WCA) (1981) protects all wild birds within the UK, including their active nests, eggs and dependent young. Species listed under Schedule 1 of the WCA are also afforded protection from disturbance during the breeding season. The proposal would involve the clearance of some low quality vegetation and as a consequence a condition is recommended as a precaution to require clearance outside of the bird nesting season.
- 3.39 A Preliminary Ecological Appraisal which incorporated a walkover survey of the site has been submitted alongside a completed Essex Biodiversity Validation Checklist; these reports highlight possible impacts on protected species and identified the need for further specific survey in respect of bats.
- 3.40 There is no requirement for a specific survey for badgers as no works proposed would be within 30 metres of the potential badger sett to the NE boundary of the site.

Bats

- 3.41 An initial inspection of buildings to be affected by the proposed development was undertaken by a qualified person and several potential roosting features were noted on the exterior of the buildings. An emergence survey was then undertaken and although 2 bat species were recorded these were bats foraging/commuting rather than roosting at the site. No roosting bats or evident of previous occupation of the buildings by bats was noted and no mitigation is therefore proposed or required. The level of bat activity at the site was assessed as being low and the proposal would not likely have a detrimental impact on the local bat population.
- 3.42 Officers accept the findings of the submitted ecological reports taking account of Standing Advice provided by Natural England which is designed to enable Local Authorities to assess the adequacy of submitted ecological information.

Contaminated Land

- 3.43 The NPPF (para.121) requires LPA's to ensure that a site is suitable for the proposed use taking account of, amongst other things, ground conditions arising from former activities and uses. Policy ENV11 is however clear that land contamination is not in itself a reason to refuse planning permission. It is not anticipated that any land contamination issues would arise at this site given that the proposal is partly to replace an existing building and that the new detached building would be built on part of the existing playing field.

Trees

- 3.44 Policy DM25 requires that development proposals be designed to seek to conserve and enhance existing trees. Development which would adversely affect, directly or indirectly, existing trees will only be permitted if it can be proven that the reasons for the development outweigh the need to retain the feature and that mitigating measures can be provided for, which would reinstate the nature conservation value of the features.
- 3.45 There are 2 existing Oak trees at the site which are subject to Tree Preservation Orders (TPO's) these are positioned on the playing fields close to the eastern boundary. There are also other trees on the site not subject to TPO. An arboriculture report accompanies the application, this identifies that the only trees on the site that could potentially be affected by the proposed development are the two Oak trees subject to TPO. These two trees were inspected and found to be in good health, quality and amenity value and categorised as Grade A accordingly. That part of the proposal with potential to have adverse implications for the health of the two Oak trees is the new rugby pitch however re-grading of the site within the root protection area of the two Oak trees has been avoided by careful positioning of the new pitch such that the proposed new pitch layout would not give rise to potential to impact on the root protection area of these two trees.
- 3.46 Two surface water drains do however run through the RPA of the two Oak trees and the proposed new rugby pitch would require re-positioning of one of the inspection chambers to a position inside the RPA. Special care would be required during excavation works to re-position the chamber and detailed working methods are set out in the method statement. Providing these methods are adhered to the re-sited chamber should not impact adversely on the two Oak trees.
- 3.47 The canopy of one of the Oak trees subject to TPO would also need to be pruned as it overhangs the proposed rugby pitch, again, providing the method detailed in the submitted report is followed, the works should not impact adversely on the two Oak trees.

- 3.48 A planning condition is recommended to require compliance with the submitted method statement which includes the installation of protective fencing to protect the two Oak trees during construction.

Lighting

- 3.49 An external lighting assessment accompanies the application and describes the type of external lighting proposed without giving precise details; a planning condition is recommended to require precise details to be agreed prior to implementation. Lighting will include both lighting columns at some 4 metres in height within and around the walkways and car parking areas proposed. The submitted strategy indicates some 10 columns would likely be required. Wall mounted luminaries are also proposed to the extension and new detached building. Details of any temporary lighting to temporary car parks would also be captured by the planning condition. The objective of the lighting scheme at the site is to limit light pollution and sky glow, limit obtrusive light, spill and glare to neighbouring properties and provide adequate lighting to the exterior areas within the site. The site has been assessed as within Environmental Zone E3 as a suburban/small urban area. The submitted lighting strategy provides an appropriate framework for lighting at the site, precise details of which would be agreed prior to installation in relation to the recommended condition. To avoid adverse impact on bats, lighting would be required to avoid light spill to boundaries that might be used by foraging/commuting bats.

Residential Amenity

- 3.50 Residential properties neighbour all boundaries of the school site. Properties on Mill Field Close and Graysons Close border the sites southern boundary and would be closest to the new detached teaching and dining block, the ball stop netting and the proposed temporary constructors compound and car park. Numbers 50A and 54 Helena Road are sited either side of the eastern boundary of the site to Helena Road where the temporary access is proposed. Other properties fronting Helena Road and Byford Close have rear garden boundaries to the eastern boundary of the site. Properties to the north on Ruffles Close, The Courts and Hockley Road are sited close to the existing Multi-Use Games Area (MUGA) which is proposed to be re-surfaced. Numbers 64 to 68 Hockley Road border that part of the school site where the new reception extension is proposed.
- 3.51 A number of options were explored before the proposal that is the subject of this application was reached. One option positioned the proposed 3-storey teaching and dining block closer to the southern boundary. Whilst this option reduced the impact on the playing fields it was considered that at the scale proposed, siting close to the boundary with residential properties would have resulted in an overbearing impact.

- 3.52 The current proposal sites the proposed 3-storey teaching and dining block some 16 metres from the southern boundary at its nearest point. The eastern elevation of the building would be staggered such that part would be some 21 metres from this boundary. The eastern elevation would feature minimal fenestration to minimise potential for overlooking with windows serving stairwells rather than classrooms. Windows proposed to the western and eastern elevations would give rise to potential for overlooking to residential neighbours although given the degree of separation views would be distant. Given the degree of separation and the amount of fenestration proposed it is considered that the building would not be overbearing nor give rise to overshadowing or overlooking which would cause a detrimental impact on the amenity that ought to be reasonably expected by the occupants of neighbouring residential dwellings. New tree planting is proposed to the area of the site between the southern boundary and the south elevation of the new building which would help to soften the view and provide a degree of screening.
- 3.53 The proposed ball netting would be sited close to the southern boundary and attached to poles 5 metres in height. Although significant in height it is not considered that the netting and poles would be imposing such as to result in an overbearing impact to the nearest residential properties. Such a feature would not appear out of place on a playing field and would not be considered harmful to visual amenity.
- 3.54 The proposed extension to provide a new reception would be sited opposite the rear garden of Numbers 66 and 68 Hockley Road. The rear gardens of these adjoining properties are at a significantly higher land level than the existing land level at the school site. The proposed development to this part of the site would also reduce in scale as the existing 3 storey teaching block is to be replaced with a single storey addition. The proposal would not impact adversely on residential amenity with regard to these adjoining neighbours by way of overshadowing, overbearing or overlooking.
- 3.55 The proposed re-surfacing of the MUGA would not give rise to any adverse impact on the residential properties closest to the northern boundary. The actual works would give rise only to very limited construction related disturbance.
- 3.56 The proposal to create a temporary vehicular access to the site from Helena Road and the use of the southern part of the existing playing field as a temporary constructor's compound and staff car park would give rise to some additional degree of noise and disturbance to residential properties closest to this part of the site. Given the need for the site to continue to operate as a school during construction works and for staff parking to continue to be provided the proposed temporary vehicular access and constructor's compound and temporary staff parking to the southern boundary would appear to be a logical solution. The increased noise and disturbance would be temporary for the duration of construction works.

- 3.57 The proposed new car parking area would be adjacent to the proposed extension to provide the new reception. This would be sited a substantial distance from the southern boundary of the site but much closer to part of the eastern boundary and dwellings adjoining the eastern boundary which front Hockley Road. This car park would likely be used by staff and would not therefore entail vehicles coming and going regularly throughout the day. It is considered that use of the car park would not give rise to noise and disturbance which would adversely affect residential amenity.

Noise

- 3.58 A noise report accompanies the application. Existing background noise levels at the site were assessed during environmental noise surveys, the dominant noise source to the site is road traffic including from Hockley Road.
- 3.59 Noise during construction has been considered and the report details that cumulative noise from plant operating at the site would be limited to a level lower than the existing level of background noise to cater for the characteristics of construction noise which may include banging and clanging.
- 3.60 The location of the new school buildings would be similar to existing school buildings in respect of neighbouring properties to the site and the proposed use of these buildings would not be considered likely to give rise to noise which would be detrimental to the level of amenity that ought to be reasonably expected by the occupants of neighbouring properties.
- 3.61 The report advises that indoor ambient noise levels of an acceptable level and in line with best practice can be achieved for all teaching spaces.

Ventilation/Extraction

- 3.62 The submitted statement outlines the ventilation and extraction systems proposed to different parts of the proposed buildings. General teaching rooms and science rooms in the new detached teaching block would be ventilated using Hybrid Ventilation Units with the science rooms also having fume extraction fans located on the roof. The food technology rooms will be ventilated using Mechanical Ventilation Units as will the kitchen.
- 3.63 The report advises that ductwork rising to the roof from the kitchen ventilation would discharge above the roof and that as the kitchen would be some 40 metres from the nearest residential neighbour to the site, odour mitigation measures are not considered necessary; pollutants would be sufficiently diluted in the air.
- 3.64 The report advises that no air handling units would be located externally and only small fume cupboards would be positioned on the roof.

- 3.65 A condition is recommended to require precise details of ventilation/extract equipment prior to installation.

Environmental Sustainability - BREEAM/Renewable Energy

- 3.66 The NPPF at paragraph 93 explains that planning plays a key role in helping to secure reductions in greenhouse gas emissions and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. Policies ENV8 and ENV10 of the Core Strategy address environmental sustainability issues at the local level.
- 3.67 Policy ENV8 seeks to secure at least 10 percent of the energy requirements from developments from decentralised and renewable or low-carbon sources. The submitted energy statement acknowledges this policy requirement and advises that solar photovoltaics would be used to secure at least 10 percent of the energy requirement from the proposed new three storey teaching and dining block; the PV panels would be positioned on the flat roof of the proposed building. A planning condition is recommended to secure this.
- 3.68 Policy ENV10 requires all new buildings to meet the BREEAM 'very good' standard as a minimum. The submitted energy statement does not specifically state that the BREEAM 'very good' standard would be achieved but does set out the approach to construction which involves use of a range of passive and active design and energy efficiency measures. A planning condition is recommended to require the new building to achieve the 'very good' rating as a minimum unless this is demonstrated to be unviable or unachievable for other reasons.

4 CONSULTATIONS AND REPRESENTATIONS (summarised)

Urban Design (Essex County Council)

- 4.1 The proposed layout provides an acceptable location. The chosen option responds well to the southern residential dwellings while creating usable external space between the new block and existing buildings on the site.
- 4.2 It is positive to see that further justification around how the proposed building, form and material palette responses to the schools context has been included within the Design and Access Statement.
- 4.3 Although the prominence of the main school access has been addressed through the entrance extension, there is a concern that the proposed block lacks a defined and prominent main access. Ideally the proposed blocks main access will align with existing entrances to promote circulation between buildings. Enhancing the appearance and scale of access points will create better connections between the detached school buildings. The addition of

signage or a unique door specification is also an alternative option to ensure the main access point(s) for the block are accented.

- 4.4 Although a brief justification of the material palette has been made by the applicant, we still raise our concerns with regard to the proposed grey brick and white render finish. The use of brick as a main material treatment is justified, referencing the original 1937 school building, as well as the later additions. Our concern is the use of grey brick, the colour choice is not clarified within the submission and the brick type is not already used for the existing buildings. There is a concern that the introduction of another additional material to the wider material palette will add to the disjointed nature of the existing buildings that has been caused by the later additions. We suggest that the brick selection is reviewed to create a coherent material approach across the site, connecting with the existing school buildings.
- 4.5 The elevations ratio of brick to render still requires review. We would prefer a higher use of brick with render used to accent features and elements of the building. Currently the brick appears as the accent feature. Although the material quality is emphasised in the Design and Access Statement we are still concerned that this high use building (which is also proposed for public use out of hours), would deteriorate quickly with the proposed extent shown.
- 4.6 We previously requested that the extent and location of services were to be shown within the submission. It has since been clarified that rain water pipes are specified as externally exposed; as we previously noted these details can dramatically draw attention away from a buildings design and finish. We would have expected to see the rain water goods included within the material palette to enable us to assess their visual impact on the façade. It is important the rain water goods blend seamlessly with the proposed aesthetic and are well maintained to prevent damage to façade treatments.
- 4.7 It is clear from the landscape layout that the tree planting on the southern boundary is the main strategy in providing screening to the residents of Mill Field Close. It is important that predominantly evergreen tree species are proposed to ensure year round screening.
- 4.8 We previously raised our concerns that the proposed built form will have a knock on affect in shading with the existing adjacent building due to proximity and size of the new build. We previously requested that a shade plan was produced for the scheme. Although this document has not been produced a Climate-Based Daylight Modelling report has been submitted with the amended documents, this clarifies that the daylight levels of the proposed block and extension are fully compliant. This study however does not show the effect the proposed building and extension will have on the existing buildings. We would seek a similar study for the existing buildings adjacent to the new block and extension to justify offset distance and effects on surrounding and proposed teaching spaces.

- 4.9 At this planning stage we would expect to see a fully detailed landscape plan which includes species and size of trees as well as their locations. Although we note that landscape furniture is included within the submission there is no detail of proposed landscape materials included within the submission other than a brief overview in the Design and Access Statement.
- 4.10 Grading to accommodate the new build has been noted, we previously requested additional details and we are pleased to see that existing levels as well as proposed gradients and levels are shown on a drawing for both the proposed block and the proposed extension.
- 4.11 We would expect a robust maintenance and replacement strategy submitted as part of the application to ensure proposed screening is maintained and upheld to the southern boundary. This has not yet been submitted, ideally this would be a condition of approval to ensure a high quality landscape is achieved and maintained for a period of time.
- 4.12 We previously requested a clear strategy to show increase in parking numbers and allocation of these spaces, it is positive to see that the Access Statement within the Design and Access Statement details the proposed provision and locations.
- 4.13 Our comments surrounding the use of material selection also apply to the proposed extension, grey brick is proposed for the extension. The brick colour choice requires further justification and we would encourage a material finish that responds to the main school building where a red brick used. As with the proposed block the extension proposal will create a further disjointed appearance to the main entrance of the school adding in a further style to what is a visually confusing frontage. The ability to create cohesion will be key to making the entrance work from a visual perspective. We do praise the fact the entrance is clearly signposted and easily identifiable to visitors.
- 4.14 The visual submitted as part of the application has a very hard aesthetic, there is a lack of soft landscaping to soften the brick heavy elevations. We note that the landscape layout submitted includes areas of landscape that are not shown in the visual. We would have liked to have seen a visual that includes a representation of the proposed soft landscape to show how the hard edges of the built form will be softened.

Highways (Essex County Council)

- 4.15 From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following:
1. Prior to occupation of the development a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Reason: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1 of the Development Management

2. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

3. No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i. the parking of vehicles of site operatives and visitors including the arrangements and provision of banksman at temporary access arrangement on Helena Road during its use

ii. loading and unloading of plant and materials

iii. storage of plant and materials used in constructing the development

iv. wheel and underbody washing facilities

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

4. The powered two wheeler/cycle parking facilities as shown on the approved plan are to be provided prior to the first occupation of the development and retained at all times.

Reason: To ensure appropriate bicycle parking is provided In accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

5. On commencement of development the temporary construction access on Helena Road shall be constructed at right angles to the existing carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway and include details for pedestrian visibility splays. Upon completion of the development, the temporary construction vehicular access shall be suitably and permanently closed incorporating the reinstatement to

full height of the footway and associated highway infrastructure. Full details to be agreed in writing with the Local Planning Authority.

Reason: To ensure to ensure that vehicles can enter and leave the highway in a controlled manner and the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway following development in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

6. The public's rights and ease of passage over public footpath No 46 (Rayleigh) shall be maintained free and unobstructed at all times.

Reason: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policies DM1 and DM11 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Lead Local Flood Authority (Essex County Council)

- 4.16 This application has been reviewed for surface water drainage aspects in accordance with our statutory consultee role. Currently, consultants from McCLOY CONSULTING are working on behalf of the Flood Risk Management team to provide comments.
- 4.17 The proposal has been reviewed for compliance with NSTS and local SuDS standards.
- 4.18 The site is considered as 'previously developed' for the purposes of this review therefore NSTS S3, S5, S6, S7, S8 and S9 apply at this stage of design. NSTS S3 – Flows are controlled to 1l/s for each parcel of land. Therefore, S6 applies. NSTS S5 – Flows are controlled to 1l/s for each parcel of land, no consideration is given to mitigation of volume. Therefore, S6 applies. NSTS S6 – Flows are stated as being controlled as 'low as practicable' – to 1l/s per storage area. Given the size and scale of the proposed development the level of flow restriction provided is considered sufficient. NSTS S7 – The flood risk assessment drainage strategy identifies that the drainage pipe network has capacity to convey the 1 in 100 year flows. NSTS S8 – An exceedance flow drawing is presented within the flood risk assessment appendices indicating that all excess flows will be directed around and away from buildings. NSTS S9 – An exceedance flow drawing is presented within the flood risk assessment appendices. Given the size and scale of the proposed development the level of detail provided is considered sufficient. Section 16 of the Flood Risk Assessment and Drainage statement identifies that 'In an exceedance event surface water will be directed away from the buildings to the playing field and will be stored on the surface until it can drain back into the drainage network or evaporate.' The Drainage

Statement does not clarify where the excess flow will be stored and if levels have been defined to provide said storage on the surface.

ECC SuDS Design Guide: SuDS Local Standard 1- Design for Water Quantity

- 4.19 No calculations have been presented to demonstrate 50% drain down within a 24hour timeframe after the 1 in 100 year rainfall event.
- 4.20 All other aspects of Local Standard 1 have been dealt with by NSTS.

ECC SuDS Design Guide: SuDS Local Standard 2 - Design for Water Quality

- 4.21 The Design Statement states that ‘All paving and hardstanding will be drained through trapped gullies and catch pit manholes to attenuation within the open space or beneath parking areas. The car park only provides fourteen new spaces so the risk of a pollution incident occurring is considered slight.’
- 4.22 No consideration has been given to the use of permeable pavement within car parking spaces as a means of treatment and storage. No provision has been made for treatment or justification of proposed system using Simple Indices Method as described in C753.

Outstanding Information/Clarifications

- 4.23 The following clarification / information is requested to allow determination on outstanding SuDS issues in relation to this application;
- Identify where exceedance flows are intended to be stored.
 - Provide justification on the level of treatment proposed / provided for the carpark areas.
 - Provide calculation demonstrating 50% drain down potential within 24 hours for the 1 in 100 year rainfall event.

Summary

- 4.24 Having considered the aforementioned, we would offer a Holding Objection to the proposals in their current form until sufficient detail in relation to the above has been provided.

Environmental Protection (RDC)

- 4.25 Environmental Health has no adverse comments in respect of this application.

Sport England

- 4.26 The site is considered to constitute playing field, or land last used as playing field, as defined in The Town and Country Planning (Development

Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). As such Sport England is a statutory consultee.

- 4.27 Sport England has sought to consider the application in light of the National Planning Policy Framework (particularly Para. 74) and against its own playing fields policy <https://www.sportengland.org/facilities-planning/planning-for-sport/playing-fields-policy/>. Unfortunately there is insufficient information to enable Sport England to adequately assess the proposal or to make a substantive response. The following are needed;

- Playing Pitch Feasibility Study: A feasibility study which assesses the quality of the playing field and makes recommendations for improving the quality of the playing field.
- Multi Use Games Area Feasibility Study: A feasibility study which assesses the quality of the MUGA and makes recommendations for improving the quality of the MUGA.

- 4.28 Sport England's interim position on this proposal is to submit a holding objection. Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's holding objection, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

Essex Police

- 4.29 Essex Police would like to invite the developers to contact us with a view to discussing crime prevention through environmental design.

Neighbours (2 responses received)

Occupants of 14 Louise Road;

- 4.30 I understand the requirement for additional accommodation on the site and the benefits that will accrue to the community.
- 4.31 Concern relating to the proposed new/temporary access route proposed via Helena Road. The plan envisages the opening of a currently unused grass pathway from Helena Road into the school's present playing fields. The issue that needs very careful thought is road traffic access from and to Louise Road to Helena Road. Louise Road is used as a drive through for a large volume of traffic moving between Eastwood/Southend to and from Chelmsford and beyond. On school days it is also a major parking lot for school parents as both pre and post school times. Currently there are significant traffic hold ups as the traffic moves through Louise Road into Helena Road. To add additional volume in local peak times is asking for trouble. It is likely that all traffic wishing to enter the school areas will arise from Louise Road and as it will be

a T-junction cars and lorries will have to go straight across Helena Road into a small pathway. Louise Road is also used by a significant number of children heading for Fitzwimarc and Edward Francis schools; the potential for accidents will be enhanced.

- 4.32 This is not a sensible route for 100 staff cars and heavy building type lorries. I am aware that a survey of Louise Road was undertaken on the school and County Council's behalf but I am unaware of its conclusions. What I can confirm was that it was dealt with over lunch time when traffic volume is reduced.

Occupants of 17 Mill Field Close;

- 4.33 I am concerned that due to height and position of the building the privacy of my garden and particularly my rear bedroom window will be compromised.
- 4.34 My house is immediately opposite the recently renewed prefabricated building next to the public footpath which runs along the boundary of the school from Helena Road to Hockley Road. The new building will dominate the view from my house, particularly my rear bedroom. The position of the windows on the upper floors of this Teaching Block will, I believe, mean my house, bedroom and garden will be overlooked.
- 4.35 Also of concern is the extra car parking being provided producing an increased level of noise which will be very noticeable. The building work to carry out the project will involve a lot of noise, dirt, dust and disruption which I will have to put up with. When I viewed my house prior to buying, the uninterrupted view across the playing field to the farm and woods beyond was influential in my decision to purchase the property. This will now be lost to me and highly likely to have a detrimental impact on my property value and ability to resell.

5 EQUALITY AND DIVERSITY IMPLICATIONS

- 5.1 The Public Sector Equality Duty applies to the Council when it makes decisions. The duty requires us to have regard to the need:
- To eliminate unlawful discrimination, harassment and victimisation
 - To advance equality of opportunity between people who share a protected characteristic and those who do not
 - To foster good relations between those who share a protected characteristic and those who do not.

- 5.2 The protected characteristics are age, disability, gender, race, sexual orientation, religion, gender reassignment, marriage/civil partnerships, pregnancy/maternity.
- 5.3 The Equality Impact Assessment (EIA) indicates that the proposals in this report will not have a disproportionately adverse impact on any people with a particular characteristic.
- 5.4 The provision of unisex toilet facilities within the proposed new teaching block would help provide better facilities to avoid adverse impact on the grounds of gender-reassignment.
- 5.5 The proposed new reception would provide a ramped access which would help provide better facilities to avoid adverse impact on the grounds of disability where the disability requires an alternative to a stepped access.

6 CONCLUSION

- 6.1 In determining this application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. It is considered that the proposal would accord with the development plan and would represent sustainable development for which there is a presumption in favour of, as set out at paragraph 14 of the NPPF.



Matthew Thomas

Assistant Director, Planning and Regeneration Services

Relevant Development Plan Policies and Proposals

Policies CP1, ENV1, ENV3, ENV5, ENV8, ENV10, ENV11, CLT10, T1, T3, T5, T6, T8 of the Rochford District Core Strategy (2011).

National Planning Policy Framework (NPPF)

Policies DM1, DM5, DM25, DM27, DM28, DM29, DM30 and DM31 of the Development Management Document (2014).

Allocations Plan (2014)

National Planning Practice Guidance

Natural England – Standing Advice

For further information please contact Katie Rodgers on:-

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

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