

## **CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL - RAYLEIGH DEPOT SITE, RAYLEIGH ROAD, THUNDERSLEY**

### **1 SUMMARY**

- 1.1 Notification of an application has been received from Castle Point Borough Council requesting the views of this authority. This matter is designated as a schedule item and is reported to the committee for response.
- 1.2 The application is for the approval of reserved matters following successful outline permission granted in October 2001. The views of Rochford District Council were not requested as part of the outline application, though opinions are sought in respect of the full details.
- 1.3 It is understood that this application is due for presentation to Castle Point Members prior to the Rochford June Planning Services Committee, and therefore a copy of this report has been made available to Castle Point to highlight the information and recommendation presented to members.

### **2 INTRODUCTION**

- 2.1 The application is for the redevelopment of a local government depot site to the east of Rayleigh Road. The site is located some distance from the Rayleigh Weir and thus from the Rochford boundary. The development includes the erection of 29 new residential units to include 14 one bed flats, 1 two-bed bungalow, 5 two-bed houses and 9 three-bed houses.
- 2.2 The applicant, New Essex Housing Association will manage the scheme as part of its housing stock, providing dwellings for a mix of people subject to qualification for accommodation.

### **3 DEVELOPMENT DETAILS**

#### **Site Location**

- 3.1 As stated above, the site is to the East of Rayleigh Road, being located south of the main Rayleigh Weir, A127 junction. The location of development some distance from the district boundary means that there is not considered to be a direct impact in physical terms on the Rochford District: on this basis the comments provided relate to the scheme details.

**Land Use & Designation**

- 3.2 The site is a former council depot, surrounded to all boundaries by established residential development. The land use of this scheme is a matter that Castle Point has addressed at outline planning stage, therefore residential development is deemed as appropriate for the location.

**Design Details**

- 3.3 The proposed development is considered against the policies and principles of the adopted Castle Point Local Plan, the relevant policies include H7, H9, H17 & H18. In this instance, the proposal is viewed as meeting policy aims in terms of type and density of development, reflecting that of the surrounding location and making full provision for assisted accommodation by virtue of the applicants being New Essex Housing Association.
- 3.4 Development is sited predominantly to the boundaries of the site, with a central access road from Rayleigh Road. The majority of properties sited back to back with dwellings of Sandown Road and Rayleigh Road achieve a 10metre garden depth with minimum garden areas of 100 square metres. Provision is made for parking and turning in accordance with Castle Point adopted principles of development. The proposal contains a varied mix of dwellings, the most dominant of which being a two-storey unit containing eight 1-bedroom units plus communal facilities.

**4 CONCLUSION**

- 4.1 The proposed development has been determined as appropriate for the location, by virtue of the previous approved outline permission. The development contained within these reserved matters meets with the adopted Castle Point Local Plan policies and principles, with the resultant scheme demonstrating an appropriate redevelopment of the site. It is not considered that the scheme will have any implications for Rochford District.

**5 RECOMMENDATION**

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

That no objection is raised to the proposed residential development.  
(HPS)

Shaun Scrutton

Head of Planning Services

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**Background Papers:**

Planning application consultation papers submitted by Castle Point Borough Council

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