

**21/00591/REM**

**LAND NORTH OF LONDON ROAD AND SOUTH OF  
RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL  
ESTATE, RAWRETH LANE, RAYLEIGH.**

**APPLICATION FOR RESERVED MATTERS (ACCESS,  
APPEARANCE, LAYOUT, SCALE AND LANDSCAPING)  
FOR STRATEGIC LANDSCAPING PROPOSALS FOR  
EASTERN PART OF THE SITE (INCLUDING A 2 METRE  
HIGH ACOUSTIC FENCE AND NEW VEHICULAR ACCESS  
ONTO THE SPINE ROAD.**

**APPLICANT: MR WOOD, COUNTRYSIDE PROPERTIES  
UK (LTD)**

**ZONING: SER1**

**PARISH: RAWRETH**

**WARD: DOWNHALL & RAWRETH**

## **1 RECOMMENDATION**

**1.1 It is proposed that the Committee RESOLVES**

**THAT RESERVED MATTERS BE APPROVED**, subject to the following conditions:

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

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 submitted plan referenced: TOR-L (93) – 90 Phase 5 Strategic Landscape Plan and Drawing Number 109-22075-SKI Acoustic Barrier Plan.

REASON: To ensure that the development is undertaken in accordance with the details of the submitted plans considered.

- (3) Notwithstanding the details of the submitted Site Layout Plan reference TOR-L (93) - 90 Phase 5 Strategic Landscape Plan, prior to the first use of the public path shown on the plan, details shall be submitted to the local planning authority for its written approval showing the number and location of dog waste bins, litter bins and seating / benches. These facilities shall be provided in accordance with the details as may be agreed prior to first use of the path.

REASON: To ensure the provision of adequate facilities as part of the overall design layout in compliance with policy DM1 (Design of New Developments) of Rochford District Council's Local Development Framework Development Management Plan.

## **2 PLANNING APPLICATION DETAILS**

- 2.1 This application is submitted in respect of matters relating to the strategic landscaping of part of a wider strategic residential development site which is subsequently being developed in a phased manner coinciding with infrastructure provision further to the granting of outline planning permission on 3 June 2016 under planning reference 15/00362/OUT for the following development: Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-Residential Floor Space to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre).
- 2.2 This application relates to an area of land located to the eastern part of the wider site and east of the central and southern aspect of the spine road which itself is being developed in a phased manner coinciding with corresponding planning consents, the latter of which was granted in respect of the last phase which was the bridge crossing over the Rawreth Brook approved by planning reference 20/00996/REM. This current application follows the submission of strategic landscaping proposals for the western part of the site which was the subject of planning application reference 20/00912/REM which was approved on 26<sup>th</sup> April 2021.
- 2.3 The application fundamentally relates to strategic landscaping proposals for the eastern part of the site which forms part of much wider phased development proposals incorporating elements which are captured under the headings of Access, Appearance, Landscaping, Layout and Scale as defined by Article 2(1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2.4 This Phase of development is cited as Phase 5 which is set out by the submitted plan reference Landscape Strategy TOR-L (93)-90. This plan shows the broad landscaping, layout and access arrangements associated

with the site. The features shown include the proposed location and extent of tree planting including scrub, coppice, and hedgerow planting. The plans also show the extent and type of open grassed areas to be established within the site including areas of amenity grassland, meadow, and tussocky grassland, proposed mown and wetland grasslands coinciding with the provision of infrastructure and facilities secured at outline stage by condition and a Section 106 agreement which include allotment space and play areas. The plan also indicates the extent and position of an Acoustic Fence which was covered as a condition by the outline planning consent and which was addressed further by a discharge of condition application under planning reference 20/00875/DOC.

- 2.5 The proposals also indicate the position and extent of paths (both informal and formal paths) within the site, together with the location of a hibernacula and Ecology strips coinciding with the safeguards and conditions attached to the outline planning permission in this respect.
- 2.6 The level of detail submitted is noted to be consistent with the details of the Phase 1 landscaping proposals which were considered by planning application reference 17/00588/REM and which were approved in 2018. This application does not cover the details of site levels which is covered as a requirement by condition 21 of the outline permission as are the specific details of planting including species type, height, mix and planting density. Condition 21 of the 15/00362/OUT permission is comprehensive in its requirements such that those details need not be submitted as part of this application and continue where relevant, to be subject of separate applications to discharge relevant conditions which include details of site levels and details and specification of all planting.

### **3 MATERIAL PLANNING CONSIDERATIONS**

- 3.1 This application relates mainly to the eastern aspect of the site from a point north west of Rawreth Industrial Estate extending in a southerly direction to an area due west of residential development to the east and terminating north of a pond as shown by the proposed site layout plan. The site area also includes a broadly triangular shaped area to the north of the Rawreth Brook and to the east and outside bend of the spine road north of its crossing over the Rawreth Brook. To the south of the brook there is shown to be an area best described as boomerang in shape, whilst a narrow linear area extending east to west to the northern edge of the sports ground, connects a triangular shaped area located to the north west of the sports ground where there is to be located a substation and an ecology mitigation area.

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**Relevant Planning History**

- 3.2 There is significant planning history relating to the site, not all of which is directly relevant to this particular application. The wider site history is cited as follows:
- 3.3 Application No. 14/00627/OUT - Outline Planning Application (with all Matters Reserved apart from Access) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-Residential Floor Space to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). REFUSED on 10th February 2015.
- 3.4 Application No. 15/00362/OUT - Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-residential Floor Space to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). APPROVED on 3 June 2016.
- 3.5 Application No. 19/00456/DOC - Discharge of condition 34 (surface water drainage scheme) on approved application reference 15/00362/OUT, drainage details relating to the Spine Road Stage II as defined by works under application reference 19/00315/REM. (Part Discharge Spine Road Phase): PART DISCHARGE 26 June 2020.
- 3.6 Application No. 19/00424/DOC - Application to Discharge Conditions 21 (landscaping) to residential development approved on 3 June 2016 under application reference 15/00362/OUT. DISCHARGED 8 January 2021.
- 3.7 Application No. 19/00420/DOC - Discharge of Conditions 12 (driveway/garage gradients) and 13 (discharge of surface water) of application reference 15/00362/OUT and conditions 4 (ground surface finishes) and 11 (path lighting and drainage) of application reference 17/00578/REM. DISCHARGED 27 January 2021
- 3.8 Application No. 19/00409/DOC - Discharge of Condition 7 on approved application 15/0362/OUT. PARTIAL DISCHARGE 3 April 2020.
- 3.9 Application No. 19/00391/REM - Reserved Matters for utility Infrastructure (gas and electricity) - Partial amendment to details previously approved under Reserved Matters approval 17/01114/REM. Approved 28 October 2019.
- 3.10 Application No. 19/00328/ADV - 2 No. Internally Illuminated Totem Signs and 8 No. Flag Signs. Advert Consent issued 4 November 2019.

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- 3.11 Application No. 19/00065/REM - Reserved Matters Application for Utility Infrastructure (Gas and Electricity Stations) - Amendment to Approved Application Reference 17/01114/REM. Outline application was EIA development because an ES was submitted at that time. APPLICATION RETURNED.
- 3.12 Application No. 18/01205/DOC - Discharge of condition 22 (tree protection) of approved application reference 15/00362/OUT. APPLICATION WITHDRAWN.
- 3.13 Application No. 18/01136/DOC - Discharge of condition 22 (Tree Protection) of approved planning application reference 15/00362/OUT. Discharged 21 April 2019.
- 3.14 Application No. 18/01108/DOC - Discharge of Condition 23 (Great Crested Newts) of Approved Application Reference 15/00362/OUT. Discharged 21 April 2019.
- 3.15 Application No. 18/00997/NMA - Non material amendment to Condition 3 (materials) to update the approved schedule of materials (primarily in respect of brick details). Reference in condition no. 3 to change from "material schedule date stamped 9 June 2017" to "the materials schedule titled Rayleigh Phase 1 Material Schedule and referenced Revision A dated 11/10/2018 by Saunders Architects". APPROVED.
- 3.16 Application No. 18/00995/DOC - Discharge of Conditions 15 (Construction Method Statement) and 38 (Construction Surface Water Management) in Relation to Phase 1 of Approved Application Reference 15/00362/OUT. APPROVED.
- 3.17 Application No. 18/00936/NMA - Application for a Non Material Amendment Following Grant of Planning Permission Reference 17/00578/REM to Amend 19 Plots (plots 3,10,12, 21, 46, 61, 64, 67 and 181 - Previously 4-bed house type 4.05 becomes 4-bed house type 4.12V2 or 4.12V3, plots 17, 38, 39, 44, 45, 63, 175 and 170 - previously a 2 ½ storey 4-bed house type 4.11 becomes new 2 storey 4-bed house type 4.01, plot 22 - previously 3-bed house type 3.07 becomes 4-bed house type 4.12v3, - plot 35 - previously 4-bed house type 4.11 becomes 3-bed house type 3.08v2. APPROVED.
- 3.18 Application No. 18/00077/NMA - Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-residential Floor Space to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). PENDING CONSIDERATION (as intended to be left undetermined to address any other change which may emerge and be needed during the course of the development).

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- 3.19 Application No. 17/01117/DOC - Discharge of Conditions 28, 29, 30 of approved planning application 15/00362/OUT. DISCHARGED.
- 3.20 Application No. 17/00943/DOC - Discharge of conditions no. 13 and 34 of 15/00362/OUT. DISCHARGED by letter dated 19 January.
- 3.21 Application No. 17/00857/DOC - Discharge of Condition 23 (Great Crested Newts) of Approved Application Reference 15/00362/OUT. DISCHARGED.
- 3.22 Application No. 17/00578/REM - Reserved Matters Application for 192 Residential Units with Associated Access, Parking, Servicing, Landscaping and Utilities. (Phase 1). APPROVED..
- 3.23 Application No. 17/00588/REM - Reserved Matters Application for Strategic Landscaping Proposals for Phase 1. APPROVED on 9 January 2018.
- 3.24 Application No. 16/01236/DOC - Submission of details of phasing (condition 4) and Density (Condition 25) to outline permission granted for residential development on 3 June 2016 under application reference 15/00362/OUT Discharged 27 January 2017.
- 3.25 Application Number. 19/01023/REM – Reserved Matters Application for the construction of a spine road (Southern Link) granted approval 15 May 2020.
- 3.26 Application Number 20/00996/REM: Application for Reserved Matters (Access, Layout, Appearance, Scale and Landscaping relating to proposed details of spine road bridge crossing: Granted Reserved Matters Approval 26 February 2021.
- 3.27 Application Number 20/00912/REM: Application for Reserved Matters (Access, Layout, Appearance, Scale and Landscaping relating to proposed Strategic Landscaping on Western part of site: Granted Reserved Matters Approval 26<sup>th</sup> April 2021.
- 3.28 21/00540/REM Proposed Substation: Application for reserved matters (access, appearance, landscaping, and scale) for the construction of a pumping station relating to outline planning consent reference 15/00362/OUT (further details subsequent to details approved under 19/00315/REM). Application Pending.
- 3.29 20/00875/DOC: Part discharge of condition no. 19 (Noise Assessment) relating to whole site other than Phase 1 (which is the subject of separate application 19/01016/DOC) and relating to planning consent ref. 15/00362/OUT. Condition Discharged 23<sup>rd</sup> February 2021.

**Assessment of Proposals**

- 3.30 Although the application form has included scale, given its meaning within Article 2(1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (which means the height, width and length of each building proposed within the development in relation to its surroundings) scale is not a matter for consideration in this instance as there are no buildings to be considered as part of this proposal. Although a substation is shown within that triangular area located to the north west of the sports ground, this is subject of a separate planning application reference 21/00540/REM which is yet to be determined.

**Access and Layout**

- 3.31 Article 2(1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines “access”, in relation to reserved matters as the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made. Access in this context is limited to the provision of formal and informal paths and the vehicular access point being provided to the allotment and management company storage area.
- 3.32 The same Article defines ‘Layout’ as the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.
- 3.33 The submitted plans indicate an area comprising approximately 29,253 square metres. The northern part of the site is linear and narrow as compared to the remaining sections of the site and is situated such that it runs parallel to existing developments located east which includes Rawreth Industrial Estate. This section is approximately 324 metres in length (north to south) and 35 metres in width. This section accommodates a 2-metre-wide self-binding gravel path (approximately 380 metres in length) which continues to the allotments located further south. Further south, there is a triangular area approximately 156 metres in length (north to south) by 127 metres in width at its widest point. Within this section allotments are accommodated (0.4 hectares) together with 5 car parking spaces, 5 cycle spaces and access from the spine road located immediately to the west. The Management Company Storage Area is also accommodated in this area.
- 3.34 The same plan indicates the position of facilities safeguarded by the outline planning permission (‘Kickabout’ Area) (0.08 hectares), (Youth Facility) (0.03 hectares) and a (LEAP Area) (0.06 hectares) which are located to the south and west of the allotments accessed via informal paths comprising mown lawns. These facilities are shown to be located west of an orchard area (0.19

hectares) in site area. The plan indicates how areas of public use are grouped together for reasons of providing a sense of a place where people can pursue recreation whether it be growing fruit and vegetables within the allotments or pursuing play within the adjacent recreation areas. The Boomerang shaped area located south of the Rawreth Brook intended to provide new scrub and meadow grassland and an Ecology mitigation area, would be 169 metres in length (north to south), 26 metres wide (average) tapering down to 16 metres in width at its southern extremity.

- 3.35 To the south of this area there is a further area of land rectangular in shape extending east to west being 107 metres in length (east to west) and 14 metres in width (north to south) annotated as an ecology mitigation area. To the west of this area is shown to be a tussocky grassland corridor 187 metres in length extending east to west and 3.5 metres in width which would link to a triangular shaped area which is located to the north west boundary of the Sports Ground and on the inside bend and east of the spine road. This area is shown to be 84 metres in length by 37 metres in width being an ecology lead area incorporating new hedgerow screening, native tree planting, meadow grass and woodland planting.
- 3.36 It is considered that the access and layout arrangements which coincide with and which take into account the provision of landscaping features (discussed under a separate heading) are acceptable.

### **Appearance**

- 3.37 Appearance means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
- 3.38 The overall visual impression of the site will be one of a variety of textures, colours and shades achieved as a result of the function the site will serve. Structural landscaping is proposed in the form of native scrub planting together with woodland and coppice planting prevalent to the east aspect of the long liner northern section screening the acoustic fence to be located within this location. A significant area of native scrub planting will envelope the lower eastern section of the site framing the allotment and play activity areas which themselves will be flanked by a planted orchard area and a banked area to be planted with Hazel coppice and meadow grass.
- 3.39 The edges along Rawreth Brook will appear natural reflecting the scrub vegetation which would naturally colonise riparian environments including wetland grasslands interspersed with tree planting. This feature is to be a dominant visual feature within the boomerang shaped area located south of Rawreth Brook and also that triangular shaped area which forms the most western extremity of the application site.



- 3.40 Visually notwithstanding the 2 metre high acoustic fence and those areas to be fenced such as the management company compound, allotments and play activity areas; the visual impression gained of the site will be one of green openness enclosed by structural planting along the site edges. A noise bund incorporating a woodland belt is shown to be planted to the west of the acoustic fence within that northern linear section which will mitigate the visual impression otherwise gained when walking along the formal 2-metre-wide pathway. Tree planting is shown to be provided to the west of the allotment area visually screening the associated parking from that section of the spine road to the west. The triangular area to the western extremity of the site which is not designed to be publicly accessible, will comprise native tree planting, periphery scrub planting and meadow grass.
- 3.41 In concluding, it is considered that visually from the perspective of the site's appearance from outside the site, it will appear green and screened by trees and scrub planting. This will contrast with open grassland areas of varying heights and function which will be interspersed with tree planting. This will be the impression gained from the views into the site from the spine road whilst views into the site from the east from neighbouring land uses including Rawreth Industrial Estate will not be changed any significant way. From within the site, it is considered that the mix of vegetation types varying from scrub, coppice and tree planting to meadow grass, mown grassland and orchard planting will provide a range of textures and colours providing pockets of visually interesting and contrasting landscapes. The formal 2-metre-wide path winding its course from the north of the site providing access to the allotments contrasts with the less formal mown grass paths to be provided further south within that orchard area adjacent to the designated formal play areas.
- 3.42 In terms of appearance given that the area will serve recreational purposes, the submitted plans appear devoid of street furniture such as benches (seats) and picnic tables. Given the provision of a formal path through the northern section of the site which can be used not only by people who specifically would be using it to access allotment space but also the orchard and recreation areas to the south, it is considered reasonable to expect the provision of seats located at strategic intervals along that path. The same applies to dog waste bins and general refuse bins which are not apparent on the site layout plan. It is considered that although accepting the proposed site layout plan in all other respects, that these matters can be dealt with by condition (as proposed by condition 3 forming part of the officer's recommendation).

### **Landscaping**

- 3.43 Article 2(1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines "landscaping" in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the

purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces, or other earth works;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture, or public art; and
- (e) the provision of other amenity features.

- 3.44 Consistent with the consideration made in relation to the strategic landscape proposals on the west side of the strategic site considered under planning reference 20/00912/REM it is not the intention of this current application to provide specific details in relation to the species type, planting mix and density of areas to be planted as this detail (as was previously the case with other Reserved Matters applications) will be addressed as discharge of condition applications pursuant to condition 21 of the outline planning consent. This current application therefore provides an indication of the location, extent and the various types of landscaped area that will be incorporated into this site.
- 3.45 The submitted plans indicate the proposed mix of structural planting in the form of scrub, coppice, and tree planting utilising where possible existing vegetation. A 4-metre-wide band of existing vegetation along the east boundary of the site at its northernmost section (over a length of 214 metres) and aside the Rawreth Brook is shown to be retained. The landscaping details indicate a proposed mix of grassland species appropriate to the function of the area in question ranging from mown grass in areas close to public amenity space. The plan indicates proposed scrub species and meadow grass to the east side of the acoustic fence with a woodland belt forming a salient and central feature within the linear north section of the site providing screening (from a westerly direction) to the acoustic fence.
- 3.46 The plans indicate how earth banks and coppice planting (over a length of 80 metres) atop is used on the southern aspect of the allotment to screen the 'Heras' mesh fencing which will frame the outer boundary of this allotment facility, providing a visual screen and separation between functional allotment space and the open orchard area to the south. Grass species are selected providing differing vegetation heights based on the function of the area in question whether it be a biodiversity led objective as proposed by the meadow grass or alternatively a functional recreational and maintenance led objective as is the case with mown grass to be sown and established in close proximity to the path route and amenity areas.
- 3.47 It is acknowledged that the sowing and establishment of meadow grass along the banks of the Rawreth Brook are conducive to providing favourable habitat for small mammals, invertebrates, and flora along the margins of the stream.

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### Fencing

- 3.48 Fences are a consideration under 'Landscaping'. An acoustic fence is shown to be located within the northernmost section of the site running a total length of approximately 180 metres (north to south). At its nearest point to the east boundary at its most northern point, the fence is located approximately 14.7 metres from the boundary and 24 metres at its most southern aspect. To the west of this fence there is shown a noise bund incorporating woodland planting which runs from north to south in the same direction for approximately 81 metres. This planting will visually screen the acoustic fence and assist in the integration of this acoustic barrier (required to mitigate the impacts of noise sources outside the development area) within the wider landscaping proposal.
- 3.49 The bund feature which is related to achieving noise mitigation as such may affect residential development within the development site has been the subject of separate consideration under previously submitted discharge of condition applications relating to condition 19 on the 15/00362/OUT outline planning permission. This application therefore does not address or re - visit the principles considered nor the conclusions drawn in relation to the adequacy of this acoustic barrier as was subject in this case to planning application reference 20/00875/DOC which was discharged on 23<sup>rd</sup> February 2021. The proposed site layout plan merely seeks to show the location and extent of the noise mitigation measures required by condition 19 of the outline planning permission and which was deemed adequate under the details submitted in connection with the latterly highlighted planning application reference.
- 3.50 As background and explanation, the Noise Assessment submitted with that application outlined proposals for a noise bund/barrier along the southern extent of the industrial site (where the noisier uses identified by the survey work were identified). The acoustic report demonstrated that this bund/barrier combination, in conjunction with other mitigation embedded within the master planning of the site (e.g. the creation of an extensive buffer zone between the industrial boundary and proposed residential development areas) and the residual mitigation that would be implemented as a matter of course within the construction of the proposed dwellings (e.g. thermal double glazing and alternative means of ventilation) would provide acceptable levels of both internal and external amenity for future residents and avoid the adjoining industrial area having a significant adverse effect on the dwellings to be built.
- 3.51 It is noted that there are other means of enclosure proposed as part of this current application. 73 metres of timber post and rail fencing at a height of 1200mm is shown (as highlighted in blue on the plan) to enclose the 'kickabout area' on its north, west, and east aspects. This area is located south of the allotments and earth bank and coppice planting, west of the orchard area and north of the Rawreth Brook and east of the spine road bridge crossing. The southern boundary of this area would be enclosed by a

3-metre high 'Ball Stop' sports mesh fence 33 metres in length finished in moss green colour.

- 3.52 A further 64 metre length of post and rail fencing is proposed south of this facility and the youth facility (running west to east and parallel to and north of the Rawreth Brook) creating a physical distinction between the formal areas and the rougher terrain and vegetation along the water's edge. The allotment and management company compound would be secured by a 'Heras' pallas weldmesh perimeter fencing 1800mm in height and moss green finish. The detail of this boundary treatment was noted to be required by condition 35 of the outline planning permission also which set out the following requirement 'Prior to the installation of any boundary treatment around the Allotment Land details shall be submitted to and agreed in writing by the Local Planning Authority. The approved boundary treatment (fencing/hedging) shall be installed in accordance with the approved scheme, (and in accordance with a programme for delivery previously approved by the LPA) and retained in the approved form'. The reason for the condition was in the interest of amenity.
- 3.53 The overall extent of this fence would exceed 278 metres. Proposed hedgerow planting is shown around its perimeter which will reduce the visual impact and ensure that this functional yet recreational allotment space by reason of its means of enclosure would not appear too industrial. It is conceivable that within these allotment spaces subject to any necessary planning controls, sheds will be required in some instances to store essential gardening equipment which justifies a robust and purposeful means of securing this space against potential unlawful entry.
- 3.54 The LEAP area to the west of the allotments and north west of the 'kickabout' area and youth facility is shown to be enclosed by a bowtop play area fence (approximately) 130 metres in overall extent and 1100mm in height. This area is immediately east of the spine road just north of the bridge crossing which will be given visual relief from the spine road by way of tree planting.

### Lighting

- 3.55 The submitted plan is not indicative of any lighting. This is not particularly necessary although it is conceivable that lighting could be required within the allotment car park in future. Previous advice received regarding lighting is that levels should be kept as low as possible (between 1 and 3 lux and directed to where it is needed, away from hedgerows with lighting columns kept as short as possible (ideally 3 metres or less). There is no condition on the outline which requires these details whilst the inference by way of this application, is that no lighting is proposed as otherwise, they would be shown as part of the site layout arrangement. Any lighting required in future can be addressed by a future planning application should that need arise.
- 3.56 In concluding, it is considered that the proposed development by reason of layout, appearance, access, and landscaping is acceptable successfully integrating the infrastructure required to serve the residential use (play areas,

allotments and management storage space) with soft landscaped areas not only creating a sense of place, wellbeing and belonging, creating a high level of visual amenity but also enhancing biodiversity. The proposals reflect to a large degree but with its own characteristic features, the strategic landscaping already approved at the western aspect of the site. In this regard there is considered to be consistency in the approach taken such that the proposal as a whole is considered acceptable subject to the further requirements of the recommended conditions.

#### **4 CONSULTATIONS AND REPRESENTATIONS**

4.1 Environment Agency: No Comment to make.

4.2 **Neighbour Representations:** None received.

#### **5 EQUALITY AND DIVERSITY IMPLICATIONS**

5.1 An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

#### **6 CONCLUSION**

6.1 The development in terms of its principles will form a continuation of the strategic landscaping previously approved with which this proposal will be consistent. The proposal is considered not to cause undue demonstrable harm to any development plan interests, other material considerations or to the character and appearance of the area. The development is therefore policy compliant and supported.



Marcus Hotten

Assistant Director, Place and Environment

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

The National Planning Policy Framework (July 2021)

H1, H2, CP1, ENV4, CLT5, CLT7, T1, T6 of the Core Strategy 2011

DM1, DM25, DM26 and DM27 of the Development Management Plan 2014

SER1 of the Allocations Plan 2014

Supplementary Planning Document 7 – Design

**Background Papers**

Outline Planning application 15/00362/OUT

Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-residential Floor Space to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). APPROVED on 3 June 2016.

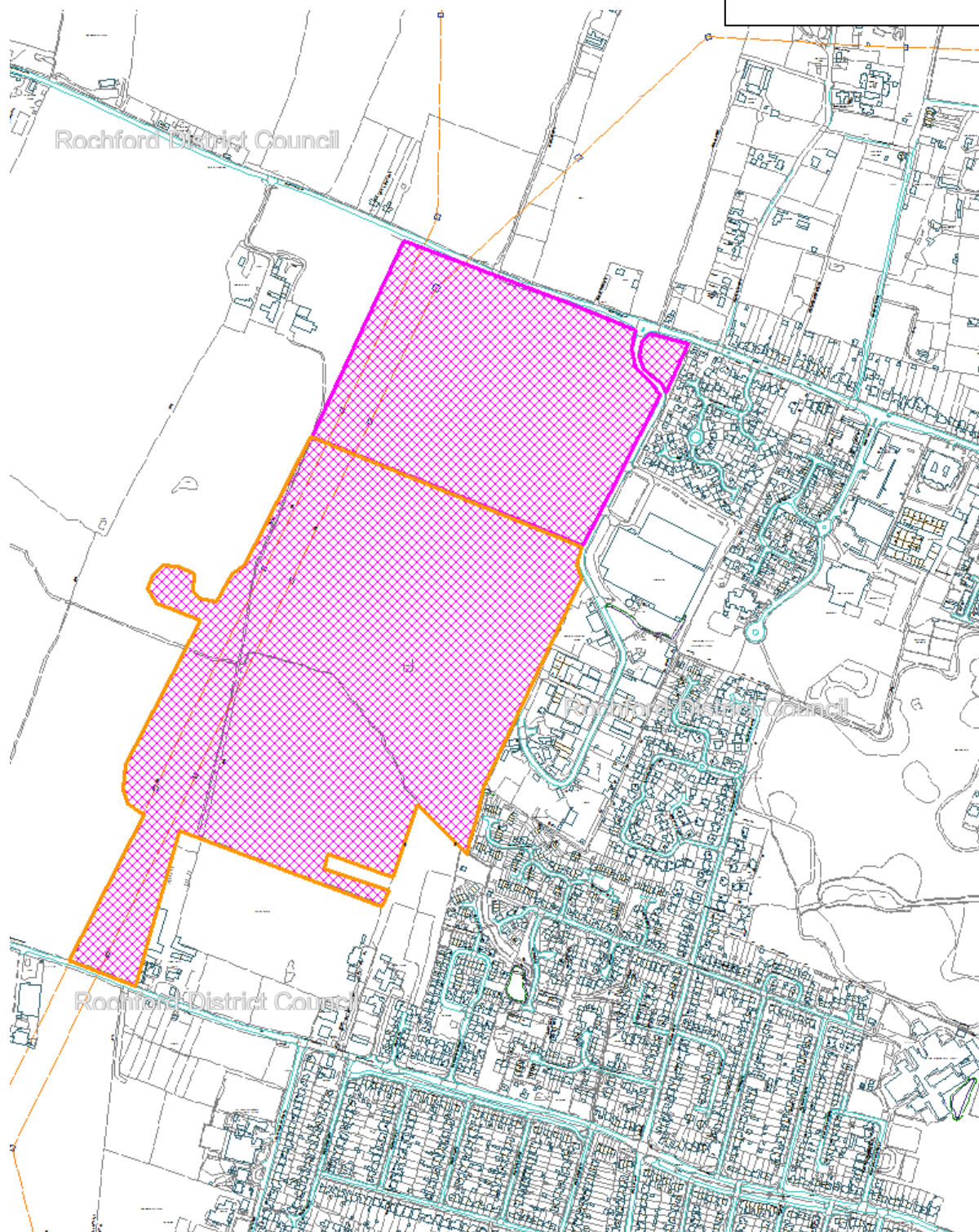
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21/00591/REM



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