

17/00862/REM**LAND BETWEEN STAR LANE AND ALEXANDRA ROAD
SOUTH OF HIGH STREET, GREAT WAKERING, ESSEX****RESERVED MATTERS APPLICATION FOR 180
DWELLINGS CONSIDERING APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE FOLLOWING
APPROVAL OF OUTLINE APPLICATION REFERENCE
16/00668/OUT**

**APPLICANT: TAYLOR WIMPEY EAST LONDON LTD – MR
MIDDLEBROOK**

ZONING: ALLOCATED SITE SER 9b

PARISH: GREAT WAKERING PARISH COUNCIL

WARD: FOULNESS AND THE WAKERINGS

1 PLANNING APPLICATION DETAILS

- 1.1 This application follows the approval of outline planning permission for 180 residential units; reference 16/00668/OUT. The outline application reserved all matters except access to the site. The outline approval was subject to 51 planning conditions.
- 1.2 This reserved matters application sets out to provide details of the layout, scale, design, external appearance and landscaping of the site.

2 THE SITE

- 2.1 The application site is irregular in shape and extends to some 8.83 hectares in area. The land had been used as part of a former brick works but more recently has been in arable agricultural use. The topography of the site is generally flat with ground levels rising from approximately 7.8m above Ordnance Datum (AOD) in the north east to approximately 9.8m AOD in the south west. The site has a depression in the centre where an existing ditch runs from the northern boundary to the fishing lakes in the south.
- 2.2 It is situated on the western edge of the settlement of Great Wakering, directly south of the High Street. To the west, the site is bounded by Star Lane Industrial Estate, beyond which is Star Lane. To the south west is the former Star Lane Brick Works, which is now a 116 dwelling housing development, presently under construction by Taylor Wimpey East London. Once complete, the former brick works development will provide the sole vehicular access/egress to the application site.

- 2.3 Directly south of the application site is Star Lane Pits, which are designated as a Local Wildlife Site (LWS) referenced (site R35). The wildlife site is a collection of former clay pits and a mosaic of scrub, rough grassland and aquatic habitats. The pits or lakes are stocked with fish and are a notable site for fishing syndicates.
- 2.4 To the east is an area of scrubland, which is not formally part of the wildlife site, but is understood to be of some ecological value. Beyond the scrub are the gardens and properties of Alexandra Road. Directly north of the application site are the gardens to residential properties, which line the south side of the High Street.
- 2.5 The application site is bounded by strong hedgerow planting on almost all of its boundaries. The hedgerows contain a number of trees and in some cases sections of drainage ditch. These features on the edges of the site are to be retained and, where possible, enhanced. Additional planting to create dense landscape buffers on the site boundaries will form part of the development proposals, particularly where the site abuts existing residential property and the industrial estate.
- 2.6 A public footpath runs east to west towards the south of Star Lane Pits, between Star Lane and Alexandra Road. This footpath (route 284) is not directly affected by the proposals and will be maintained and, where necessary, improved. New public routes will be created within the development and in carefully chosen locations in and around the wildlife site; any new routes in this area will be chosen sensitively with the benefit of ecological advice.
- 2.7 The application site is presently accessible from the south via Star Lane and to the north, onto the High Street. The development will have a sole vehicular access/egress from Star Lane, through the housing development on the former brick works (Phase 1). The northern route will have an enhanced pedestrian/ cycle access, which will allow residents to access the heart of Great Wakering village. Primary vehicular access will form a loop within the main body of the development with secondary access roads and shared surfaces used to emphasise distinction between different areas of the site.

3 RELEVANT PLANNING HISTORY

- 3.1 16/00668/OUT Outline application for residential development of up to 180 dwellings with all matters reserved except access. Approved 28 July 2017.

4 CONSULTATIONS AND REPRESENTATIONS

GREAT WAKERING PARISH COUNCIL

- 4.1 Parking - Whilst it is noted that the car parking meets standards it is still felt that the amount of spaces is not practical in the long term, especially with the narrow streets. The lack of visitor parking spaces (45) is a concern.

Suggestions re: S106 - Southend Road from Star Lane to Oldbury Cottages - this is currently only a country footpath and could be upgraded.

RDC's Great Wakering Recreation Ground is a source of continual complaints from residents due to lack of facilities. It is suggested that the developers add to the existing S106 MUGA kitty of £25,000 for improvements to this open space.

Sewerage - The Parish Council would like clarification that sewage from Phase 2 is going south to Shoebury as it felt there was a lack of detail in the documents currently available to the Planning Committee. Outline planning had stated it would be going to Kingston Avenue, North Shoebury and the Planning Committee would like confirmation the outline specification would still be used.

Secure access to fishing lakes required:-

In March 2016 Taylor Wimpey representatives visited the Parish Council Offices to explain their views on the development of the land east of Star Lane (SER9b). During the meeting it was pointed out by the Parish Council that the wildlife site R35 needed to be protected from vandals, as in the past one of the ponds inhabited by water voles had been polluted when a stolen car was dumped into the pond. This seemed to be accepted by the Taylor Wimpey representatives at the time.

Previously a barrier at the beginning of the ingress from Star Lane on the south most edge of the brick works site prevented access. This is now broken and we know that at least three cases of fly tipping have taken place in the recent past and we have been in contact with Taylor Wimpey to report this.

Shortly after entering the ingress there is an entrance to the field south of the brick works site which is the responsibility of the tenant farmer but leads to the wildlife site and which was used as access to pollute the pond where the water voles are.

The Project Manager has moved the temporary gates up to a position nearer the road, which has solved the problem in the short term; however, these gates are repeatedly left unlocked. He has also said that Taylor Wimpey would be removing one of the original gate posts as the land on which it stands is no longer theirs.

However, once building work is completed and the temporary gate is removed there will be nothing to prevent fly-tipping and/or Travellers gaining access.

The Parishioners of Great Wakering need a permanent solution to the unauthorised ingress on both the track to the small car park, and the tarmacked road south of the ponds to prevent fly tipping in the wildlife site and potential access for Travellers. A barrier placed at the ingress entrance close to Star Lane would solve both issues. In addition, the fishermen will need continued access to the ingress.

Would you please confirm that this being incorporated into the detailed plans for SER9b?

The ditch to the north of site adjoining High Street dwelling gardens - Residents have expressed concerns over security in respect of the use of demountable fences to access the ditch. The Planning Committee would like confirmation that this ditch is still to be maintained.

The protection of wildlife was also a concern. Many trees from the outline plan seem to have disappeared from the edge of the ponds and additionally the green tree buffer between the site and the Star Lane Industrial Estate seems to have suffered the same fate.

ANGLIAN WATER SERVICES

- 4.2 We have previously made comments on planning reference 16/00668/OUT relating to this site. The comments we made on this application remain unchanged. As this reserved matter application does not relate to drainage we have no further comments to make.

CADENT

- 4.3 An assessment has been carried out with respect to Cadent Gas Ltd, National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry, which may be affected by the activities specified. Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application. If the application is refused for any other reason than the presence of apparatus, we will not take any further action. Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application. Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

ECC ARCHAEOLOGICAL ADVICE

- 4.4 Although the attached documents indicate that an archaeological written scheme of investigation and resulting report are attached, in fact they are not. I have received separately a copy of the written scheme of investigation which has been approved, but the programme of archaeological work as required within the condition below has not yet been carried out.

Recommendation: Full condition

'No development or preliminary ground works of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority'.

I therefore recommend that the archaeological condition should not be discharged at this point.

ECC HIGHWAYS

- 4.5 The application is still subject to all the requirements and timescales associated with planning permission of application reference 16/668/OUT and associated legal agreements. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

All housing developments in Essex which would result in the creation of a new street (more than five dwelling units communally served by a single all-purpose access) will be subject to The Advance Payments Code, Highways Act, 1980. The developer will be served with an appropriate Notice within 6 weeks of building regulations approval being granted and prior to the commencement of any development must provide guaranteed deposits which will ensure that the new street is constructed in accordance with acceptable specification sufficient to ensure future maintenance as a public highway.

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority for the following reasons:-

1. Prior to development the areas within the site identified for the purpose of loading/unloading/reception and storage of materials and manoeuvring associated with the proposal shall be provided clear of the highway and retained at all times for that sole purpose.
2. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
3. There shall be no discharge of surface water onto the highway.
4. 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 areas within the curtilage of the site for the purpose of:-
 - i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development; and
 - iv. wheel and underbody washing facilities highway and to ensure that appropriate loading/unloading facilities are available to ensure that the highway is not obstructed during the

construction period in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

5. The any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

ECC HISTORIC BUILDINGS/CONSERVATION AREAS

- 4.6 The proposed development is not considered to significantly impact upon the Great Wakering Conservation Area or the grade II listed 229 High Street due to the distance and the intermediate buildings. There is no objection to the proposals.

ECC LOCAL LEAD FLOOD AUTHORITY

- 4.7 Raised the following issues with the developer:-

Condition 16 - I am happy with the detail of information you have provided in relation to condition 16.

Condition 18 - The strategy has changed since the proposal at outline, to route surface water around the fishing lakes. The previous agreeable rates were based on the conveyance through the fishing lakes, to restrict run off rates from the site to no more than 17l/s and restrict run off from pond 11 to 40l/s to replicate the green field 1 in 1 year rate. I am unsure what the 1 in 1 green field rate is. Could you please provide more information on the proposed run off rates, as well as the green field run off rate calculations so that I can determine if the run off rates has been sufficiently limited. Within the storage calculations for the 1 in 100 year plus 40% climate change event there are a few SW manholes that flood during a 100 year plus 40% event. Could you please provide details of how this is managed and does not cause flooding to properties within the development, as well as flooding off site. It should also be demonstrated that a 10% increase in impermeable area (for the effect of urban creep) has been considered within the storage calculations. Where a pumped system is proposed we would ideally want to see some redundancy within the system; this should be in the form of extra capacity or a secondary pump, which would allow the site to continue to discharge at an allowable rate.

Condition 21 - As this is for the foul water strategy we will not be making comments on this condition.

ECC URBAN DESIGN

- 4.8 Following a series of pre-application urban design focused meetings with the applicant the submitted plans are in accordance with the urban design recommendations made in our letters dated 08/05/2017, 01/06/2017 and 16/08/2017. As a result, (and in terms of urban design) the reserved matters application is acceptable for approval.

NATURAL ENGLAND

- 4.9 Natural England has previously commented on this proposal and made comments to the authority in our letter (your reference 16/00668/OUT, our reference 192643) dated 6 October 2016.

The advice provided in our previous response applies equally to this Reserved Matters application.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment compared to the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

RDC ENVIRONMENTAL SERVICES

- 4.10 Refer to Development Management Plan, Appendix 1 page 90 for waste collection requirements. There is a charge of £168 per household for bins in advance of occupancy.

RDC HOUSING

- 4.11 The plans are fine. No further comments to make following previous discussions with housing providers.

SPORT ENGLAND

- 4.12 The proposed development does not fall within either our statutory remit or non-statutory remit, therefore Sport England has not provided a detailed response in this case

NEIGHBOURS

- 4.13 Representations have been received from the following fifteen addresses:-

327 High Street

We are opposing the building of the housing estate at the bottom of our garden. We have lived here for 13 years and in the village for over 46 years. It has been peaceful and quiet, overlooking the natural beauty/wildlife. Rochford D.C. has not put in place any extra infrastructure to cope with the demand that all these houses will produce, i.e. the doctors' surgery has passed breaking point, getting an appointment to see a doctor is "mission impossible". The two primary schools are stretched to the maximum.

We have for many years desperately needed a secondary school built. Children have to travel on a fleet of buses each day to King Edmund School in Rochford.

Phase 1 of the Taylor Wimpey build is nearing completion. So the rush is now on to build more. But I still cannot see any "beefing" up of infrastructure to counter balance this massive proposed housing estate.

On a personal level we will lose our privacy forever and the value of our property will be diminished.

What about the existing wildlife, plus the very real risk of flooding. (We have seen this time and time again over the years; the field being excessively water logged).

The building of this estate will cause stress and upset, noise and air pollution to everyone backing onto the proposed area. We will be seeking compensation from the Council if this goes ahead.

We had 1,000 petition signatures for this development not to have planning granted. Have any of these papers been looked at?

48 Lee Lotts

If this application is approved, please add conditions stating that:-

- a) during the construction phase, all vehicular access to the site, or relating to the site, is to be via stage 1 of the development - in particular, no vehicular access is to take place via the track to the south of stage 1 of the development, i.e. along Great Wakering public footpath number 8.
- b) during the construction phase, the track to the south of stage 1 of the development, i.e. Great Wakering public footpath number 8, is not to be used for parking cars, lorries or any other vehicles involved in the construction process.
- c) the pavement in Star Lane, or any part of Star Lane where parking is prohibited by road markings or signage, must not be used as a parking area for lorries awaiting access to the site. Any such lorries should be queued up within stage 1 of the development.

12 Exhibition Lane

My main objections to the proposed development are as follows. The loss of vital habitats for local wildlife through the loss of extensive undergrowth and vegetation which supports many local populations of birds, insects, badgers, foxes and other small mammals. There are precious few such areas in the generally open or developed areas of South East Essex and the proposed development would significantly diminish the variety and quantity of local flora and fauna. The Council is urged to closely scrutinise the environmental impact

report submitted with the application and take its responsibilities for protecting local wildlife seriously.

My next objection is to the inevitable over-development of the village by adding at least 180 new dwellings, many with two or three bedrooms. Great Wakering is incapable of sustaining such a large increase in its population. The school, medical centre, local supermarket and other services are not sufficient to support the increase and this would only add to Great Wakering becoming a mere suburb to Southend-on-Sea as residents are forced to rely on services out of town, with only limited public bus services available to those, like myself, who have limited mobility. There is no provision for new amenities - public or private - in the application to mitigate this impact. The Council should consider carefully the impact this will have on all residents of the village.

Should the application be approved, I would like the Council to take note of the following matters. I write about three specific aspects of the proposed development. My house and garden are at the south end of Exhibition Lane so we would have a common boundary.

My first concern is that the trees to the west of my garden, which stand on a rise in the land, be retained. Trees do not grow easily or quickly in the open land at Great Wakering and those trees should be retained as a landscape feature. They provide a habitat for wildlife, as part of an area extending south to the ponds which were formerly gravel workings. They would also reduce the scope for my cottage and garden to be overlooked by newly built houses, which would be detrimental to my amenities.

My second concern is that a fence be erected on the western edge of those trees, to protect the wildlife habitat.

My third concern is street lighting. At present there is an absence of any lighting in the area to be developed, which means that the sky is dark with little sky glow and there is a semi-rural feel. Of course there must be appropriate street lighting but I would ask that the lighting design minimises light spill and avoids light trespass. Of course your lighting design will comply with British Standards, and the use of LED street lighting, which Southend-on-Sea Borough Council has pioneered, will help. I would ask that careful regard is also had to the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light.

21a Seaview Drive

The area under consideration currently has two lakes which, together with the surrounding land, provide a safe habitat for a considerable amount of flora and fauna which will, without doubt, be lost to the countryside forever if this large number of dwellings is permitted to be constructed.

Additionally, the current village infrastructure is already straining to cope with the present numbers living within the village. There are already considerable difficulties in obtaining appointments within the Doctors' Surgery at Wakering

Health Centre. We have lost two Doctors with another two having gone partially retired and part-time.

The local primary school, Great Wakering Primary, already struggles to provide places for existing children within the village. It is highly doubtful whether the school will be able to cope with a large influx of additional children which may force parents to enrol children without the catchment area to schools that are already themselves struggling to provide places.

The roads within the village are already clogged with residential traffic and parking is extremely difficult. The rural access roads to and from the village are narrow, present dangers with speeding traffic and in the case of Poynters Lane and Star Lane in particular are poorly lit and dangerous at night as the recent fatality in Poynters Lane confirms.

315 High Street

Firstly I would like to know how any ordinary person is supposed to understand the plans. I know what plot is behind me, on what page is the description of each property you hope to build? I feel the destruction of wildlife areas needs to be addressed considering the animals that live there. How are the roads going to cope with all the extra traffic, especially with the poor public transport system we have at the moment. Are the residents going to be offered compensation for the noise and disruption to our peaceful life which has started already? I invite you to my house so you can see for yourself what will be destroyed if these plans are allowed to go ahead.

307 High Street

Local School and Medical Facilities already oversubscribed

Houses would not be cheap enough for young persons in Great Wakering and Little Wakering to purchase or rent. Damage to wildlife in the area, including the fishing lakes, as water may drain from fields previously subjected to chemicals and fertilisers and possibly phosphates. The area concerned was subject to clay extraction by the owners of the brick works and floods easily. This could cause drainage problems and possible structural issues for property built on potentially water logged land. There appear to already have been drain issues in respect of the existing Taylor Wimpey development on the old Star Lane brick works site.

107 Conway Avenue

Over-development of the village is not only threatening the village community and way of life but is becoming a hazard. The village high street is too narrow for the amount of housing and there are more and more accidents occurring. Parking and streets are also incredibly dangerous around the school during the morning and afternoon rush. Having witnessed it I do not know how someone has not been badly injured or killed yet. But building more houses at the end of the village will lead to more and more people driving up to the school. Although the primary school has some capacity with the amount of

houses being built that very limited capacity will be taken up, as will the places at the senior school, which is also already very stretched with the vast amount of building in Rochford.

Health services are being stretched so much that sick people cannot be seen at the local health centre. It is a very dangerous situation, especially with the high amount of old people in the village.

We are losing doctors and gaining patients. I know this is an NHS problem but it should be a consideration when building more housing as it will cost lives. I believe we have over 12,000 patients with 4 doctors.

Another objection is that more and more commuters are moving into the village - this last week they have put parking restrictions around Shoebury train station because the situation has become so bad for the residents around the stations, building more houses is only going to exacerbate the situation because the current bus service only services Thorpe Bay station and takes over 45 minutes so for those with child care it makes it an impossible situation. If more houses are to be built we need more infrastructure.

22 Milton Hall Close

The village clearly already cannot cope with the new houses already being built. The school and doctors' surgery are already struggling to cater for the extra population. Parking in the village around the shops is nigh on impossible already. I daresay that no infrastructure such as roads, schools and doctors will be provided. Wakering is not a town. It is a small village with small village amenities.

254 High Street

I am writing to oppose the planning permission for the 180 houses to be built between Star Lane and Alexander Road. Since moving to the village three years ago, I have seen the houses in Star Lane built, and now ground has broken on the ones in little Wakering. I have no issue with additional houses, as it is the same everywhere, but there is not the infrastructure in the village to support it. Since the houses in Star Lane, there has been nothing additional provided to the village, i.e. investment in recreational areas. The Doctors' surgery appears to be unable to cope as it is. As there are limited amenities within the village, there is little option than to travel into other areas, which increases traffic. This is of great concern to me, and without investment into Wakering village going hand in hand with these additional houses, I am opposed to the building of any more houses.

255 High Street

We feel that 180 dwellings is far too many and cannot see how this will work. More cars. No schools. The doctors' surgery will have too many patients to cope with. How does this work? Also are the builders removing trees and bushes from behind our gardens? Are more trees being put between us and

the new houses? We hope so because we are losing the field and the peace and quiet. The thought of homes so near is not good. Houses put further back and less of them would be great. None, even better. The builders always seem to build more than planned; let's hope that is not the case here.

257 High Street

Whereas I do not object to additional housing being built, I am concerned that the location of this new development is unsuitable. The proposed area is mostly a nature reserve, which has established itself over many years. Why should it be destroyed?

When I purchased my property in August 2015 there was no mention of plans to build on the land to the rear of my property; now we could lose the view across open land.

What is being done in order for the existing infrastructure to cope with an increase in the population size? The local school cannot increase pupil numbers. The surgery cannot expand and it is already very difficult to get an appointment.

Traffic nuisance is already a problem so we can expect more traffic, more noise, more damage to the roads with this new development. Great Waking is a village, but is becoming a town. I was brought up here and the village aspect is fast disappearing. This Star Lane development and the other development between Barrow Hall Road and Southend Road is too much for this village. I urge the Council to refuse this application for the reasons I have stated above.

The addressee has also submitted a copy of a letter from Great Waking Parish Council dated 1 November 2016

311 High Street

Land being used as a rubbish tip and also for building materials for the existing site. It is noisy and ugly to look at from my conservatory and I resent the fact that our daily lives are being disrupted each day; it can only get worse.

64 Alexandra Road

Share concerns about the lack of proposals to deal with social infrastructure of the village including education, health or recreation. Surely a major development of this type should bring with it a corresponding obligation to improve these facilities for the village as a whole.

More clarity is needed from the developers and the planning authorities regarding the need to improve the increased traffic flow in the area, in particular the entry/exit from the new estate (including the brick works estate) onto Star Lane. This must also include improvements to the main Star Lane

access points, i.e. to the north (Great Wakering High Street) and the south (Poynters Lane).

Improvements are needed to the pavement on the west side of Star Lane, to reflect its greater use by residents of the new estates. Also there is a need to install proper pedestrian crossing facilities at the junction of Star Lane and Poynters Lane where presently pedestrians are forced to cross the road blind to traffic coming down Star Lane.

Previous developers proposed putting a mini-roundabout at that junction. It is hoped that this sensible solution can be taken forward with current developers, including the introduction of a proper pedestrian crossing, pavement and refuge facilities there.

More work is needed to provide greater mitigation of the negative impacts of the new development on neighbouring properties, both during the development period and in the longer term once the new estate has been established.

The development passes very close to the boundary of the Star Lane Pitts Local Wildlife Site (LWS). A proper green boundary needs to be put in place to protect the LWS as far as possible. Also a robust mitigation plan should be put in place, to minimise the potential environmental disruption and damage caused by construction traffic, particularly the heavy lorries and plant involved.

There seems to be little clarity as to how this development is to be integrated with the Little Wakering Lane development; this in terms of minimising and mitigating the negative impact on residents during the development of these two major estates.

As well as addressing issues such as noise nuisance and dust, such a management plan should deal with a significant number of large lorries and the heavy plant using the area for an extended period, a potential cause of serious disruption to local traffic and transport throughout the working day.

It is unclear whether other disruption will take place, including further disturbance (drilling etc.) on the highway in Star Lane, as at the time of this new development, work on the brick works estate has yet to be completed.

It is hoped that the Planning and Highways Authorities, together with the developers, can work together to ensure that the inevitable disruption that such major developments will cause the village, can be properly managed, planned and delivered to reduce such negative impacts to the bare minimum.

60c Alexandra Road

Wildlife site - In the outline planning documents the border with the northern edge of wildlife site (R35) was shown to be tree lined and so marked the edge of the wildlife site. On the present application these have disappeared and it appears that the wildlife site is not segregated from the development. Has this change been approved by Essex Wildlife Trust or a similar body?

Trees forming a sound barrier with the existing Industrial Estate - In the outline planning application on the eastern edge of the industrial estate there were trees shown bordering the new estate. In the new application the southern most trees are no longer shown. This would appear to have removed a noise barrier between the industrial estate and the new dwellings.

Pedestrian/disability access - It is noted that some footways are interrupted by front gardens coming to the road edge. Does this give a safety issue with pedestrians needing to cross the road to access the pavement on the other side of the road and Motability scooter users?

Secure access to fishing lakes – How, after construction is complete, will the access to the wildlife site and the fishing lakes be controlled to prevent fly-tipping and unauthorised encampments?

Sewerage - For Phase 1 (brick works site) the sewerage was connected to the existing Wakering sewers to the north. For Phase 2 in the outline planning application it was recognised that the existing sewers in Wakering could not cope with the additional 180 dwellings. The solution in the outline planning application was to send the foul water south to Kingston Avenue in North Shoebury. Is this still the case?

Section 106 There is a country path from the mini roundabout in Star Lane to Oldbury Cottages on Southend Road. This is not suitable for pushchairs and indeed is very difficult to walk unless the grass is cut short as you can't see where you are putting your feet and you could stumble and fall into the path of a vehicle. This path need upgrading to a footway as the amount of traffic on Southend Road will increase dramatically with all the new dwellings at that end of the village.

Unknown

Reject and refute plans; there is no consideration for schools, transport or local life.

5 MATERIAL PLANNING CONSIDERATIONS

Principle of Development

- 5.1 The site is a settlement extension to the residential land allocations for the period post 2021 in the Council's allocations document adopted in February 2014. The application site is identified within the Allocations Plan as Site SER9b. The site has outline planning permission for up to 180 dwellings granted under reference 16/00668/OUT on 28 July 2017.
- 5.2 The outline consent was subject to a Section 106 agreement dated 19 July 2017 that requires the developer to provide the following:-
 - The provision of 63 affordable housing units;
 - An early years education contribution of £225,666;

- A primary education contribution of £659,772;
- A secondary education contribution of £668,196;
- A secondary school transport contribution of £147,060;
- A scheme of highway works, including infrastructure improvements to the existing bus stops on High Street, improvements to the junction of Alexandra Avenue with High Street, improvements to the junction at Royal Artillery Way and Southchurch Boulevard and improvements to the junction at Bournes Green Chase and Maplin Way North; and
- Health care contribution of £70,978.

5.3 The development of the site for residential purposes is the preferred use of the site in planning terms and the quantum of development proposed is established by the grant of outline planning permission. This reserved matters application includes the final residential layout, the appearance and materials of the individual dwellings and details of the landscaping.

Design and Layout Considerations

5.4 Condition 6 of the outline planning consent required the submission of a design code to address all pertinent matters associated with the development. A design code has been submitted to provide a framework for this reserved matters application to ensure that the development has a quality and character appropriate to the site. The code takes into account influences from the visual characteristics of Great Wakering, together with the principles of the Essex Design Guide and the relevant adopted planning documents. Pre-application discussions have taken place with the County Urban Design team who are supportive of the design and layout proposed within this reserved matters application.

Character Areas

5.5 The design approach taken has positioned the built development into a number of character areas to avoid a monotonous development of similar housing and to ensure that local vernacular characteristics would feature throughout the development.

5.6 There would be three character areas, namely The Street, The Lanes and Village Green.

5.7 The Street - Characteristics include:-

- Traditional detailing;
- Single mullion casement windows;
- Arched brick head details; and

- A mix of A-frame and lean to porch canopies.

5.8 The Lanes – Characteristics include:-

- Simple modern detailing;
- Simple casement window design;
- Brick detailing over window;
- Flat porch canopies; and
- Single projecting brick course detail.

5.9 Village Green – Characteristics include:-

- Traditional detailing;
- Transom and mullion casement window design;
- Arched brick head details;
- A mix of A-frame and lean to porch canopies;
- Cottage style doors; and
- Brick plinths.

5.10 The three character area types would be distributed across the site such that there would be three areas containing the Lanes character with an area at both the eastern and western part of the site and one area within the centre. There would be two areas associated with The Village Green character area type. The Street character area would wrap around the northern, eastern and western parts of the main area of the site. The density of the development would be approximately 27 dwellings per hectare.

House Type Details

5.11 The 180 dwellings would be divided into 17 housing types varying in size between 1 and 5 bedrooms. In turn these housing types would vary in their palette of materials based on their character area. The development would incorporate built form with three thresholds at 1, 2 and 2.5 storeys.

5.12 The one storey development would be garages and one bungalow. The majority of the development would be two storey in nature to respond to the character of surrounding development in Great Wakering. Development 2.5 storeys in height would occur in certain key areas of the site such as the street end vistas to create a degree of variety.

5.13 Dwellings would be principally orientated towards the street to provide a positive frontage to the public realm and enable passive surveillance of the

streets and open spaces. Private drives and parking courts would only serve a small number of properties. Where development backs onto existing housing a back to back separation of approximately 50m is provided which is in excess of the 25m recommendation of the Essex Design Guide. This would ensure that existing residential amenity afforded by neighbouring residents would be protected.

A description of the house types follows:-

- 5.14 Alresford - Two storey flatted block containing 6 one-bedroom flats. L shaped building with width of 19.3m and depth of 8m increasing to 16.2m. Ridge height of 9m with hipped ends.
- 5.15 PT21 - Two storey detached featuring three garages at ground floor level with 1 two-bed flat above. Approximately 10.8m in width with depth of 6m and ridge height of 7m.
- 5.16 Bungalow - Single storey detached with two bedrooms. Hipped roof with hipped roof front projection. Approximately 7.6m in width with depth of 11.8m and ridge height of 5.2m.
- 5.17 NA22 - Two storey semi-detached with two bedrooms. Approximately 5.4m in width with a depth of 9.2m and a ridge height of 7.9m.
- 5.18 NA21 - Two storey semi-detached with two bedrooms. Approximately 5.4m in width with a depth of 9.2m and a ridge height of 7.9m.
- 5.19 NA30 - Two storey gable fronted detached with three bedrooms. Approximately 5.7m in width with a depth of 9.5m and a ridge height 8.2m.
- 5.20 NT30 - Two storey detached with three bedrooms. Approximately 9.3m in width with a depth of 6.2m and a ridge height of 8m.
- 5.21 NA34 - Two storey semi-detached with three bedrooms. Approximately 5.8m in width with a depth of 9.5m and a ridge height of 8.1m.
- 5.22 NT31 - Two storey detached with three bedrooms. Approximate width of 9.4m with depth of 6m and ridge height of 8m.
- 5.23 Wood - Two storey detached with three bedrooms. Gabled rear projection. Approximately 9.7m in width with depth of 8.7m at greatest extent and maximum ridge height of 8.8m.
- 5.24 NA49 - Two storey semi-detached with four bedrooms. Approximately 6.3m in width with a depth of 10m and a ridge height of 8.2m.
- 5.25 NT41 - Two and half storey detached with five bedrooms. Approximately 8.7m in width with a depth of 8m and a ridge height of 9.6m.
- 5.26 Marshall - Two storey detached with four bedrooms. Hipped roof with front and side gabled projections. Approximately 9.6m in width and 9m in depth at greatest extent. Main roof with height of 8.8m.

- 5.27 NT42 - Two storey detached with four bedrooms. L shaped with rear two projections. Approximately 10.8m in width at front with a depth of 5.4m rising increasing to 12.3m and a maximum ridge height of 7.6m.
- 5.28 PA49 - Two storey detached with four bedrooms. Approximately 8.8m in width with a depth of 9.5m and a ridge height of 8.1m.
- 5.29 NB50 - Two and a half storey with five bedrooms. Front dormers. Approximately 8.6m in width with depth of 8m and ridge height of 9.6m.

Side Spaces

- 5.30 The new development in this scheme would provide for individual character areas and the resulting relationship between buildings would not have to account for the need to fit within existing streets, which is primarily the role of the one metre side space to ensure infill development within existing streets does not lead to uncharacteristic coalescence harming existing character.
- 5.31 The proposed houses would, in the main, have a one metre side space to the boundary or would be sited in a corner plot location where there would be no adjacent dwelling to that part of the plot. There are, however, four exceptions to this where the NA30 house design has its parking spaces to one side and is built up to the boundary on the other where the adjacent dwelling has its parking spaces. These four exceptions are on plots 40, 52, 64 and 111. Given the existence of these parking areas coalescence would be avoided and there would not be harm to the character of the residential area.

Plot Widths

- 5.32 The Council's supplementary planning guidance requires that new dwellings should be sited to minimum plot widths of 9.25m for detached properties or 15.25m for semi-detached pairs of properties or be of such frontage and form compatible with the existing form and character of the area within which they are to be sited. This guidance is, however, for new development on infill plots within existing residential areas and not for new estate developments such as that proposed. Nevertheless it provides a guideline to assess new developments. As with side spaces referred to above the dwelling types would generally adhere to or exceed the plot width sizes referred to earlier. The exceptions being to plots 40, 52, 64, 103 and 111 where the plot widths are between 8 and 9m. That proposed to plot 103 is a sideways dwelling with limited plot depth fronting onto the street of 9m but arguably with a frontage of 23.5m to the return frontage onto which it faces and as such the widest in the layout. These dwellings would, however, be compatible with the wider character of that part of the development to which they would be sited as well as the overall layout proposed for the completed development.

National Space Standards

- 5.33 The Department for Communities and Local Government Technical Housing Standards – Nationally Described Space Standards (March 2015) supersedes the Policy DM4 – habitable floor space for new developments contained within

the Council's Development Management Plan (2014). The dwelling types are consequently required to meet gross floor space and minimum storage requirements for the reasonable needs of future occupiers.

- 5.34 The following is a table of the individual dwelling types, their gross internal floor spaces and storage requirements.

House Type	Area M ²	Number of Bedrooms (Bed spaces)	Area M ² Required	Storage M ²	Storage M ² Required	Compliant Y/N
Alresford	50.07	1(2)	50	1.5	1.5	Y
PT21	60.67	2(3)	61	0.7	2	N
Bungalow	72.46	2(4)	70	1.5	1.5	Y
NA22	80.27	2(4)	79	2	2	Y
NA21	81.10	2(4)	79	2.5	2	Y
NA30	85.66	3(4)	84	3.1	2.5	Y
NT30	94.02	3(4)	84	2.6	2.5	Y
NA34	94.85	3(5)	93	4	2.5	Y
NT31	95.32	3(4)	84	2.5	2.5	Y
Woodman	102.01	3(4)	84	2.2	2.5	Y
NA49	107.77	4(6)	106	3	3	Y
NT41	115.48	4(5)	97	4.7	3	Y
NT40	115.48	4(5)	97	4.7	3	Y
Marshall	127.74	4(7)	115	3.7	3	Y
NT42	143.91	4(6)	106	6	3	Y
PA49	145.11	4(7)	115	1	3	N
NB50	149.02	5(7)	125	4.2	3.5	Y

- 5.35 House type PT21 is a first floor flat located over a block of three garages. The garage associated with the flats provides for an additional storage underneath the stairs leading to the flat. The flat has a deficiency of 0.33M² in gross internal floor space; however, this is not considered to be a reason for refusal.

- 5.36 The floor plans for house type PA49 details storage under the stairs only; however, ample space exists within the bedrooms for fixed storage units.
- 5.37 It is considered that the storage space failing is minor and mitigated by the surplus in gross floor space to the design such that the failing would not be a material objection.

Provision of Affordable Housing

- 5.38 The outline planning permission is subject to a section 106 agreement requiring that 35% of the total number of 180 dwellings approved at the outline stage shall be affordable. This equates to the provision of 63 dwellings. The tenure mix was originally to have been 80% affordable rented units and 20% shared ownership in accordance with policy H4 of the Core Strategy. This has now been revised following discussions with Moat Housing Group about the local demand for shared ownership properties on the first phase Star Lane development, and the Council's Housing Officer to a 70% rented units/30% shared ownership distribution.
- 5.39 The following dwelling types would be the affordable units. Their locations are identified on the submitted tenure plan.

House Type	Plan Ref.	Area M ²	No. of beds	No. units
Alresford Apts.	Apts	50.07	1B	12
PT21 FOG	PT21	60.67	2B	2
Bungalow 27	BUNG	72.46	2B	1
NA21	NA21	81.10	2B	4
NA22	NA22	80.27	2B	20
NA30	NA30	85.66	3B	4
NA34	NA34	94.85	3B	16
NA49	NA49	107.77	4B	4

- 5.40 The shared ownership provision would consist of 5 two-bedroom houses, 12 three-bedroom houses and 2 four-bedroom houses. The remaining provision would be the rented units.
- 5.41 The affordable dwellings would be located within six identifiable clusters. There would be a cluster of 14 dwellings at the far western end of the development (plots 6-19), a smaller cluster of 6 dwellings in a separate area to the east of the first cluster (plots 23-28), a cluster of 11 dwellings including

6 apartments located in the south western portion of the site towards the site entrance (plots 38-48), a further cluster of 14 dwellings including 6 apartments within the western part of the central area (plots 66-74, 80-83 and 85), 7 dwellings within the central part of the northern row of dwellings (plots 58-64) and 11 dwelling located within the north east corner of the site (plots 127-134 and 151-153) on both sides of the street.

- 5.42 Policy H4 requires affordable dwellings to be tenure blind and well integrated into the layout of new residential developments such that they are spread (“pepper potted”) throughout larger developments, whilst having regard to the management requirements of Registered Social Landlords. Officers accept that the clustering of affordable housing units to be realistic and that “pepper potting” is unlikely to be achieved because it is operationally unacceptable to providers. The dwellings would be tenure blind in as much as the design principles, form and external materials would be the same as for the market housing on the site.
- 5.43 Officers consider that the distribution of affordable housing meets the requirements of the outline application and the aspirations ensuring that affordable housing would be integrated into the development as a whole. The external finishes would be in the same palette of external materials shared by both market and affordable housing in the relevant typology areas. The siting relationship would not lead to social segregation.
- 5.44 The Council’s housing allocation team leader has reviewed the proposed layout and is supportive of the development, having previously discussed the matter with housing providers.

Housing Mix

- 5.45 Condition 8 of the outline consent required a housing statement to be submitted with a schedule of the mix of market dwellings proposed taking into account local knowledge of market demand. Given the site location the private housing mix provides for a greater amount of family accommodation in detached and semi-detached properties consisting of 2, 3, 4 and 5-bedroom homes.
- 5.46 The following dwelling types would be the private units. Their locations are identified on the tenure plan.

House Type	Plan Ref.	No. of beds	No. of units
NA21 PREUM	NA21	2B	9
NA30 PREUM	NA30	3B	17
NA34	NA34	3B	2
NT30	NT30	3B	15

House Type	Plan Ref.	No. of beds	No. of units
WOODMAN	WOOD	3B	9
NT31	NT31	3B	6
NT41	NT41	4B	3
NT40	NT40	4B	5
MARSHALL	MAR	4B	12
NT42	NT42	4B	13
PA49	PA49	4B	13
NB50	NB50	5B	12
NA49	NA49	4B	1

5.47 Of the 117 units provided for private housing there would be 9 two-bed units, 49 three-bed units, 47 four-bed units and 12 five-bed units. Officers consider this spread of accommodation to be in accordance with condition 8 of the permission and Policy H5 to the Council's Core Strategy.

Garden Areas

5.48 The Council's amenity space standards require flats to have a minimum communal garden area of 25m² each or a 5m² balcony, two-bedroomed houses and terraced dwellings to have a minimum of 50m² each and housing with more than two bedrooms to a minimum of 100m² each.

5.49 All the houses on the development have been provided with garden areas that exceed the Council's minimum standard.

5.50 There are two flatted schemes on the proposed development each with 6 one-bed flats in a block and 1 two-bed flat erected over garaging (plots 42-48 and 66-72). These flats have been provided with communal areas of 139.9m² and 137.7m² respectively. As there would be a total of 7 flats the communal area requirement would normally be 175m².

5.51 The guidance, however, goes on to state that those standards can be reduced where the development would adjoin areas of public open space. This issue was fought on appeal with regard to the details of an application for the south Hawkwell site allocation SER 4 and where the inspector, in allowing the appeal, did not support the Council's view that garden areas below standard were unacceptable or that the release of sites from Green Belt should be exemplars of design and layout achieving good quality homes. The Council

had argued in that appeal that inadequate garden areas undermined that ambition, but it was not supported by the inspector.

- 5.52 Given the views of the inspector, the proximity of public open space within the layout, the landscaped areas adjoining the nearby fishing lakes to the south and the relatively minor shortfall in the size of the communal areas, officers do not support the rejection of the application for this shortfall.

Boundary Treatments

- 5.53 The application details specify the use of the following means of enclosure:-

- 1.8m high close boarded fencing
- 1.8m high panel fencing
- 1.8m high brick walls
- 0.6m high post and knee rail
- Access gates

- 5.54 All plots located on the northern side of the development in proximity to the rear gardens of the existing dwellings on the southern side of High Street would incorporate Hedgehog Highway Access Points through the gravel boards of the fencing. These are holes 15cm x 15cm which would allow for the through passage of hedgehogs. There would be 14 such points within the rear fencing line sections at approximate intervals of 35m and a further 35 points set within the side fence boundaries close to the rear fence line. These would allow hedgehogs to travel freely between the gardens and through the landscaping areas across the site.

- 5.55 The 0.6m high post and knee fencing would be to the front boundaries facing three street frontages within the Village Green character area. All other parts of the development would not have fencing provided forward of the principal elevation of the dwellings.

Soft Landscaping

- 5.56 The application includes comprehensive details for the soft landscaping of the site including a planting schedule of trees, shrubs and herbaceous species.
- 5.57 The existing boundary vegetation along the northern boundary with the High Street dwellings would be enhanced with new structural planting. This would reinforce the 5m wide vegetated buffer zone between the rear garden boundaries of the existing dwellings to the north and the proposed dwellings of the development to the south.
- 5.58 The principal open space for the development would be located in a prominent location within the centre of the development and include the existing ditch that runs north to south through the site. This open space would

provide a green lung for the development and an informal space for recreation.

- 5.59 There would also be an open space to provide a buffer between the development and the flatted development on Mason Way where there are dwellings abutting the site boundary.
- 5.60 A variety of frontage treatments are proposed throughout the site with a variety of sizes to create opportunities for different landscape features and planting configurations.
- 5.61 Management of the existing grassland area to the south western sections of the Star Lane pits is proposed to provide habitat enhancement for terrestrial invertebrates. Existing footways will be improved within existing alignments and open early successional habitat enhanced along the edges. This open space will provide a natural open space within the site whilst also providing ecological value. This approach will also be taken to the open spaces to the northern side of the pits.
- 5.62 As part of the SuDS proposal a new pond would be provided to the south of the pits with proposed tree planting to integrate it into the natural features of the site. This pond feature will relate to and enhance the value of the existing habitat within the nature reserve.
- 5.63 A Soft Landscaping Management and Maintenance Plan has been submitted detailing the periodic maintenance and replacement thereafter of the planted areas. Following installation the initial maintenance would be by the developers with an eventual transfer of responsibility to a contractor appointed by a resident run management committee.

Highway Matters

- 5.64 The Council's parking standards require a minimum of one car parking space for each of the one-bedroom flats and a minimum of two parking spaces for each dwelling of two or more bedrooms. In addition one visitor space is required for every four dwellings. Each car parking space should be to a preferred depth of 5.5m and width of 2.9m. Garages should have a minimum depth of 7m and width of 3m to be regarded as providing a parking space.
- 5.65 The car parking spaces and garage designs are shown to the Council's preferred size with all dwellings satisfying at least the minimum number of parking spaces. The garages would be provided with a 1m access path between the dwelling and the garage to provide access to the rear gardens. The parking spaces will be block paved as part of the SuDS strategy for the site.
- 5.66 In addition there would be a total of 45 visitor parking spaces representing one space for each four dwellings as required. These spaces would be widely dispersed throughout the site and thus available for use by visitors to all the dwellings. These visitor spaces would be in laybys or end of cul de sac location where they would not impede vehicular traffic flow. The visitor spaces

would be in maximum groups of two with intervening landscape area to avoid a continuous row of car parking spaces. Many of the dwellings would be provided with garages where cycles could be accommodated and/or garden areas where suitable cycle parking could be provided. A condition is recommended to ensure that the 2 one -bedroom apartment blocks are also provided with suitable cycle parking facilities

- 5.67 The development will have a sole vehicular access/egress from Star Lane, through the housing development on the former brick works. There would be a northern access onto the High Street available for emergency vehicles and for pedestrian/cycle access, which will provide residents with easy access to the shops and services within Great Wakering. The County Highways Authority has no objection to the development proposed.

Street Lighting

- 5.68 The proposed street lighting for the area follows specifications agreed with Essex County Council. The area is deemed to be classified as an E3 Medium District Brightness Area. The scheme has been designed to ensure that the neighbouring residences and industrial units do not have light spillage onto their properties. Generally lighting is to be selected to provide safety and security without polluting the boundary site residents.
- 5.69 The street lighting proposals for the development have been submitted using a total of nine Urbis Ampera Mini 4.07klm luminaires, thirty nine Urbis Ampera Mini 3.09klm luminaires and seventeen Urbis Ampera Mini 1.37klm luminaires. Fifty four luminaires would be installed on 6m standard Essex County Council specification tubular steel lighting columns and eleven would be installed on raise and lower Essex County Council specification tubular steel lighting columns with a 0 degree tilt.
- 5.70 All luminaires are to have electronic control gear. The lamps would be LEDS as this is a low lumen output high efficiency light source.
- 5.71 The submitted lighting report states that the proposed street lighting installation would not have any significant impact on the immediate environment with respect to light pollution or energy usage.

Surface Water Strategy

- 5.72 Condition 18 of the outline consent requires the submission of a surface water strategy with the reserved matters application. The surface water drainage has been designed to discharge to the existing ditch south of the site. The drainage scheme differs from that at the outline stage with the main variance being the avoidance of conveying surface water flows through the fishing lakes. The surface water drainage will be routed around the west of the fishing lakes with the point of outfall and the overall discharge rate remaining the same as in the outline proposal. There will be a series of SuDS features located within the landscaped areas at various points on the site consisting of swales and attenuation basins.

- 5.73 The proposal has been designed to accommodate up to a 1 in 100 year storm event with a 40% allowance for climate change. In general the existing site levels will be retained. This has resulted in the inclusion of a surface water pump station to achieve the outfall level. The pump station is proposed to be a dual compound shared with the foul water pump station. It is proposed that both pump stations would be offered for adoption by Anglian Water. The rising main discharges to a chamber before flows outfall to a water course. The headwall to the water course will be fitted with a on-return valve preventing water flowing back to the rising main. The water course will also receive flows from Phase 1 of the development site and the water course has been designed to accommodate this.
- 5.74 The new scheme includes provision for an attenuation basin south of the fishing lakes to accommodate water through all expected rainfall events. The foul water is designed to outfall to the existing Anglian Water sewer located in Star Lane to the west of the development site. A foul water pumping station will be used to convey the water to the point of discharge. This pumping station will be located on an area between the Phase 1 part of the development and the access road to Phase 2 of the development.
- 5.75 A SuDS Management Plan has been submitted providing details of a maintenance scheme

Fire Hydrants and Appliance Access

- 5.76 Condition 7 of the outline consent requires a scheme for the provision of fire hydrants to be submitted with the reserved matters application to ensure the provision of adequate water supply infrastructure. The location of these is indicated on the Fire Strategy and Hydrant Location Plan.
- 5.77 Three fire hydrants would be supplied at readily accessible locations within the central parts of the western, middle and eastern parts of the development site.
- 5.78 Section B5 of the Building Regulations 2010(as amended) states that there should be vehicle access for a pump appliance to within 45m to all points within the dwelling house. All dwellings with street frontages would be readily accessible to fire appliances. The plan also indicates paths that could be taken by fire appliances into shared private drives and their likely stationary positions. The plans also indicate the distance between the resting places of the appliance and the front door of the dwellings, together with an extra 15m distance internal to the dwelling. These distances are between 19.8m and 32.6m. All the dwellings on the site would fulfil the fire access requirement.
- 5.79 The northern pedestrian/cycle access to the site, that would be located between 269 and 277 High Street, would have a 3.7m wide emergency vehicle access.

Energy Statement

- 5.80 Condition 33 of the outline consent requires the consideration of an energy statement demonstrating compliance with low carbon strategy. A statement

has been submitted by Energist UK Ltd. setting out the measures planned by the applicant to reduce CO₂ reductions at the development site. Policy ENV8 requires that developments of five or more dwellings should secure at least 10% of their energy from decentralised and renewable sources. The applicant proposes the installation of solar photovoltaic panels to achieve this planning policy requirement.

- 5.81 72kWp of Solar PV will be installed across the development on unshaded and southerly-orientated roofs at a 45°pitch. This is approximately equivalent to 468-576m² of photovoltaic panels across the development.
- 5.82 The energy statement also outlines measures to reduce energy demand across the development. Measures to be incorporated include:-
- o Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs.
 - o High efficiency double glazed windows throughout.
 - o Quality of build will be confirmed by achieving good air-tightness results throughout.
 - o Efficient-building services including high-efficiency heating systems.
 - o Low energy lighting.
- 5.83 The measures undertaken would be the best mix of those available and will respond to changes in technology and enhancements to build strategy as the development proceeds.
- 5.84 The energy statement predicts that CO₂ emissions would be reduced by 12.95% over the Target CO₂ Emission Rate (TER) as calculated in line with the methodology contained within Part L of the Building Regulations 2013.

Waste and Recycling Management Strategy

- 5.85 In accordance with condition 38 the application has been accompanied by a Waste Management and Recycling Management Strategy Statement to ensure that waste is managed sustainably during the occupation of the development in accordance with National Planning Policy.
- 5.86 The Council's guidance for refuse storage and collection provision within residential layouts is set out in appendix 1 to the Development Management Plan 2014. That guidance generally advocates the provision of storage within rear or side garden areas and collection points off the highway to avoid obstruction and cluttered street scenes. The guidance goes on to state that the location of the external storage areas must be shown on the site plan, and should allow the containers to be sited within 25m of the kerbside collection point and 30m of the dwelling.
- 5.87 The Council operates a three bin scheme with one black bin of 240 litre capacity for dry recyclables, a black bin with a purple lid of 180 litre capacity

for general waste that cannot be recycled and a green bin with a yellow lid of 140 litre capacity for kitchen and garden waste. These are collected alternate weekly for dry recyclables and with weekly collections of green and kitchen waste.

- 5.88 In terms of the houses the Refuse Strategy Plan identifies suitable areas within the curtilage of each property to the side and rear of the dwellings, together with bin pull through routes to collection points adjacent to the adoptable highway. These identified storage areas and bin collection points are to be on hard standing. The areas are generally no greater than 15m to the collection point. The exceptions being to three groups of houses set back within mews courts (Plots 23 and 25-6, 34-6, 162-4) where the distance travelled could potentially be up to 40m. Given the almost wholesale meeting of the guidance over the remainder of the layout the relatively minor failing would not amount to a reason to refuse these reserved matters.
- 5.89 There are two identical clusters of flats on the proposed development (Plots 43-48 and 66-71), each consisting of 6 one-bed flats and 1 two-bed flat. The proposed provision of waste receptacles for each cluster of 7 flats is:-
- One 1100 litre Eurobin for recyclables
 - One 1100 litre Eurobin for recyclables
 - Three 140 litre green bins for green/compostable waste
- 5.90 The refuse receptacles are to be stored in a ventilated bin store located beneath the canopy of the drive-through that contains the main block of one-bed flats with the two bed-flat-over-garage. These areas are within 5m of the highway boundary.
- 5.91 Officers consider that the Strategy Statement and Plan accord with the general considerations set out in appendix 1 to the Development Management Plan 2014 and that the provision of waste and recycling facilities are appropriate for the nature of the development.

6 CONCLUSION

- 6.1 These reserved matters would achieve an attractive development reflecting the local character and be in accordance with the aims of the outline permission.

7 RECOMMENDATION

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

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

- (1) The development shall be implemented in accordance with the external and surface materials for the respective character areas as set out in

the Design Code. The development shall be implemented in accordance with such details or such alternatives that shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In order that the development hereby approved follows the agreed design principles set out to ensure character of place and local distinctiveness within the development in the interests of the amenity future occupiers ought to reasonably expect to enjoy.

- (2) The development hereby permitted shall be carried out in accordance with list of approved drawings as per drawing issue sheet titled *List of Approved Drawings 17/00862/Rem Land Between Star Lane and Alexandra Road, Great Wakering*

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) Each apartment on plots 43-48 and 66-71 shall be provided with a cycle parking space, The facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

REASON FOR DECISION AND STATEMENT

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



Matthew Thomas

Assistant Director, Planning & Regeneration Services

Relevant Development Plan Policies and Proposals

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

SER 9b

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

CP1, H1, H3, H4, H5, ENV4, ENV8

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

DM1, DM4, DM30.

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

The Essex Design Guide (2005)

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

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

Standard C3

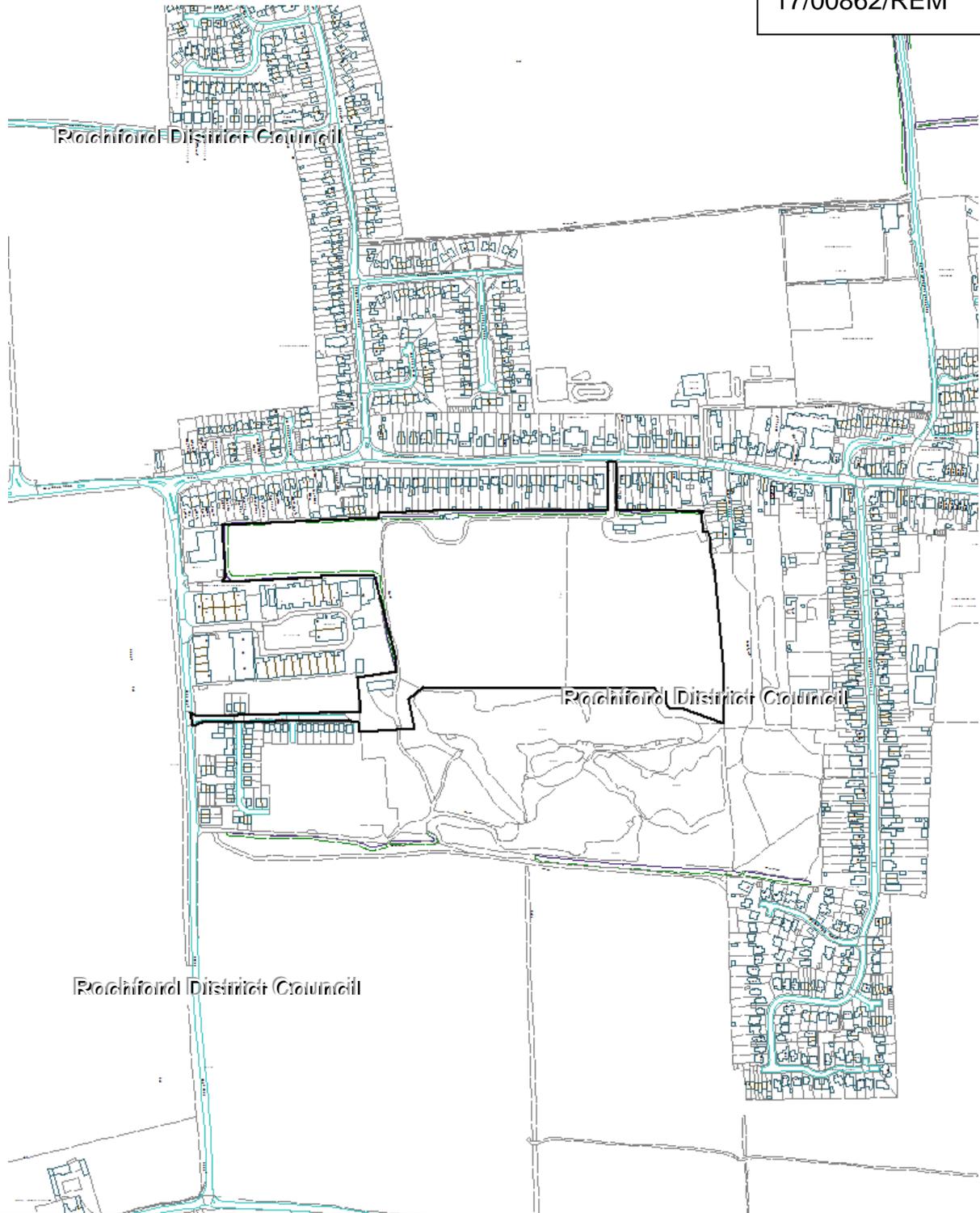
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17/00862/REM



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