

**17/00582/FUL**

**LAND WEST OF OAK ROAD AND NORTH OF HALL ROAD,  
ROCHFORD**

**APPLICATION TO REVISE APPROVED LAYOUT TO PHASE  
II AND III TO CHANGE 43 NO. PLOTS TO PROVIDE  
ADDITIONAL 20 NO. DWELLINGS INCREASING OVERALL  
LAYOUT FROM 600 DWELLINGS TO PROPOSED 620  
DWELLINGS**

**APPLICANT:                    BELLWAY HOMES**  
**ZONING:                        SER 2 - WEST ROCHFORD**  
**PARISH:                        ROCHFORD**  
**WARD:                          ROCHE SOUTH**

## **1     THE SITE**

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

## **2 PLANNING APPLICATION DETAILS**

- 2.1 Outline Planning permission was granted for the whole site on 1 July 2013 under application reference 10/00234/OUT and as set out in the site history below for a development of 600 dwellings and a new primary school. Approval was given for the first 293 dwellings in January 2014 that included the main spine road and junctions with Hall Road. The remaining part of the site was granted planning permission for a further 307 dwellings in June 2016.
- 2.2 The development layout concept approved by the outline application structured the resulting detailed layout into twelve character areas that are designed to achieve a different sense of place between those areas throughout the finished development, by way of variation in built form and siting together with different surface finishes and landscaping.
- 2.3 The current application relates to the central and north western parts of the overall site layout as approved for the remainder of the site on 17 June 2016 under application reference 16/00183/REM -and is seeking to revise the layout of 43 plots to take out 30 four/five-bedroomed houses and replace with two and three-bedroomed houses for sale on the open market and one, two and three-bedroomed houses and apartments as additional affordable housing provision. The overall change would replace the 43 approved plots with 63 new/alternative dwellings. Access to the revised dwellings would be by way of the approved layout and streets. As a result of the change proposed, the number of dwellings would increase by twenty. The applicants state that the design of the substituted and new dwellings would each accord with the respective character areas and approved appearance of the resulting streets as set down by the outline application and subsequent reserved matters.
- 2.4 The proposed application would result in the reduction of 2 No. five-bedroomed and 28 No. four-bedroomed houses.
- 2.5 The proposed application would result in an increase of 4 No. one-bedroomed apartments, an increase of 17 No. two-bedroomed houses and an increase of 29 No. three-bedroomed houses. Of these, the four one-bedroomed apartments, one of the 17 No. two-bedroomed houses and two of the 29 No. three-bedroomed houses (7No. dwellings in total) would each be affordable.
- 2.6 The application is accompanied by an addendum to the previous transport assessment to consider the impact of the increased housing numbers upon the highway network.
- 2.7 Similarly, a letter report prepared by the applicant's drainage consultants considers the impact of the uplift in dwelling numbers upon the approved flood risk assessment and drainage strategy assumptions.

**3 RELEVANT PLANNING HISTORY**

3.1 The site has a single outline application permission as set out below.

3.2 Application No. 10/00234/OUT

Residential Development (Class C3) of 600 Dwellings, Associated Access and a New Primary School on Land North of Hall Road, Including Infrastructure Associated with Residential Development, Public Open Space and New Vehicular and Pedestrian Access Routes.  
Permission granted 1 July 2013.

3.3 The outline permission is subject to a Legal agreement to the following heads of terms:-

1. Provision of affordable housing in any phase to be not less than 25% nor more than 50% the total number of dwellings in that particular phase. That provision to comprise Social Rented Housing, Affordable Rented Housing and Intermediate Housing.
2. Provision of an education site.
3. Provision of an education contribution.
4. Use of primary school (if built) or parts thereof for community purposes.
5. Contribution of £485,000 towards highway improvement works including traffic regulation order to enable relocation of 30 mph zone along Hall Road, infrastructural improvements to junctions at Sutton Road and Purdeys Way, passenger transport service enhancement through a new or extension to bus service
6. Provision of new roundabout to Hall Road and provision to priority junction onto Hall Road.
7. Improvements to Ironwell Lane to improve pedestrian connectivity.
8. Provision of footpath and cycleway along the site frontage on the northern side of Hall Road.
9. Improvements to junction of Hall Road, Ashingdon Road, Bradley Way.
10. Improvements to the junction of South Street and Bradley Way.
11. Improvements to the junction between Southend Road and Sutton Road.

12. Financial contribution of £383, 689 towards health care provisions in the vicinity of the site.
  13. Submission of a management scheme for the sustainable drainage the site.
  14. Financial contribution of £15,000 towards the Council undertaking an air quality assessment within 10 years.
  15. Purchase of 13.5 Conservation Credits (up to a maximum cost of £60,000) to be used in habitat restoration scheme.
  16. Provision and maintenance of open space.
- 3.4 Details discharging condition 34 of the outline permission have agreed a Public Realm Design strategy for the overall development.
- 3.5 Details discharging condition 35 of the outline permission have agreed a Design Brief for Phase 2 and that part of the site to which this application relates.
- 3.6 Application No. 13/00552/REM
- Details of 293 Dwellings Comprising Two, Three, Four and Five-Bedroomed Houses and Forty Four Apartments with Associated Garages, Roads, Pathways, Car Parking, Landscaping and Public Open Space.
- Permission granted 10 January 2014.
- 3.7 Application No. 14/00160/REM
- Submission of Reserved Matters Pursuant to Outline Planning Permission 10/00234/OUT for the Creation of a Road Link Between the Spine Road and the Site for the Education Facility.
- Permission granted 29 April 2014.
- 3.8 Application No. 15/00887/FUL
- Application to vary condition 41 to outline permission for residential development of 600 dwellings, associated access, public open space and new primary school granted on 1 July 2013 under application reference 10/00234/OUT

From:

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

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

To:

41. Prior to the commencement of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority that sets out measures to minimise the impact of construction activities on the residential amenity of properties to the south side of Hall Road. Based on a "Phasing of Construction Plan" the measures shall only relate to the part of the development between the south eastern corner of the site and the point opposite the western most existing property on the south side of Hall Road, restricting direct views of construction activities further north.

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

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

### 3.9 Application No. 16/00166/NMA

Application for non-material amendment to application for Details of 293 Dwellings Comprising Two, Three, Four and Five-Bedroomed Houses and Forty Four Apartments with Associated Garages, Roads, Pathways, Car Parking, Landscaping and Public Open Space as approved on 10 January 2014 under application reference 13/00552/REM and for a revised design and alignment of the approved spine road.

Permission granted 2 March 2016.

3.10 Application No. 16/00183/REM

Details of 307 dwellings plus associated roads, paths, driveways, car parking, landscaping and public open space.  
Permission granted 17 June 2016.

3.11 Application No. 16/00560/REM

Revised details for house approved to Plot 166.

Application Pending consideration.

3.12 Application No. 16/00561/REM

Revised details for approved houses to plots 127, 128, 132, 133, 312, 313, 318 and 319.

Application Pending consideration.

3.13 Application No. 16/00566/REM

Revised details for two-bedroomed houses to plots 228 and 229.

Application pending consideration.

**4 CONSULTATIONS AND REPRESENTATIONS**

**Rochford District Council Arboricultural and Conservation officer**

- 4.1 The re-alignment and increase of dwellings will not impact upon the previously approved retained tree stock. The previously approved tree impact assessment, protection plan and method statement should form part of the conditions for planning consent should planning permission be granted.

**Rochford District Council Principal Engineer**

- 4.2 No comments/observations to make.

**Essex County Council Flood and Waste Water Management**

**First Response**

- 4.3 As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been the statutory consultee on surface water since 15 April 2015.

- 4.4 In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:-
- Non-statutory technical standards for sustainable drainage systems;
  - Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide;
  - The CIRIA SuDS Manual (C753); and
  - BS8582 Code of Practice for Surface Water Management for Development Sites.

**Lead Local Flood Authority Position**

- 4.5 Having reviewed the associated documents which accompanied the planning application, we wish to issue a holding objection to the granting of planning permission based on the following:-

**Inadequate Surface Water Drainage Strategy**

- 4.6 The drainage strategy submitted with this application does not comply with the requirements set out in Essex County Council's detailed Drainage Checklist.
- 4.7 Therefore the submitted drainage strategy does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.
- 4.8 In particular, the submitted strategy fails to:-
- Demonstrate how the changes fit into the wider surface water drainage scheme.

The wider drainage scheme should be explained and should be demonstrated if any changes made as part of this application have altered the approved drainage scheme. If any changes have increased impermeable areas of the site it must be demonstrated that there is enough storage on site for these changes with the support of calculations. It should be demonstrated that the drainage scheme is in line with national and local guidance.

- 4.9 However, in the event that more information was supplied by the applicant then the County Council may be in a position to withdraw its objection to the proposal once it has considered the additional clarification/details that are required.

- 4.10 Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

**Summary of Flood Risk Responsibilities for your Council**

- 4.11 We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.
- Sequential Test in relation to fluvial flood risk;
  - Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
  - Safety of the building;
  - Flood recovery measures (including flood proofing and other building level resistance and resilience measures); and
  - Sustainability of the development.
- 4.12 In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.
- 4.13 Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your Council.

**Informatives:**

- Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to [suds@essex.gov.uk](mailto:suds@essex.gov.uk).
- Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.



- Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
  - It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
  - The Ministerial Statement made on 18 December 2014 (reference HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.
  - We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after 15 April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The local planning authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.
- 4.14 Whilst we have no further specific comments to make at this stage, attached is a standing advice note explaining the implications of the Flood and Water Management Act (2010) which could be enclosed as an informative along with your response issued at this time.

#### **Appendix 1 - Flood Risk Responsibilities for Your Council**

- 4.15 The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.

Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)

- 4.16 You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider the emergency planning and rescue implications of new development in making their decisions.

- 4.17 We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood.

**Flood Recovery Measures (Including Flood Proofing and Other Building Level Resistance and Resilience Measures)**

- 4.18 We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing.
- 4.19 Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation.
- 4.20 Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your Building Control department is recommended when determining if flood proofing measures are effective.
- 4.21 Further information can be found in the Department for Communities and Local Government publications 'Preparing for Floods' and 'Improving the Flood Performance of New Buildings'.

**Sustainability of the Development**

- 4.22 The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.

**Revised Second Response**

- 4.23 A drainage scheme for the site has previously been agreed with the Environment Agency. The run off rates are higher than we would normally allow and so we would ask that no increase in run off rates is allowed despite the additional 20 houses.

- 4.24 The applicant has stated that they will be submitting a detailed design for phase 3 and therefore we will review the final details then. The applicant will need to clearly show that storage can cater for any increase in impermeable area and we would also expect to see long term storage provided for any additional impermeable area created by this application.

**Neighbour Representations**

- 4.25 Thirteen letters have been received from the following addresses:-

St. Andrews Road: 1, 2

Church Road: "Blounts Farm"

Elizabeth Close: 25

Folly Lane: 38

Hawkwell Park Drive: 12

Hall Road: "Ark House"

Hillside Avenue: 11a

Main Road: 184

North Street: 26

Oak Road: 23

Ormond House: 23

Spencers: 11

and which in the main make the following comments and objections:-

- How much more greed can be required by these builders. The development already taking place is horrific - ugly, poorly built houses with minimum spend on materials. Very little breathing space between three storey detached properties. Most appear to be for the rich and those able to pay high levels of mortgage and, yet again, the lower paid and younger people will not be in a position to buy a home of their own.
- The infrastructure for these homes is non-existent - sometimes it takes myself and my husband ten minutes to get out of our road in the mornings, let alone when the completion of these houses has taken place. Can you please tell me whether the GP Surgery and primary school and shops are going to take place within this estate. Also whether there will be increased

bus services to accommodate those unable to drive and children and young adults wishing to get to work and school.

- I would be grateful for proper comments back from your department about my queries and not an expectation that I should attend the Council offices just to view the application.
- Traffic situation in the locality and surrounding areas is becoming intolerable without any of the approved properties being occupied. There has been no attempt to alleviate this situation. The application will make this situation worse.
- Will also impact on local amenities such as schools, medical practices, public transport (ironically there is no bus service to this development) and air quality.
- Will fall in area of previously Green Belt land.
- Knowing the strength of feeling against this development in the first place, I find it irresponsible of the developer to seek to enlarge the provision and one can only assume this is for monetary gain with no regard to public opinion and the local environment.
- Why is the developer requesting permission for 20 more houses? This must mean more dense development. The local residents do not want more development on this site but the Council appears to ignore our views and simply allow more and more houses to be built. Most of the houses are unaffordable for local people and just bring in more outsiders to the locality. With this development we now have a total of nearly 1000 new homes in Rochford/Hawkwell in the last 4 years, an unacceptable rate of increase with absolutely no additional facilities - doctors, schools, roads, hospitals.
- I cannot see any benefit or local gain being achieved by allowing such an application.
- Even the 600 were too many.
- Roads cannot cope with the heavy traffic flow.
- The hospital at Southend is at full stretch. How will it cope with the influx?
- Where is the extra doctors' surgery? Where are the Doctors? Where are the school places? where are the teachers? Have all these things been factored in?

- Do the planners live in or near the area to see the impending problems first hand?
- When the 600 houses were in the pipeline it was understood they would accommodate local people (affordable housing) affordable to whom?
- Who are the houses really for? They are out of reach of most young people we know.
- We in this area cannot sustain such a huge growth of building without the infrastructure to go with it. That is what is lacking in this plan.
- This request seems to follow the usual developers' route, starting with a lot of fine promises, usually in s106 arrangements which tend to fade away and then asking for more amendments. The top slice of building development is usually excessively profitable as most infrastructural costs have been paid.
- We should all be aware that the Bellway development in Green Belt next to the railway line and stream was a highly unwelcome addition to an already collapsed local infrastructure. The Protest Committee saw it coming, but regrettably, not our Member of Parliament.
- Before further consideration can be given to this request, may I strongly recommend that the rate payers of Rochford are given soonest an interim report upon the progress to date of the compliance measures required in strengthening the infrastructure with schools, doctors, improving transport and other essentials to the quality of life. Cars, sadly, have become increasingly irrelevant due to their gridlock induced static nature; perhaps we should revert to horses.
- Passing motorists can note already, having circumnavigated the disastrously planned roundabout to the west of the development, which for safety's sake will have to be rebuilt, I trust not at the rate payers' expense.
- It can be seen now many new houses are being crammed into the site, in a socially unacceptable manner. Only a miniscule allowance is made for adequate gardens and sheds; presumably because this would be less houses the profit lies in packing them in.
- I have observed a further folly, which I had hoped would be corrected during the building process, namely that the whole of the development is on a flood plain, substantially flanked by a tidal stream. This is notorious for frequently flooding the Horse and Groom at high tides. No adequate allowance or protection has been provided.

- The contractors with their usual eye on economy appear to have kept the ground floors as low as practical for architectural purposes. Any prudent contractor, Planning office would have insisted that the ground floors must also permit at least 600 mm (60cms) clearance between the finished level inside and the ground. This is on the assumption that floods on a large flood plain initially are usually about gumboot depth.
- I well recall the Canvey Island tragedy of 1953. I do hope our local Planners can do likewise in good time. They should realise very high tides can and do occur and we are now overdue for the 50 year tide, which submerged Canvey.
- Please keep this letter in your safety files with contingency plans marked , ‘flooding’, as you must have studied the flooding implications, evidently not too seriously yet, in respect of this vulnerable new residential development.
- I reiterate the need to veto this application because, as previously feared and warned, the local area has gone into almost permanent gridlock, not only because of the increased loads of 600 plus houses now being built, but the Henry Boot scheme, only a km distant and other substantial housing schemes nearby the combined impact of which is starting already to have dire implications (try the Doctors’ surgery) upon our quality of life and safety.
- Under no circumstances should this application be approved.
- Houses on this site should be predominantly for occupation by local people from the Rochford district and should be of an affordable price for them. I understand the pricing of these houses is already beyond the means of local people; there is no need for more houses.
- There are already severe issues concerning the overloaded infrastructure in the area, ranging from inadequate and overloaded roads, lack of facilities for primary and secondary education, insufficient health services including GPs and health clinics. There is a complete lack of police services and a much restricted fire service. There is a non-existent bus service for the area and nearby services are very patchy. The sewer system is frequently overloaded.
- There is already too much development of houses in the area out of all proportion to local needs and leading to mass migration from London’s outskirts; this can only be detrimental to the local communities who reside in places mentioned in the Domesday Book i.e. for the past one thousand years. Do not approve this application.

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- Will there be any planning or building of schools or provision to accommodate the surge of families moving into a small town? Can Rochford accommodate all of these new houses with only a handful of local doctors' surgeries?
  - 600 new dwellings is a very large number, with 5-bedroomed houses hopefully to hold families of 4 or more people, I think our town will suffer.
  - Roads, Doctors, Hospital, Police, Fire Services will not be able to cope.
  - As per my reasons above, Rochford does not need any more flats. There are limited service facilities - Doctors, schools, etc. including parking in Rochford and we do not need to add to these problems.
  - I note with great concern the above application to construct a further 20 dwellings in addition to the 600 dwelling development at Hall Road, Rochford. This development should never have gone ahead in the first place as the local infrastructure is unable to cope with such a development. I strongly object to this "creeping development" from large construction companies who place profit before local residents. As a council tax payer I expect the Council to protect my interests and those of existing residents in the face of the over-development that is taking place in the District. I therefore hope that you will not grant this application.
  - Can I also raise the issue of non-performance by this developer in relation to promises made for a doctors' surgery and a school as a precondition of being granted the original planning permission. I am disgusted that the Council should stand idle whilst big construction companies breach such conditions and I trust you will be enforcing the agreement in full. I look forward to receiving your response.
  - 20 dwellings will result in another 30 or so cars onto Hall Road.
  - Where are the school places and GP services.
  - Already grid locked in Hockley and surrounding areas.
  - In Church Road we already have four houses going up plus next door to them Georgian houses built where some are parking on the pavement and the main road because they do not have enough room on their own plots plus 74 houses in Folly Lane.
  - We know there is a need for houses but it is the volume. A once beautiful area has been spoilt by bad planning permission.
  - I really don't know why you bother wasting time and money sending out letters to hear our views; our views have always been totally ignored, so

really pointless. Bellway are allowed to do whatever they want, so why ask us.

- Concern that no school is being built and now 20 extra properties.
- Already have too many houses being built on the land and 20 more can only add to the eventual number of cars coming from the new estate onto Hall Road which is already at grid lock at certain times of the day.
- Can only mean that the original 600 will have less space than was first planned.

## **5 MATERIAL PLANNING CONSIDERATIONS**

### **Principle of the Development**

- 5.1 The principle of developing the land for housing purposes is already clearly established through the development plan allocation and subsequent outline and detailed permissions being implemented on the site. The concept statement to policy SER 2 West Rochford to the Council's adopted allocations plan (paragraph 3.54 page 45) states that the site will accommodate no more than 600 dwellings unless it can be demonstrated that:-
- The additional number of dwellings are required to maintain a five year land supply; and
  - The additional number of dwellings to be provided is required to compensate for a shortfall of dwellings that has been projected to be delivered within the location identified in the adopted Core Strategy.
- 5.2 The applicant states that the last housing supply position statement (July 2016) is currently being revised. Paragraph 4.27 to the Council's adopted Core Strategy requires an annual target of 250 dwellings to be delivered each year. The applicant argues that the last housing position statement (July 2016) concluded that the district cannot identify a five year land supply as at the lower end of the range – a supply of 4.5 years equates to a shortfall of 166 dwellings dropping to a 3.15 years supply equating to a shortfall of 726 dwellings at the higher end. The uplift proposed will help address this shortfall.
- 5.3 The site allocation is the sole contributor for the West Rochford location identified in the Adopted Core Strategy. Members will be aware that the acquisition of the site has caused delay in bringing this site forward. The proposed uplift would help redress the shortfall attributable to the delay in the location West of Rochford coming forward and would also contribute to the 5% - 20% buffer on top of the target in delivery to redress previous poor performance required by the National Planning Policy Framework. As such officers consider the uplift proposed is acceptable in principle.



**Highway Matters**

- 5.4 The application is supported by an addendum to the previously considered transport assessment that supported earlier applications and which seeks to address any concerns at the impact of the proposed uplift upon the highway network. All roads within the scheme with the exception of private drives are intended to be offered for adoption by the County Highway Authority. The main spine road and bus route would be subject to a 30 mph speed restriction. All other streets within the scheme are designed to limit traffic speed to 20 mph.
- 5.5 The revised dwellings to plots 47 – 51 and 135 – 140 would front the main spine road and would retain the capability to turn within the site so as to enter and leave in forward gear. The remainder of the dwellings proposed would front minor access and feeder roads but each with off street parking within individual plots. Car parking spaces and garage spaces would be to the Council's preferred standard.
- 5.6 The revised layout would maintain the limit on visitor parking as part of the previously agreed strategy to prevent commuter parking for the nearby rail station and consequent need for parking management.
- 5.7 The addendum to the transport assessment describes that as a result of the changes proposed there would be a net increase of just three bedrooms. The assessment anticipates that as a result of the additional twenty dwellings there would be a modest increase of 11 No. two way vehicle movements in the weekday am and pm peak hours.
- 5.8 The applicant advises that guidance (no longer in force) on Transport Assessments published by the Department for Transport and Communities and Local Government suggests a figure of 30 movements during peak hour to be a "starting point for discussion" and as such the eleven two way movements are well below this threshold of mild concern. The addendum concludes that, given the small increase, the impact of the additional twenty dwellings upon the highway network would be minimal.
- 5.9 The comments from the County Highway Authority are awaited at the time of writing but subject to no objection being raised to the proposal by the County Council, district officers consider there is no material objection to the findings of the applicant upon the negligible impact of the proposal upon the highway network.

**Drainage Issues**

- 5.10 The application is supported by a letter report which seeks to address any concerns at the impact of the proposed uplift upon the local surface water

drainage network and the assumptions made in the Flood Risk Assessment to the previous outline and detailed applications being implemented on the site.

- 5.11 The County Council's Senior Development and Flood Risk Officer initially raised a holding objection to the current application as originally submitted and which is set out in the detailed response to consultations above. The Senior Development and Flood Risk Officer has, however, reviewed that original position on the understanding that the outline planning permission had previously agreed run off rates. The Senior Development and Flood Risk Officer raises no objection on the understanding that the run off from any increase in impermeable surface from the extra twenty dwellings proposed can be accommodated in the planned storage and on site drainage management. This matter can be the subject of a further condition to the grant of permission.

#### **Other Infrastructure Issues**

- 5.12 The outline application approved on 1 July 2013 under application reference 10/00234/OUT is the subject of a legal agreement to ensure the provision of a number of infrastructure requirements arising from the impact of the development. A number of these are physical such as the provision of a primary school and highway improvements. Other requirements take the form of a financial contribution to service provision and based upon the number of dwellings. The current application, although not submitted as Reserved Matters to the outline permission and thus forming part of that consent, is nevertheless part of the allocation release from Green Belt and part of the larger scheme for six hundred dwellings. If approved, the quantum of development will increase to six hundred and twenty dwellings overall. Whilst some of the physical infrastructure works have been provided and are not impacted by the relatively minor increase in dwelling numbers, it will be necessary that the grant of permission revises the financial contributions to reflect the uplift in total dwelling numbers with regard to the following contributions:-

- a) Education financial contribution increased by 20/600ths;
- b) Health financial contribution increased by 20/600ths; and
- c) Public transport (bus subsidy) financial contribution increased by 20/600ths.

It will be necessary for the grant of planning permission to be the subject of a legal agreement under section 106 of the act to achieve these additional contributions.

### **Detailed Layout Considerations**

#### **Character Areas**

- 5.13 The outline application sought by way of a parameters plan to avoid a monotonous development and to ensure that local vernacular characteristics would feature throughout the development in order that the resulting development be identified with the town of Rochford. The parameters approved divided the overall development into five character areas as follows:-

- (a) Central Area
- (b) The Avenues
- (c) North and West Edges
- (d) Eastern Edge
- (e) Hall Road Frontage

Condition 34 to the outline consent has led to the formation of a public realm design strategy for the whole site and to inform the design brief required for each phase. The approved Public Realm Design Strategy divides the site into twelve typologies based around local design characteristics: A to I and J1 to J3. All the character areas will have in common typical street furniture such as hardwood bollards and Windsor type street lighting.

- 5.14 The current application is for revised layout to predominantly the northern J2 Ironwell Lane buffer area (twenty three plots) but also to the central Spine Road area (eleven plots) and the tree lined Secondary Avenue area (nine plots).

#### **Character Type J2 Ironwell Lane Buffer**

- 5.15 The northern and western edge character area provides a transition in the site character from more central formal areas towards the adjoining countryside to the north of the site. This area is typically reinforced by detached housing but also including semi-detached and terraced housing also with blocks of apartments. The typical density of this part of the site equates to 30.3 dwellings per hectare. Front garden areas are modest in size except for the outward facing development in order to emphasise the adjoining open space. Dwelling units are to two storey form.
- 5.16 This character area proposes the most change over the greater number of plots but which are presented in smaller groups. For plots 149 and 158 to 164 the current application proposes to replace the previously approved eight detached houses with four detached and five pairs of semi-detached houses, increasing by six dwellings. The detached houses would be to plots having widths of 10-15m. The semi detached houses would be to pairs on plots having a width of 13-16.5m. Each plot would have a side space of either one

metre or mostly greater arising from side parking and garage spaces. The exception would be the side space between the detached houses to plots 611 and 162 where there would only be a gap of one metre between walling. Generally the change has arisen from the substitution here of larger sized houses with smaller houses and to semi-detached forms. Back to back distances would be in the range between 17-21m. There would not as a result be a reduction in the spaciousness harmful to the character of this part of the development despite the increase in density because the extent of built form would be similar, although to smaller homes.

- 5.17 For plots 167-173 the current application proposes to replace the previously approved seven detached houses with three detached and three pairs of semi-detached houses linked by garaging. This increases the number of dwellings to this part of the site by two, providing a dwelling to the former garage block area and a further dwelling by closing up on the general plot widths. The detached houses proposed would be to plot widths 11 and 14 m. The semi-detached houses would be in pairs having plot widths between 23-25m. Most plots would provide either side spaces of one metre or greater over garage and parking spaces. However, the detached house to plot 614 would be sited hard to the boundary with plot 172 with a side space within the curtilage of plot 172 widening from 1m at the face of the building to 1.5m to the rear. To the opposite side the garage and parking space provides desirable isolation space at first floor level but the plot boundary itself would be angled to the street to form a pinch point with the house to plot 171. This situation mostly arises from the alignment of the street. The resultant relationship between buildings would nevertheless enjoy an appropriate setting. To refuse planning permission for the narrow side space would serve no purpose other than for the sake of the guidance which is essentially for the consideration of infilling development and does not in this case need to be slavishly applied.
- 5.18 For plots 192-198 the current application proposes to replace five detached houses with one detached, one pair of semi-detached and a terrace of three linked houses and a building with four apartments. Two plots included within the group for an additional two detached houses would be unchanged from the previously approved scheme (plots 196 and 197). The detached house to plot 193 would have a frontage in excess of 13m. The semi-detached pair of houses would be to a frontage of 17m. The back to back distances although between 11-14m would be to dwellings at right angles and thus no direct overlooking would result from the relationship between dwellings.
- 5.19 For plots 209-211 the current application proposes to substitute the detached and pair of semi-detached houses for a terrace of three houses. This change has arisen from the need to provide affordable housing for smaller sized households.

**Character Type B – The Central Spine Road**

- 5.20 This character zone would front the curved street alignment to the central north eastern part of the site and fronting the main spine road loop. This central area follows architectural principles from the Rochford town centre reflecting higher density terraced and semi-detached dwellings to the street frontage with parking courtyards behind.
- 5.21 The road surface would be finished in Black Asphalt with on street visitor parking spaces. Tree planting would feature maple trees in grass verges between on street parking spaces. The verge area would feature timber bollards. The character would remain formal and include affordable housing.
- 5.22 The house types would be of two storey form including some 2½ storey dwellings overlapping with character zone A. These house types would range between 8.2-9.2m in overall ridge height. The palette of materials would see the use of slate and plain tile roof covering to the main dwellings with pantiles to garage out buildings. The exterior walling would be finished in red, yellow and light buff brick work with limited use of render.
- 5.23 The proposed alterations to plots 47-51 would replace the previously approved five houses with two detached, one pair of semi-detached and a terrace of three houses linked by garages, increasing by two dwellings in this part of the site. The detached houses would be to plots 11m-13m in width with 1m side spaces or garage spaces to the side. The pair of semi-detached houses would be to plots 17m in width but with the plot boundary abrupt to the flank wall of the house to plot 603 but separated by the parking space to the adjoining plot 50. Dwellings here would be sited between 18.5-21m back to back but for reasons explained above that relationship would be in character and would not disadvantage future occupiers in choosing to occupy the approved and proposed dwellings.
- 5.24 The proposed alterations to plots 135-140 would replace the previously approved six detached houses with two pairs of semi-detached, two detached and a terrace of three houses increasing by 3 dwellings to this part of the site. This area bridges both character areas B and J2. The detached houses would be to plots 12 and 20m wide with the semi-detached houses to plots 18m and 19m in width. Side spaces of either 1m or greater formed by parking space and garages hard to the boundary would be achieved. The dwellings sited in this group would be at angles greater than fifteen degrees such that no direct overlooking between opposing windows back to back would arise.

**Character Type F Secondary Avenue with Trees**

- 5.25 This character zone would front the avenues leading from the spine road to the south western part of the site and deliberately lacks a landmark feature as

it is intended to form a simple suburban street with mews spurring off from the avenue. The character includes urban elements with hard landscaping stretching between both sides of the street between buildings. The front curtilages would be shallow and not enclosed but would include occasional pockets of shrub planting to various plots.

- 5.26 The road carriageway would alternate between raised tables in block paving and black asphalt.
- 5.27 The avenues would be planted with limited deciduous tree planting set within grills. The pedestrian footway would be in a textured concrete surface distinct from the vehicle carriageway.
- 5.28 The built form would be continuous with linked attachments between dwellings forming a continuous enclosure of the street front.
- 5.29 The house types would be of 2½ storey and two storey form including modest pitched roofed predominantly front dormers. These house types would range between 8.4m-10.5m in overall ridge height. The palette of materials would see the use of slate and plain tile roof covering in different shades. Pantiles would be used for the garage out buildings and for the connecting link between dwellings. The external walling would feature two red bricks and two buff brick choices and a stronger use of coloured weather boarding.
- 5.30 The current application would revise plots 21-27 in character area F with two blocks of three terraced, one detached and a pair of semi-detached houses that would be finished in external brick and weather boarding to reflect the character of this part of the development increasing the number of units by two in this location. The terraced units would be linked by single and double garages. This part of the approved development previously featured seven detached houses but which in the current proposal has been increased to eleven units by way of introducing three-bedroomed terraced units linked by garaging.
- 5.31 The detached house to plot 23 would be to a plot width of 14m. The semi-detached houses proposed to plots 26 and 27 would be to plots 13m (short of the 15.24m requirement) in width at the face of the building but widening to 16m at the rear. Side isolation between buildings would be provided by linked garaging at ground floor level and parking spaces. The Council has no standard for the plot width for terraced dwellings. The new development in this scheme would provide for the individual character areas and the resulting relationship between dwellings must fit within these streets. The usual 1 metre side space is primarily to ensure that infilling development in older established streets elsewhere would not result in coalescence of built forms. The adjoining garage and parking spaces would avoid that coalescence.

- 5.32 The rear gardens to this group would have depths of 10m with back to back relationships of 19m-26.5m in most cases less than the 25m distance required to secure privacy between opposing windows set out in the Essex Design Guide for established residential areas. The previous scheme sited dwellings at 21m minimum back to back distance. However, given that this development would not be imposing on an established residential area future occupiers would be aware of the relative proximity in relationship between buildings and would not be disadvantaged in choosing to occupy any of the buildings.

### **Garden Areas**

- 5.33 The Council's space standards require flats to have a minimum communal garden area of 25 square metres each, two-bedroomed houses and terraced dwellings to have a minimum of 50 square metres each and other housing a minimum of 100 square metres each. The guidance, however, goes on to state that those standards can be reduced where the development would adjoin areas of public open space. This issue was fought on appeal with regard to the details of an application for the South Hawkwell site allocation 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.
- 5.34 Table 1 below sets out an analysis for the forty three revised plots to which this application relates against the Council's standards.

**Table 1: Garden Area Analysis**

<b>Plot and House type</b>	<b>No. of bedrooms</b>	<b>Garden area required</b>	<b>Actual garden area proposed</b>	<b>Difference</b>
Plot 21 Campbell E	Three bedroomed terraced house	50 sq. m	89 sq.m	+39 sq. m
Plot 601 Campbell B	Three bedroomed terraced house	50 sq. m	90 sq. m	+40 sq. m
Plot 22 Hawthorn C	Three bedroomed terraced house	50 sq. m	83 sq. m	+33sq. m

<b>Plot and House type</b>	<b>No. of bedrooms</b>	<b>Garden area required</b>	<b>Actual garden area proposed</b>	<b>Difference</b>
Plot 23 Hawthorn H	Three bedroomed detached house	100 sq .m	101 sq. m	+1 sq. m
Plot 602 Osborne B	Three bedroomed terraced house	50 sq. m	113 sq. m	+63 sq. m
Plot 24 Campbell B	Three bedroomed terraced house	50 sq. m	105 sq. m	+55 sq. m
Plot 25 Osborne B	Three bedroomed terraced house	50 sq. m	106 sq. m	+56 sq. m
Plot 26 Montrose J	Two bedroomed semi-detached house	50 sq. m	74 sq.m	+24 sq. m
Plot 27 Montrose J	Two bedroomed semi-detached house	50 sq. m	78 sq. m	+28 sq. m
Plot 51 Osborne E	Three bedroomed detached house	100 sq. m	138 sq. m	+38 sq. m
Plot 604 Montrose I	Two bedroomed semi-detached house	50 sq. m	57 sq. m	+7 sq. m
Plot 603 Montrose I	Two bedroomed semi-detached house	50 sq .m	61 sq. m	+11 sq .m



<b>Plot and House type</b>	<b>No. of bedrooms</b>	<b>Garden area required</b>	<b>Actual garden area proposed</b>	<b>Difference</b>
Plot 50 Campbell D	Three bedroomed terraced house	50 sq. m	106 sq. m	+56 sq. m
Plot 49 Campbell C	Three bedroomed terraced house	50 sq. m	101 sq. m	+51 sq. m
Plot 48 Osbourne E	Three bedroomed terraced house	50 sq. m	106 sq. m	+56 sq. m
Plot 47 Hawthorn G	Three bedroomed detached house	100 sq. m	97 sq. m	-3 sq. m
Plot 135 Willow C	Three bedroomed detached house	100 sq. m	100 sq. m	nil
Plot 136 Willow D	Three bedroomed detached house	100 sq. m	100 sq. m	nil
Plot 605 Campbell C	Three bedroomed semi-detached house	100 sq. m	102 sq. m	+2 sq. m
Plot 606 Montrose B	Two bedroomed semi-detached house	50 sq. m	81 sq. m	+31 sq. m
Plot 137 Hawthorn G	Three bedroomed semi-detached house	100 sq. m	100 sq. m	nil

<b>Plot and House type</b>	<b>No. of bedrooms</b>	<b>Garden area required</b>	<b>Actual garden area proposed</b>	<b>Difference</b>
Plot 138 Montrose B	Two bedroomed semi-detached house	50 sq. m	81 sq. m	+31 sq. m
Plot 139 Osborne A	Three bedroomed terraced house	50 sq. m	100 sq. m	+50 sq. m
Plot 607 Osborne A	Three bedroomed terraced house	50 sq. m	100 sq. m	+50 sq. m
Plot 140 Willow F	Three bedroomed terraced house	50 sq. m	100 sq. m	+50 sq. m
Plot 149 Montrose B	Two bedroomed semi – detached house	50 sq. m	91 sq. m	+41 sq.m
Plot 608 Montrose B	Two bedroomed semi-detached house	50 sq. m	86 sq. m	+36 sq. m
Plot 163 Montrose L	Two bedroomed semi-detached house	50 sq. m	83 sq. m	+33 sq. m
Plot 612 Montrose L	Two bedroomed semi – detached house	50 sq. m	83 sq. m	+33 sq. m

<b>Plot and House type</b>	<b>No. of bedrooms</b>	<b>Garden area required</b>	<b>Actual garden area proposed</b>	<b>Difference</b>
Plot 613 Montrose L	Two bedroomed semi-detached house	50 sq. m	76 sq. m	+26 sq. m
Plot 164 Montrose L	Two bedroomed semi – detached house	50 sq. m	66 sq. m	+16 sq. m
Plot 158 Hawthorne E	Three bedroomed detached house	100 sq. m	88 sq. m	-12 sq. m
Plot 159 Montrose B	Two bedroomed semi-detached house	50 sq. m	58 sq. m	+ 8 sq. m
Plot 160 Montrose B	Two bedroomed semi – detached house	50 sq. m	76 sq. m	+16 sq. m
Plot 161 Montrose B	Two bedroomed semi – detached house	50 sq. m	76 sq. m	+16 sq. m
Plot 609 Montrose B	Two bedroomed semi-detached house	50 sq. m	80 sq. m	+30 sq. m
Plot 610 Osborne A	Three bedroomed detached house	100 sq. m	101 sq. m	+1 sq. m

<b>Plot and House type</b>	<b>No. of bedrooms</b>	<b>Garden area required</b>	<b>Actual garden area proposed</b>	<b>Difference</b>
Plot 611 Osborne A	Three bedroomed detached house	100 sq. m	106 sq. m	+6 sq. m
Plot 162 Osborne G	Three bedroomed detached house	100 sq. m	90 sq. m	-10 sq. m
Plot 167 Osborne G	Three bedroomed detached house	100 sq. m	100 sq. m	nil
Plot 168 Willow B	Three bedroomed semi - detached house	100 sq. m	100 sq. m	nil
Plot 169 Willow B	Three bedroomed semi-detached house	100 sq. m	101 sq. m	+1 sq. m
Plot 170 Willow B	Three bedroomed semi – detached house	100 sq. m	107 sq. m	+7 sq. m
Plot 171 Osborne A	Three bedroomed semi-detached house	100 sq. m	103 sq. m	+3 sq. m
Plot 614 Osborne A	Three bedroomed detached house	100 sq. m	122 sq. m	+22 sq. m
Plot 172 Willow B	Three bedroomed semi-detached house	100 sq. m	113 sq. m	+ 13 sq. m

<b>Plot and House type</b>	<b>No. of bedrooms</b>	<b>Garden area required</b>	<b>Actual garden area proposed</b>	<b>Difference</b>
Plot 173 Osbourne G	Three bedroomed semi – detached house	100 sq. m	97 sq. m	-3 sq. m
Plot 615 Cambourne A	Three bedroomed detached house	100 sq. m	105 sq. m	+ 5 sq. m
Plot 192 Montrose L	Two bedroomed semi-detached house	50 sq. m	79 sq. m	+29 sq. m
Plot 616 Montrose L	Two bedroomed semi-detached house	50 sq. m	69 sq. m	+19 sq. m
Plot 193 Willow E	Three bedroomed detached house	100 sq. m	100 sq. m	nil
Plot 194 Campbell A	Three bedroomed terraced house	50 sq. m	102 sq. m	+52 sq. m
Plot 617 Campbell A	Three bedroomed terraced house	50 sq. m	110 sq. m	+60 sq. m
Plot 195 Hawthorne E	Three bedroomed terraced house	50 sq. m	107 sq. m	57 sq. m
Plot 196 Osborne A	Three bedroomed detached house	100 sq. m	112 sq. m	+12 sq. m

<b>Plot and House type</b>	<b>No. of bedrooms</b>	<b>Garden area required</b>	<b>Actual garden area proposed</b>	<b>Difference</b>
Plot 197 Campbell A	Three bedroomed detached house	100 sq. m	111 sq. m	+11 sq. m
Plot 618 Ha 45a	One bedroomed flat	Communal 25 sq. m	31	+6 sq. m
Plot 619 Ha45a	One bedroomed flat	Communal 25 sq. m	31	+6 sq. m
Plot 620 Plot Ha45a	One bedroomed flat	Communal 25 sq. m	31	+6 sq. m
Plot 198 Plot Ha45a	One bedroomed flat	Communal 25 sq. m	31	+6 sq. m
Plot 209 Ha88a	Three bedroomed terraced house	50 sq. m	100 sq. m	+50 sq. m
Plot 210 Ha75b	Two bedroomed terraced house	50 sq. m	50 sq. m	nil
Plot 211 Ha88a	Three bedroomed terraced house	50 sq. m	50 sq. m	nil

- 5.35 This application is for revision to the previously detailed layout on this site for 307 dwellings approved under application reference 16/00183/REM. Of that previously approved layout eighteen plots equating to 6% of the total dwellings proposed were shown with under size garden areas. The previous analysis and plot details are no longer on file to establish if the shortfalls in table 1 above are in addition to areas that previously featured garden area shortfalls. However, it will be seen from the above table that only four of the forty three plots show a shortfall against the Council's standard. Each of the garden areas are of a usable shape, being broadly rectangular or where irregular they do not comprise of unconnected pockets about the built form. The gardens to the proposed three-bedroomed detached house to plot 47 and

semi-detached house to plot 162 are slightly under by 3 square metres. The garden area to the detached three-bedroomed house to plot 158 is short by 12 square metres and that to the detached three-bedroomed house to plot 162 by 10 square metres. Otherwise the remaining 39 plots are policy compliant.

- 5.36 The layout of this proposal is bounded on three sides by landscaped buffer strips over which there will be public access footpaths. At the far western end of the site will be several hectares of parkland landscaped open space. The combined buffers and open space total some 10.4 ha leaving a net developable area of 21.06ha of the site. In addition there are two main open space squares and three smaller play areas to which future residents would have access. Taking into account the need to vary the character within the development, the rigid application of space standards results to some extent, in a uniformity and “anywhere” housing which this development seeks to depart.
- 5.37 The South Hawkwell site also adjoins Spencers Park and included within the layout a significant area of public open space. This appeal decision, although to a different site, is material to the weighing up of the garden area shortfall to this layout. In these circumstance officers do not support the rejection of the application for reason of the shortfall in garden areas to these few plots.

### **Boundary Treatments**

- 5.38 The application details specify the use of the following means of enclosure that featured in the previously approved layout:-
- 1.8m high brick walling;
  - 1.8m high larch lap fencing;
  - 1.8m high close boarded fencing;
  - 1.5m high brick wall and railing fencing;
  - 1.1m high railings; and
  - 0.9m high chain link fencing, as well as the use throughout the site of timber bollards.
- 5.39 The close boarded fencing would predominantly enclose the private garden areas providing privacy screening between occupiers and to parking courtyards. The brick walling and railing details would reinforce the character areas to site frontages and public frontages. However, a condition is necessary to the grant of permission to ensure use of corresponding brick to

those walls enclosing gardens to houses in order to reinforce identity and localised character.

### **Highway Issues**

- 5.40 The parking spaces and garage designs are shown to the Council's preferred standard. Each plot would be provided with off street car parking either within the plot or to courtyard parking areas. The site location close to Rochford town centre would require that two car parking spaces per dwelling are required for dwellings other than the one-bedroomed flats and in addition visitor parking at one quarter of a space per dwelling. The layout provides for the required parking to serve each dwelling. Whilst visitor spaces are provided for occasionally to the greater layout and that was found previously acceptable, there are no visitor spaces as such within the control of those areas the subject of this proposed amended application. This is partly because the proposed revisions would mostly front the main streets and it is part of the strategy of the County Highway Authority not to seek to over provide visitor spaces and perpetuate a commuter parking problem given the close proximity of the site to Rochford main line rail station.
- 5.41 The comments of the County Highway Authority are awaited at the time of writing, but given this revised scheme does not conflict with the parking standards, district officers do not anticipate objection being raised.

### **National Space Standards**

- 5.42 Table 2 below sets out an analysis of how the proposed dwellings compare against the national space standards which supersede the Council's requirements at Policy DM 4 to the Council's adopted Development Management Plan to achieve future dwellings of an appropriate size to provide suitable and comfortable accommodation for modern living.
- 5.43 It can be seen that with the exception of the "Montrose" the remainder of the market houses proposed are short only in storage space but mitigated by being excessive in overall gross floor area. The Montrose is, however, short of the gross by four square metres.
- 5.44 With regard to the affordable housing provision it will be seen that the one-bedroom flat design is short in the overall gross requirement by 2 square metres and the Ha75b two-bedroomed house short in storage area by 0.8 square metres.
- 5.45 The designs to which this current application relates are, however, already approved elsewhere in the overall development. Whilst not quite satisfying the current requirements, the designs were formatted prior to the adoption of the Council's policy DM4 in December 2014 and the subsequent replacement by the national requirements in March 2015. As the design was conceived and



approved in earlier reserved matters prior to the latter phases, it would be unreasonable for the Council to now insist on strict compliance with the national standard. There would in this case be no demonstrable harm and the proposed designs would fit with the character designs important to achieve the desired sense of place important in moving between areas with overall development.

**Table 2: National Space Standards Analysis**

<b>House type</b>	<b>No. of bedrooms</b>	<b>Gross floorspace</b>	<b>Gross floorspace reqd.</b>	<b>Built in storage</b>	<b>Comment</b>
Campbell A,B,C,D, E variants	Three bedroomed 5 person house	98.6 sq. m	93 sq.m	Requires 2.5 sq. m actual 2.4 sq. m	Shortfall of 0.1 sq. m of storage space
Hawthorn C,E,G,H variants	Three bedroom 4 person house	95.76 sq. m	84 sq.m	Requires 2.5 sq. m actual 0.77	Shortfall of 1.73 sq. m storage space
Montrose B,I,J,L variants	Two bedroomed 4 person house	74.9 sq. m	79 sq. m	Requires 2 sq. m actual 2.55 sq. m.	Shortfall of 4.1 sq.m gross
Osborne A,B,E,G variants	Three bedroomed 4 person house	101 sq. m	84 sq. m	Requires 2.5 sq. m actual 1.26 sq. m	Shortfall of 1.24 sq. m storage space
Willow B,C,D,E, F variants	Three bedroomed 4 person house	95 sq. m	84sq. m	Requires 2.5 sq. m actual 0.77 sq. m	Shortfall of 1.73 sq. m storage space
Ha45a	One bedroomed 2 person flat	48 sq. m	50 sq. m	Requires 1.5 sq. m actual 2.53 sq.m	Gross short by 2 sq. m
Ha75b	Two bedroomed 4 person house	78.2	79 sq. m	Requires 2 sq. m actual 2sq. m	Gross short by 0.8 sq. m

<b>House type</b>	<b>No. of bedrooms</b>	<b>Gross floorspace</b>	<b>Gross floorspace reqd.</b>	<b>Built in storage</b>	<b>Comment</b>
Ha88a	Three bedroomed 4 person house	88.9 sq. m	84 sq. m	Requires 2.5 sq.m actual 3.2 sq. m	Bedroom 1 slightly under size at 11.3 sq. m (req. 11.5 sq. m) and so not achieving double room

### **Affordable Housing**

- 5.46 The outline permission requires that 35% of the total number of 600 dwellings approved at outline for this site to be affordable. The legal agreement requires each phase to provide not less than 25% or more than 50% of the total number of dwellings in that particular phase to be affordable. The previous detailed approval for that part of the layout this current application seeks to amend, made provision for 97 affordable units representing 33% of the dwellings proposed in this phase and as required by the agreement.
- 5.47 The additional twenty dwellings proposed would require the provision of a further seven affordable homes. The submitted layout shows the provision of a terrace of one two-bedroomed and two three-bedroomed houses, together with the provision of a two storey building comprising four one-bedroomed flats located to the approved cluster near to the allocated primary school site. The additional provision of these units will satisfy the Council's requirements for additional affordable housing provision. It will, however, be necessary for the applicant to enter into a legal agreement under section 106 of the act to ensue that provision is delivered.

### **Refuse Collection Issues**

- 5.48 The application details include a strategy for refuse collection across the phase showing refuse storage areas for the Council's three bin system within plots and garden areas and various refuse collection points for two bin collections near to kerbside locations off adoptable streets or private drives or within garage courtyard areas. Each collection point would be within 15m of a public highway or access road capable of accommodating refuse freighters in accordance with Council guidance set out at Appendix 1 to the Rochford District Council Local Development Framework Adopted Development Management Plan.

### **Secured by Design**

- 5.49 Condition 43 of the outline planning permission for the site requires that consideration be given to development meeting the principles of the Secured by Design initiative. The applicant advises the revisions to the layout maintain clear differentiation between the public realm and private space with clear entrances and convenient movement without compromising security. As the whole site would be in residential use there would be no conflict between different uses. All parts of the public realm would be overlooked by housing giving natural surveillance. Pinch points and additional side windows are used to enclose the entrances to semi-private areas. The layout would not, however, compromise security with excessive permeability through the provision of too many routes. The layout features set down by the previous reserved matters these amendments seek to change in respect of the few plots forming part of the greater development, demonstrate that consideration has been given to designing out opportunities for crime where that has been possible.

### **Landscaping Issues**

- 5.50 The reserved matters already approved include an extensive landscaping scheme for this phase detailing the range of species and their planting and management in short and longer term concerning mowing, pruning and general aftercare. The submitted details for this current application repeat those details and the reinforcement of the designated character areas by way of formal and informal planting and surface treatment.

### **Lifetime Homes**

- 5.51 Condition 17 of the outline permission requires the applicant to demonstrate to the extent the proposed dwellings would comply with the part lifetime homes standard. The site is relatively flat giving no problems for gradient. The internal layout of each dwelling provides a living room adaptable to become a convenient temporary bed space for those future occupiers in need of a temporary ground floor bedroom due to possible incapacity. Furthermore, each house is designed with a flooring structure that allows for the retro fitting of a through floor lift. The layout design also shows a reasonable route for the provision of a hoist from a main bedroom to the first floor bathroom. The applicant advises that bathroom walling would be strong enough to take adaptations such as the provision of handrails.
- 5.52 The overall design specification will provide for electrical switches, sockets, ventilation and service controls to be provided at a height between 0.45m-1.2m from finished floor level useable by all occupiers.

- 5.53 The applicant advises that the proposed development will comply with part “M” to the Building Regulations and, given the above details, the proposal would achieve compliance with policy H6 to the Council’s adopted core strategy (2011).

## **6 CONCLUSION**

- 6.1 The proposed development would comprise an uplift in the overall allocation for the site within policy constraints of twenty extra dwellings above the six hundred approved. The revisions incorporate the substitution of previously approved larger dwellings with smaller dwellings that already feature elsewhere to the comprehensive layout and completed development originally envisaged and each following the design principles for the character areas that are important to the sense of place and local distinction between different areas of the development as a whole. The resultant increase in dwelling numbers would not be materially harmful to the impact of the development and would satisfy increasing demand for smaller households.

## **7 RECOMMENDATION**

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

That planning permission be approved, subject to a Legal Agreement under section 106 of the Act to the following heads of terms:-

- a) Education contribution equivalent to a further 20 / 600ths of the previous contribution to allow for the development uplift.
- b) NHS contribution equivalent to a further 20 / 600ths of the previous contribution to allow for the development uplift.
- c) Public transport (bus subsidy) financial contribution increased by 20/600ths.
- d) Maintenance of the landscaping of the site to public areas.
- e) Affordable housing 35% of the 20 additional units proposed (7 units at 70% social rent: 30% shared equity).

And subject to the following conditions:-

### **Commencement**

#### **Commence in Three years**

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

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

**Submission of Further Surface Water Drainage Details**

- (2) Prior to the first occupation of the development hereby permitted the applicant shall submit to the Local Planning Authority and the Lead Local Flood Authority (Essex County Council) further details to demonstrate how the surface water drainage requirements arising from the further increase in impermeable area resulting from the uplift in dwelling numbers associated with the development to which this decision relates shall be accommodated within the existing surface water storage and surface water management of the development of the site as a whole comprising 620 dwellings.

REASON: In order to ensure the satisfactory surface water drainage of the site.

**Implementation of Surface Materials**

- (3) The development hereby approved shall be implemented in accordance with the external and surface materials for the respective character areas as set out in the Design and Access Statement dated June 2017 submitted in support of the application hereby approved and the Public Realm Design Strategy dated May 2013 as agreed by letter dated 30 July 2013 by the Local Planning Authority discharging conditions 34 and 25 to the Outline Planning permission reference 10/00234/OUT and dated 1 July 2013. 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 visual amenity future occupiers ought reasonably expect to enjoy.

**List of Approved Plans**

- (4) The development hereby permitted shall be implemented in accordance with the list of approved drawings contained in Schedule 1: List of approved drawings Application No. 17/00582/FUL appended to this decision.

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

**Implementation of Landscaping**

- (5) The development hereby permitted shall be implemented in accordance with the hard and soft landscaping details submitted in support of the application permitted and as set out on Drawing Nos. L21 Soft Landscape Plan Phase 2 – Revised parcels and Drawing No. L22 General Arrangement Plan and the Soft Landscape Plan Planting Schedules Drawing No. L22 and Soft Landscape Plan Planting Maintenance Notes Drawing No. L23 by messrs. Barton Willmore. Any tree, shrub or hedge plant (including replacement plants) removed uprooted, destroyed, or be caused to die or become seriously damaged or defective within five years of planting, shall be replaced by the developer(s) or their successors in title with species of the same type, size and same location or such alternatives as may be agreed by the Local Planning Authority, in the first available planting season following removal.

REASON: In the interests of visual amenity and the character of the development.

**Obscure Glazing of Side Windows**

- (6) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, the first floor side windows directly facing neighbouring dwellings unless facing intervening public areas shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level. Thereafter, the said windows shall be retained and maintained in that form.

REASON: To enable the Local Planning Authority to retain adequate control over the approved fenestration in the interests of privacy between adjoining occupiers.

**Control of Additional Side Windows**

- (7) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, no enlargement of or the provision of additional windows, doors or other means of openings shall be inserted into the first floor side elevations of the dwellings directly facing neighbouring dwellings unless facing intervening public areas, in addition to those shown to the approved drawings.

REASON: To enable the Local Planning Authority to retain adequate control over the approved fenestration in the interests of privacy between adjoining occupiers.

**Boundary Treatment Consistency**

- (8) The boundary walls where forming means of enclosure to the dwellings hereby approved shall be finished in external brick work and material to match the dwellings to which those enclosures relate.

REASON: In order to reinforce the character areas and local distinctiveness within the development in the interests of visual amenity.

**REASON FOR DECISION**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the adopted Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

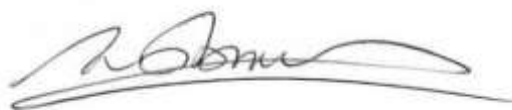
**Schedule 1: List of approved drawings Application No. 17/00582/FUL**

- |   |                    |
|---|--------------------|
| 1. Covering letter (dated 09 June 2017)                   |                    |
| 2. Application form and certificates (dated 09 June 2017) |                    |
| 3. Location Plan  | BW194-PL-01 rev. B |
| 4. Development Layout                                     | BW194-UP-09 rev.   |
| A   |                    |
| 5. Development Layout – Area 1                            | BW194-UP-01 rev.   |
| B   |                    |
| 6. Boundary Treatments – Area 1                           | BW194-UP-02 rev.   |
| B   |                    |
| 7. Refuse Collection Strategy – Area 1                    | BW194-UP-03 rev.   |
| B   |                    |
| 8. Garden Areas – Area 1                                  | BW194-UP-04 rev.   |
| B   |                    |
| 9. Development Layout – Area 2                            | BW194-UP-05 rev.   |
| B   |                    |

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10. Boundary Treatments – Area 2 B	BW194-UP-06	rev.
11. Refuse Collection Strategy – Area 2 B	BW194-UP-07	rev.
12. Garden Areas – Area 2 A	BW194-UP-08	rev.
13. Hard Landscaping General Arrangement Plan	25552 L20	
14. Soft Landscape Plan	25552 L21	
15. Soft Landscape Plan, Planting Schedules	25552 L22	
16. Soft Landscape Plan, Planting/Maintenance Notes	25552 L23	
17. S104 Hybrid Adoptable Drainage (Sheet 2 of 3)	G558-446	
18. S104 Hybrid Adoptable Drainage (Sheet 3 of 3)	G558-447	
19. Garden Areas (whole site)	BW194-16	rev. A
20. Storey Heights (whole site)	BW194-17	rev. A
21. Affordable Housing (whole site)	BW194-18	
22. Parking Plan (whole site)	BW194-19	rev. A
23. House Type Hawthorn G (Character Area B)	BW194-B-01	
24. House Type Campbell C (Character Area B)	BW194-B-02	
25. House Type Campbell D (Character Area B)	BW194-B-03	
26. House Type Osbourne E (Character Area B)	BW194-B-04	
27. House Type Montrose I (Character Area B)	BW194-B-05	
28. House Type Willow F (Character Area B)	BW194-B-06	
29. House Type Willow C (Character Area B)	BW194-B-07	
30. House Type Willow D (Character Area B)	BW194-B-08	
31. House Type Hawthorn C (Character Area F)	BW194-F-01	
32. House Type Hawthorn H (Character Area F)	BW194-F-02	
33. House Type Montrose J (Character Area F)	BW194-F-03	
34. House Type Campbell F (Character Area F)	BW194-F-04	
35. House Type Campbell E (Character Area F)	BW194-F-05	
36. House Type Osbourne B (Character Area F)	BW194-F-06	
37. House Type Montrose B (Character Area J2)	BW194-J2-01	
38. House Type Montrose L (Character Area J2)	BW194-J2-02	
39. House Type Campbell A (Character Area J2)	BW194-J2-03	
40. House Type Osbourne A (Character Area J2)	BW194-J2-04	
41. House Type Osbourne G (Character Area J2)	BW194-J2-05	
42. House Type Willow B (Character Area J2)	BW194-J2-06	
43. House Type Willow E (Character Area J2)	BW194-J2-07	
44. House Type Hawthorn E (Character Area J2)	BW194-J2-08	
45. House Type Ha45a (Character Area J2)	BW194-J2-09	
46. House Type Ha75b (Character Area J2)	BW194-J2-10	
47. House Type HA88a (Character Area J2)	BW194-J2-11	
48. Single Garage Types SG1 and SG2	BW194-GR-01	
49. Single Garage Types SG3 and SG4	BW194-GR-02	
50. Design and Access Statement (dated June 2017)		
51. Drainage Strategy and FRA Addendum (dated 05 June 2017)		
52. Transport Assessment Addendum (dated June 2017)		





Matthew Thomas

Assistant Director, Planning and Regeneration Services

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

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011) Policies H2, H4, H5, H6, CP1, T8.

Rochford District Council Local Development Framework Allocations Plan (February 2014) Policy SER 2 West Rochford.

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

Policies: DM1, DM2, DM4,

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

The Essex Design Guide

Essex County Council Parking Standards Design and Good practice (September 2009) Standard C3.

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

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