

APPLICATION REFERRED FROM THE WEEKLY LIST**WEEKLY LIST NO. 1443 – 28 September 2018****17/01136/OUT****ROSEDENE NURSERIES, BARROW HALL ROAD, BARLING
MAGNA****OUTLINE APPLICATION TO DEMOLISH EXISTING
DWELLINGS AND BUILDINGS AND PROPOSED TWENTY
FOUR 3-BED HOUSES****1 DETAILS OF REFERRAL**

- 1.1 This item was referred from Weekly List No. 1443 requiring notification to the Assistant Director, Planning and Regeneration Services by 1.00 pm on Wednesday, 3 October 2018 with any applications being referred to this meeting of the Committee.
- 1.2 Cllr M J Steptoe referred this item on the grounds of a lack of report from County Highways relating to a road not wide enough for two cars to pass at the entrance to the site and the lack of footpaths along the edge of the road.
- 1.3 The item that was referred is attached at appendix 1 as it appeared in the Weekly List.
- 1.4 A plan showing the application site is attached at appendix 2.

2 RECOMMENDATION

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

To determine the application, having considered all the evidence.

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

Appendix 1

Application No :	17/01136/OUT	Zoning : Metropolitan Green Belt
Case Officer	Mr Arwel Evans	
Parish :	Barling Magna Parish Council	
Ward :	Roche South	
Location :	Rosedene Nurseries Barrow Hall Road Barling Magna	
Proposal :	Outline Application to Demolish Existing Dwellings and Buildings and Proposed Twenty Four 3-bed Houses	

SITE AND PROPOSAL

1. The application seeks outline planning approval for the principle of residential development on a site of approximately 0.91 hectares to accommodate 24 dwellings. All matters relating to the details of access, appearance, landscaping, layout and scale are reserved for consideration at a later date pending approval of outline planning permission.
2. The site is located at the junction of Barling Road and Barrow Hall Road along which linear residential development can be found. In its wider context, the site is located in the southern part of the District between Sutton, Barling and Little Wakering and North of land within Southend-On-Sea Borough.
3. The residential built form in the locality comprises predominantly 1 and 2 storey bungalows served by frontage parking with private gardens located to the rear.
4. The application site is an irregular shape made up of two distinct areas which differ in terms of existing character of use and appearance. The western part of the site is located at the junction of Barling Road with Barrow Hall Road and has a direct boundary with the highway. This area of the site is occupied by two single storey properties themselves accessed at the junction of the two aforementioned highways. These two properties are set back approximately 33 metres from their access point and fronted by hardstanding and grassed areas which extend to the side of the properties. These two properties have limited rear amenity space. This part of the site relative to the site as a whole constitutes an area of less than 20%. The remaining part of the site constitutes an area of open land which is devoid of any buildings; this area extends behind the aforementioned two dwellings and to the rear of other dwellings outside of the application site boundary which front Barrow Hall Road and Barling Road. Parts of the application site have a direct boundary with Barling Road to the south. The properties behind which the site extends on Barling Road are Mareng, Fintry, Clematis and Fowey.

5. To the western boundary of the site there is a dry ditch with species poor hedgerows to the south, west and northern boundary and, improved and semi improved grass toward the north eastern aspect. Opposite the site, beyond the western boundary, is a wet ditch with running water.

PLANNING HISTORY

6. 05/00708/OUT: Erection of Pair of 3 Bed Semi Detached Chalet Dwellings. All Matters Save For Soft Landscaping are to be Considered with This Application. REFUSED 17th October 2005. Appeal Dismissed 29th August 2006.
7. 06/00287/OUT: Erection of Pair of 2 Bed Bungalows. All matters save for Soft Landscaping are to be considered with this application. REFUSED 23rd May 2006. Appeal dismissed 12th December 2006.

MATERIAL CONSIDERATIONS

8. The proposed development has to be assessed against relevant planning policy and with regard to any other material planning considerations. In determining this application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise.
9. The relevant parts of the adopted Development Plan are the Rochford District Core Strategy (2011), the Allocations Plan (2014) and the Development Management Plan (2014).
10. The site is designated as Metropolitan Green Belt as shown on the Allocations Plan. The site also falls within Flood Zone 1 as shown on the Environment Agency Flood Risk Maps. The site lies within the SSSI Impact Risk Zone for likely impacts on the SSSI/SAC/SPA/RAMSAR sites which lie to the north and east of the site, some 0.8 miles away.

Green Belt

11. The site is located within the Metropolitan Green Belt as identified in the Council's adopted Allocations Plan (2014) and the proposal needs to be assessed against local Green Belt policies and the National Planning Policy Framework as now updated in 2018. Planning policy presumes against inappropriate development within the Green Belt which entails that development should not be approved, except in very special circumstances. Inappropriate development is, by definition, harmful to the Green Belt. Great importance is attached to maintaining Green Belts with the aim to prevent urban sprawl and keep land permanently open. This is reiterated by policy GB1 of the Council's Core Strategy which indicates that the Council will direct

development away from the Green Belt as far as practicable and will prioritise the protection of Green Belt land based on how well the land helps to achieve the purposes of the Green Belt.

12. Given its location within the Green Belt, the main issues are:
- (a) Whether the proposal represents inappropriate development in the Green Belt for the purposes of the National Planning Policy Framework and development plan policy;
 - (b) The effect of the proposal on the openness of the Green Belt;
 - (c) Whether any harm to the Green Belt by reason of inappropriateness and any other harm would be clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify it.

These aspects of are considered below.

13. The National Planning Policy Framework indicates that new buildings are considered to be inappropriate development in the Green Belt unless required for one of 7 purposes. Only exceptions (e) relating to limited infilling in villages and (g) limited infilling or the partial or complete redevelopment of previously developed land are discussed below as the other exceptions would clearly not apply to the site. The applicant contends that the site would qualify as re-use of previously developed land.
14. Part (g) of the NPPF at paragraph 145 identifies that development on previously developed land, whether redundant or in continuing use (excluding temporary buildings) would not be inappropriate providing the development would:
- not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
15. It is considered that the site as a whole, with the exception of the area of land currently occupied by two bungalows which are to be demolished, does not fall under the definition of previously developed land.
16. The Glossary to the NPPF defines previously developed land as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. The definition excludes, amongst other things, land that is or

has been occupied by agricultural buildings, land in built-up areas such as private residential gardens and land that was previously developed but where the remains of the permanent or fixed surface structure have blended into the landscape in the process of time.

17. Although it is acknowledged that a small part of the site which is that part occupied by two bungalows constitutes previously developed land, the local planning authority does not consider that this is the case as far as the remaining part of the proposed site is concerned. It is considered that the historical use of the majority of the site constitutes an agricultural use as defined by Section 336 of the Town and Country Planning Act 1990 and therefore does not fall under the definition of previously developed land as defined by the NPPF which excludes land that is or has been occupied by agricultural buildings.
18. Other than that area of land occupied by the two bungalows, the site is open in character devoid of any structures and is considered to constitute agricultural land.
19. The definition of PDL also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. Even if the previous use of the site were not agricultural, any buildings that had occupied the site do not now exist and the site clearly appears undeveloped.
20. The site is also not considered to qualify under exception (e) relating to limited infilling in villages. The site forms land which includes 2 bungalows that are part of a small ribbon development of residential properties which follow the road frontage of Barrow Hall and Barling Road. The site is not however part of a village, there are no amenities or facilities in the vicinity.
21. The site (save for a small part) would not qualify under the exceptions of either (e) or (g) and the proposed development would therefore constitute inappropriate development in the Green Belt.
22. The proposed development would occupy land, the majority of which is open, undeveloped land which is a fundamental characteristic of the Green Belt which planning policy seeks to maintain. Openness is generally held to be the absence of built-form in terms of floor area including consideration of other factors of scale, massing and degree of permanence. Although the proposal is outline with all matters reserved and the scale of proposed dwellings not known at this stage, it is clear that the proposed development of 24 houses would have a substantially greater impact on the openness of the site than the two bungalows that currently exist. Inappropriate development is harmful by definition but in this case additional harm would be caused as a result of the significant increased adverse impact on openness that would arise from the scale of development proposed.

23. There are several purposes of including land in the Green Belt, one of which is to safeguard the countryside from encroachment in relation to which the application site plays a role.
24. It turns to consider whether there are any very special circumstances that would clearly outweigh the harm to the Green Belt.
25. The development would trigger the requirement for the provision of a 35% proportion of affordable housing to comply with Policy H4 and the applicant proposes 9 dwellings as affordable to meet this policy requirement. If outline planning permission were to be recommended for approval this would be subject to a section 106 agreement to secure this provision. The provision of 9 affordable houses would not however represent very special circumstances as this affordable housing provision would be a requirement of any housing development proposing 15 units or more.
26. The site does not fall within one of the Districts housing land allocations and is not strategically required to deliver housing to maintain a 5-year land supply. The fact that the site would deliver houses would also not amount to very special circumstances.
27. The NPPF advises that housing applications should be considered in the context of sustainable development with a presumption in favour of sustainable development and that local circumstances should be taken into account so that decisions respond to the different opportunities for achieving sustainable development in different areas. In this case it is considered that the proposal would not represent sustainable development in part as the site is in a rural location without good access to facilities and services and public transport and in view of the Green Belt objection.
28. In conclusion, it is not considered that there are any material planning considerations in this case which amount to the very special circumstances necessary to clearly outweigh the harm to the Green Belt which would result from this development.
29. At a local level Policy DM10 identifies additional criteria to be applied to development proposed on previously developed land, however as the proposal would largely relate to a site not considered to qualify as PDL this policy is not considered applicable to the proposal. As an aside, even on that part of the site considered to constitute PDL, development would likely be considered to fall contrary of parts (i), (ii) (iv) and (vi) which require amongst other things the site to be well related to local services and facilities, promote sustainable transport modes and be well related to a defined residential settlement.
30. The proposal is considered to amount to inappropriate development within the Green Belt for which no very special circumstances exist which would clearly outweigh the harm to the Green Belt.

Impact on Character

31. In addition, the proposal would have an impact on the character and appearance of the locality. The immediate locality is characterised by linear built form closely affiliated to and directly accessed from Barling Road and Barrow Hall Road. It is considered that the development would develop and close the open space of the site between and to the rear of the site which is fundamental in maintaining the characteristics of the built form in the locality.

Density and Quantum of Development

32. Policy DM2 of the Development Management Plan requires that residential development must make efficient use of land in a manner that is compatible with the use, intensity, scale and character of the surrounding area, including potential impact on areas of nature conservation importance. The policy goes on to stipulate that the density across a site should be a minimum of 30 dwellings per hectare, unless exceptional circumstances can be satisfactorily demonstrated. The precise density for any individual site will be determined by its immediate context, on site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings to meet the community's needs.
33. This site is not considered to qualify as PDL and not a suitable site for housing given the impact the proposed development would have on the Green Belt, however the density of the site provides an indication of whether the proposed quantum of development could, in principle, be appropriately accommodated within the site. For completeness this is considered, notwithstanding the fact that in this case the principle of residential development here is not considered appropriate. The site is stated to comprise an area of 0.91 hectares. The density of the proposed development equates to some 21 dwellings per hectare which compares favourably with the policy requirement of 30 dwellings per hectare. The number of dwellings proposed in density terms is below the minimum threshold specified by policy but an indication that the proposed quantum could be accommodated on the site alongside the necessary garden areas, landscaping and parking requirements amongst other things. There is also no reason to consider that a mix of dwelling types as required by policy H5 of the Core Strategy could not be provided.
34. Although all matters including layout, scale and design are reserved for future consideration, there is no reason to consider on the basis of the indicative layout plan that a development could not provide the requisite amenity areas and parking provision required by policy.

Flood Risk

35. The site falls within Flood Zone 1, at least risk of flooding, where residential development is considered appropriate in flood risk terms. Whilst the development would be considered appropriate in flood risk terms, the development must also not increase flood risk elsewhere. The Lead Local Flood Authority has issued a holding objection on the basis that although the application site lies within Flood Zone 1 defined by the Technical Guide to the National Planning Policy Framework (NPPF) as having a low probability of flooding - the proposed scale of development may present risks of flooding on-site or off-site if surface water run-off is not effectively managed. A drainage strategy is vital if the local planning authority is to make informed planning decisions. In the absence of an acceptable strategy, the flood risks resulting from the proposed development are unknown. The Lead Local Flood Authority indicates that the absence of this is therefore sufficient reason in itself for a refusal of planning permission.
36. It is accepted that it may well be possible that this holding objection could be addressed however it would be necessary to establish at the outline stage that an acceptable surface water drainage strategy using sustainable urban drainage principles could be accommodated within the site, alongside the proposed quantum of development prior to consent being granted, if indeed the proposal were to be recommended favourably, to comply with Policy ENV4.

Vehicular Access

37. The submitted plans are indicative only in respect of access as this has been reserved for future consideration. The concerns raised within the representations regarding the location of indicative vehicular access points and the highway safety implications are noted. As this issue is reserved, no response from Essex Highways has been received.

Ecology and Trees

38. The Council has a duty under the Natural Environment and Rural Communities Act 2006 in the exercising of its functions to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. The NPPF, Policy ENV1 and Policy DM27 require that effects on biodiversity are considered in the determination of planning applications.
39. The NPPF requires that distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with status and that appropriate weight is attached to their importance and the contribution that they make to wider ecological networks.

-
40. Some 0.8 miles to the north of the site is the River Crouch which is designated as a SSSI, Ramsar and Special Protection Area. The site is within an Impact Risk Zone of the Crouch and Roach Estuaries SSSI for rural development of 10 dwellings or more. Natural England has however raised no objection to the proposal.
 41. The advice of the Council's Arboricultural and Ecological Advisor is noted. They consider that given the habitat on site a preliminary ecological assessment in accordance is required to determine the presence or absence of protected species which will then determine further survey requirement or mitigation. Without such survey it is not possible to determine the impact of the proposed development on ecology including protected species.
 42. Policy DM25 advises that development proposals should seek to conserve and enhance existing trees and where trees would be adversely affected, development should only be permitted if the reasons for development outweigh the need to retain the tree(s) and that mitigating measures can be provided for which would re-instate the conservation value of the tree(s). Where development would result in the loss of existing trees then appropriate mitigation measures should be implemented to offset the impact through replacement.
 43. The Council's Arboricultural Advisor also advised that a tree survey is required, this is generally for the hedge to the south and western aspect which contains early mature beech trees, the hedge is desirable for retention and the survey should identify the better specimens to retain and the calculated root protection areas which would inform the layout design for buildings, access, parking etc, if outline permission were to be recommended favourably.
 44. The application has not demonstrated that it has taken into account the potential impacts of the development on protected species. The absence of preliminary assessment constitutes reason for refusal. This is also the case with regard to the assessment of the impact of development on trees.

Sustainability

45. As this application is outline with all matters reserved, details including floor plans for the dwellings have not been provided. Reserved Matters consent applications which would follow if outline consent were granted would be expected to comply with the National Space Standard given that Policy DM4 exists. In addition 3 percent of the dwellings would be expected to be built to the wheelchair accessibility standard to comply with Policy H6 and the optional building regulation requirements relating to water efficiency and energy would be required to accord with Policy ENV9. Conditions would be recommended to ensure these requirements were met if the outline application were being recommended favourably.

Consultation Responses and Public Representations

46. If the application were made in full, matters relating to design would be for consideration at this stage, however as the proposal is outline with all matters reserved, matters relating to design and access are not for consideration here.
47. The issues associated with highway access and implications associated with any development regardless of how it may have had evolved on site are noted as are the comments regarding the impacts of any development at this site on infrastructure and public services.

CONCLUSION

48. The proposed development would be to a site that is only in a small part considered to constitute previously developed land, the remainder of the site does not fall within this definition and the proposed development would therefore be inappropriate development in the Green Belt for which no very special circumstances exist to clearly outweigh the harm to the Green Belt. The proposal is not considered to represent sustainable development.
49. No information has been submitted with regard to surface water drainage and sustainable urban drainage to demonstrate that the proposed development could appropriately accommodate such and not increase risk of flooding elsewhere.
50. In addition, no surveys and reports have been submitted in order that the Local Planning Authority can acutely determine the impact of the proposed development on existing hedges/trees at the site and the presence/absence of protected species.

Representations:

51. BARLING MAGNA PARISH COUNCIL: Objection
 - The Barling Magna Parish Council considered this planning application at its meeting held 11th January 2018. Thirty-three residents were also present at this meeting. The Chairman invited contributions in support of the application but there were none.
 - The following is a summary of the main points made in opposition to the application:
 - (i). The land is designated as greenbelt.
 - (ii). There have been two previous applications for semi-detached bungalows on that site, (stated as 05/00708/OUT and 06/00287/OUT) both rejected at committee and on appeal because the site was

confirmed as greenbelt.

- (iii). Contributors felt that the greenbelt has already been compromised in the recent Star Lane, Star Lane to Alexandra Road and the approved Barrow Hall Road developments. There was a strong feeling that the greenbelt has been pushed back too far already.
- (iv). Several applications to add a second storey or dormer windows to existing bungalows in Stonebridge hamlet had been declined. The current application sought buildings of a height which have previously been declined.
- (v). If this application is granted, residents were concerned that it would set a precedent for other similar sites in the parish.
- (vi). The hamlet of Stonebridge has a defining rural character. The proposal is for high-density dwellings which are completely at odds with the existing pattern of development and which would increase the number of dwellings by approaching 50%.
- (vii). The proposed new dwellings will overlook established houses and bungalows.
- (viii). The creation of 24, 3-bedroom houses will overwhelm existing drainage, sewers and other services. There have been two power cuts in the past 6 months and emergency repairs were currently in hand to restore power to parts of Barrow Hall Road. An additional 24 houses would add a further load onto the electrical supply, jeopardising the supply for all residents.
- (ix). Car ownership would be a necessity given poor bus services locally and the distance to schools, GP and employment. There might reasonably be assumed to be an additional 48 cars on the site. With the addition of visitors' cars, it was likely that parking allocations on the site would be insufficient, resulting in parking spilling over into the one partially paved road, Barling Road - already crowded with on-street parking.
- (x). The probable additional car ownership, as well as heavy construction traffic, would lead to an increase in noise and emissions. Both Barling Road and Barrow Hall Road were essentially country lanes, incapable of handling substantial increases in traffic.
- (xi). Barrow Hall Road was already expecting a new development of 120 dwellings close to the junction with Little Wakering Road. The developers of that site were obliged under the terms of their planning consent to deter motorists from that new development from turning left on to Barrow Hall Road (towards Rosedene), because of the

incapacity of the road to take a regular increase in traffic.

- (xii). It was queried whether there should be a give-way notice on Barrow Hall Road at the point where it meets Barling Road (i.e. a change to existing priorities).
- (xiii). The use of the local roads by horse riders and an increasing number of recreational cyclists would add to the risk of injury.
- (xiv). A proposed access road for heavy construction vehicles would be on a blind bend. Were the two proposed access roads necessary?
- (xv). Although roads running past the proposed site had 30-mph speed limits, these were frequently exceeded by motorists.
- (xvi). This proposed development, in addition to the recent development in Star Lane, the development between Star Lane and Alexandra Road and the expected Barrow Hall Road housing, would add an intolerable burden on already inadequate local infrastructure: school places; GP surgery and others. Several contributors related stories about difficulties in securing GP appointments. Others noted that local children had to travel some distance to King Edmund School. It was thought dangerous for parents and children to walk to primary schools in Barling Magna or Great Wakering, already overcrowded with parking at peak times.
- (xvii). The topography of the site, if developed, would be expected to lead to a substantial rainwater run-off on to both Barling Road and its dwellings. The junction of Barling Road and Barrow Hall Road is already prone to flooding.

52. SUTTON PARISH COUNCIL: Objection

Sutton Parish Council oppose the application based on over development in the Green Belt. Existing country Roads and local junctions on the Shopland Road and its junction with Sutton Road, together with the Purdeys Junction and the Anne Bolyne junction are presently backed up during rush hours, without the proposed extra Housing in Stonebridge.

53. LEAD LOCAL FLOOD AUTHORITY (ECC): Holding Objection

Having reviewed the Flood Risk Assessment and 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:

- 54. No Surface Water Drainage Strategy submitted. In the absence of a surface water drainage strategy, we object to this application and recommend refusal of planning permission until a satisfactory one has been submitted.

-
55. The application lies within Flood Zone 1 defined by the Technical Guide to the National Planning Policy Framework (NPPF) as having a low probability of flooding. However, the proposed scale of development may present risks of flooding on-site or off-site if surface water run-off is not effectively managed. A drainage strategy is vital if the local planning authority is to make informed planning decisions. In the absence of an acceptable strategy, the flood risks resulting from the proposed development are unknown. The absence of this is therefore sufficient reason in itself for a refusal of planning permission.
 56. In the event that more information was supplied by the applicants 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.
 57. ARBORICULTURAL AND ECOLOGY (RDC): Advises of the need for assessment.
 58. The site consists of the following habitats:
 59. Dry ditch on the western boundary, species poor hedgerows to the south, west and northern boundary, improved and semi improved grass toward the north eastern aspect. Opposite the site, beyond the western boundary, is a wet ditch with running water. Within the site confines are 2 bungalows which are proposed to be demolished as part of the planning proposal.
 60. A preliminary ecological assessment in accordance with CIEEM guidelines is required to determine the presence or absence of protected species, this will then determine further survey requirement or mitigation.
 61. A tree survey in accordance with BS5837 is required - this is generally for the hedge to the south and western aspect which contains early mature beech trees, the hedge is desirable for retention, the survey should identify the better specimens to retain and the calculated root protection areas which will inform the layout design for buildings, access, parking etc.
 62. NORTHUMBRIAN WATER: No objection
 63. Our records show that we do not any apparatus located in the proposed development.
 64. We have no objection to this development subject to compliance with our requirements; consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.
 65. ENVIRONMENT AGENCY: No objection
 66. NATURAL ENGLAND: has no comments to make on this application.

-
67. Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.
68. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision-making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.
69. ANGLIAN WATER: No objection
70. Records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. The foul drainage from this development is in the catchment of Southend Water Recycling Centre that will have available capacity for these flows. If development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. We request a condition requiring the drainage strategy covering the issue(s) to be agreed. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore, recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA). We request a condition requiring a drainage strategy covering the issue(s) to be agreed.
71. Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.
72. CONDITION: No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.
73. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

74. NEIGHBOUR REPRESENTATIONS:

75. A total of 41 representations have been received 40 of which cite a range of concerns regarding the proposed development. 1 representtaions commented on the application but had no objection in principle.

Properties in;

Barling Road; Magna Croft, Ye Olde Shoulder Stick, Walkers Farm, Cunim, Tanglewood,

The Poplars, Woodpeckers, 2 Peartree Cottage, Adelaide Lodge, Lamorna, Meala Failta, Rose Marie, 1 Vine Cottages, High Pines, Walkers Cottage and Wyldings.

Barrow Hall Road; White Lodges, Foxgloves, Fintry, 2 Barrow Hall Cottages, Tinker's Patch, Idle Wild, Coppins, Montana, Mareng, White Lodge, Wakefield, Quinta Rosa, Elm Lodge, Andrellos, Rutland Lodge and Autumn.

2 Vine Cottage, Barling Magna, 36 Havenside, Little Wakering, 9 Dalays Road, Rochford,

20 Church Road, Barling Magna, 1 New Buildings Cottages, Mucking Hall Road, Barling Magna, 66 Sandleigh Road on behalf of the occupiers of Kilburn Lodge

The Oaks, Barling.

76. A letter was also received from James Duddridge MP referring to a letter he had received from a constituent.

Concerns expressed are summarised as follows:

- Concerns that the development may not be in keeping with bungalow design which is prevalent in the area.
- Concern regarding the negative impact of the development on property prices in the area
- Concern regarding traffic generation and additional car movements associated with the development and associated impacts within this rural setting, with particular concern expressed regarding the indicative site access and exit points which lack adequate visibility.
- Concern expressed regarding the narrowness of Barling Road and its capacity and suitability to accommodate additional traffic movements.
- Concern expressed regarding potential parking on Barling Road and the perceived consequential risks to Health and Safety. It is indicated that fatalities have occurred along that stretch of highway which is that of Shopland Road.

- Concern that the proposed entrance is on a blind bend with a history of accidents. A wall is located opposite to the access point shown which narrows the road, this should be widened to make that access safe.
- Concern expressed regarding access for construction vehicles and impacts.
- View expressed that Barrow hall Road is becoming a 'Rat Run' with consequential near accidents and misses.
- Barrow Hall Road has no footpath whilst Barling Road has a footpath on one side.
- Concern that existing residents are parking cars on the highway narrowing the carriage way along Barling Road.
- The local road network is a popular cycle route. It is known that cyclists have been injured on this network in recent times. Nothing has been done following 2 accidents on Barling Road.
- Concern that the allocation of land for residential development and the subsequent development of residential properties in Great Wakering places an undue demand on the local road network which amounts to in excess of 1000 additional vehicles travelling along the local road network.
- Concern that part of the development would overlook residential property adjacent to the site.
- Concern expressed regarding perceptions of noise resulting as a consequence of the development
- Concern regarding the impact of such development on infrastructure and services including local schools, health care provision and amenities. A view is expressed that the schools and GP surgeries in the area are already inadequate. This development would put further pressure on over stretched facilities. It is stated that there is no infrastructure in the village to cope with new development. A view is expressed that this development when combined with ongoing residential developments in the area will generate in excess of 1000 school places and in excess of 4000 new patients for GP surgeries.
- Concern expressed regarding the lack of public transport serving the area which is at an all-time low.
- Concern expressed regarding the indicative number of dwellings proposed given the space available.
- View expressed regarding the loss of tranquillity.
- View expressed that this development within yards of Wine Cottage does not add value to the settlement of Stonebridge.
- Concern that the capacity of the sewage pumping station located at the corner of Barling road which it is stated is operating at full capacity and cannot process any further waste. A concern is expressed that a section of Barling Hall Road is subject to a 30 mile an hour speed restriction.
- View expressed that the development would change the 'feel' of our rural community to its detriment by adding a modern, overdeveloped estate with too many houses in such a tight space which raises the issue that there must be other sites outside the Green Belt which can be developed.

- The point is raised that similar developments have been refused, these being planning references: 06/00287/FUL, 11/00016/FUL and 05/00243/FUL.
- A view is expressed that an increase in house supply will have adverse impacts on property values.
- Concern expressed regarding the perceived overbearing visual impact of the development which will be out of scale and character in terms of its appearance compared with existing developments within the vicinity.
- Concern expressed that design of any new dwellings will not match the unique designs of the existing properties.
- Concern expressed that the development would trigger a change in the landscape from semi-rural to semi urban with consequential adverse impacts upon the character of the landscape. A view is expressed that the countryside should not be impaired by such development.
- The point is expressed that the Council's targets for the provisions of 4,600 homes within the district within the plan period has been reached.
- Concern expressed regarding the loss of views to those properties cited as Mareng, Fintry, Clematis and Fowey which will be surrounded by the development with consequential loss of amenity.
- A representation received indicates that the Mummery's Nursery was not previously developed as stated on the proposed plans. It had Greenhouses and a couple of old sheds which have now been demolished.
- View expressed that the development would amount to overdevelopment as this small hamlet would not be able to cope with the influx.
- To double the residency along Barling hall Road would destroy the character of the area.
- It is stated that the application is within 20 metres of a water course despite the application indicating that it is not.
- A question is raised regarding the ownership of boundary strips.
- Concern expressed regarding limited street lighting
- Concern expressed regarding the perceived impact of the development upon the character of a listed building.
- The point is made that this development would not deliver homes which are comparatively affordable as due to the location of the site property prices are significantly higher than property prices in Southend. Market trends indicate that property values in the SS3 postcode has increased by 46% in the last 5 years compared with the UK average of under 30% over the same time period.
- Points raised that the dwellings do not appear in terms of scale as any would provide affordable housing.

REFUSE

- 1 The application site lies within the Metropolitan Green Belt as identified in the Rochford District Council Local Development Framework Allocations Plan. The National Planning Policy Framework (NPPF) 2018 sets out the general presumption against inappropriate development within the Green Belt.

The proposed development does not qualify as one of the exceptions and is thus considered to represent inappropriate development within the Green Belt; only a small part of the site qualifies as Previously Developed Land. No very special circumstances exist that clearly outweigh the harm to the Green Belt, by definition and significant impact on openness would result. The proposed development would not represent sustainable development being located within a rural area not part of an existing residential settlement and would have an adverse impact on the undeveloped and rural character of the locality and would undermine the purpose of safeguarding the countryside from encroachment. The proposal would fall contrary to the adopted Development Plan including Policy GB1 of the Core Strategy as well as to Part 13 of the NPPF.

- 2 The application has not demonstrated that surface water can be effectively managed in the form of a surface water drainage strategy. The flood risks resulting from the proposed development are therefore unknown; it has not been demonstrated that the development would not increase flood risk elsewhere. The proposed development is considered to conflict with Policy DM28 of the Development Management Plan and Policy ENV4 of the Core Strategy and Paragraphs 163 and 165 of the NPPF.
- 3 The application has not demonstrated that it has taken into account the potential impacts of the development on protected species by means of a preliminary ecological assessment to determine the presence or absence of protected species which would inform further survey work or mitigation. The Local Planning Authority cannot accurately assess the impact of the proposal on protected species contrary to Section 15 of the NPPF and Policy DM27 of the Development Management Plan.
- 4 The application has not demonstrated that it has taken into account the potential impacts of the development on existing hedges including early mature trees at the site. Policy DM25 looks to seek to conserve existing trees and hedgerow. Without the necessary information to assess the impact on existing trees and hedgerows, the Council is not in a position to be able to fully assess the application in accordance with the National Planning Policy Framework. The application would therefore fall contrary to Policy DM25 and DM26 of the Development Management Plan.

Relevant Development Plan Policies and Proposals:

National Planning Policy Framework (NPPF) July 2018

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011) Policies H6, H5, H4, GB1, ENV1, ENV3, ENV4, ENV9, ENV8, CLT1, CLT5, T1, T3, T6 and T8.

Rochford District Council Local Development Framework Allocation Plan (February 2014).

Rochford District Council Local Development Framework Development

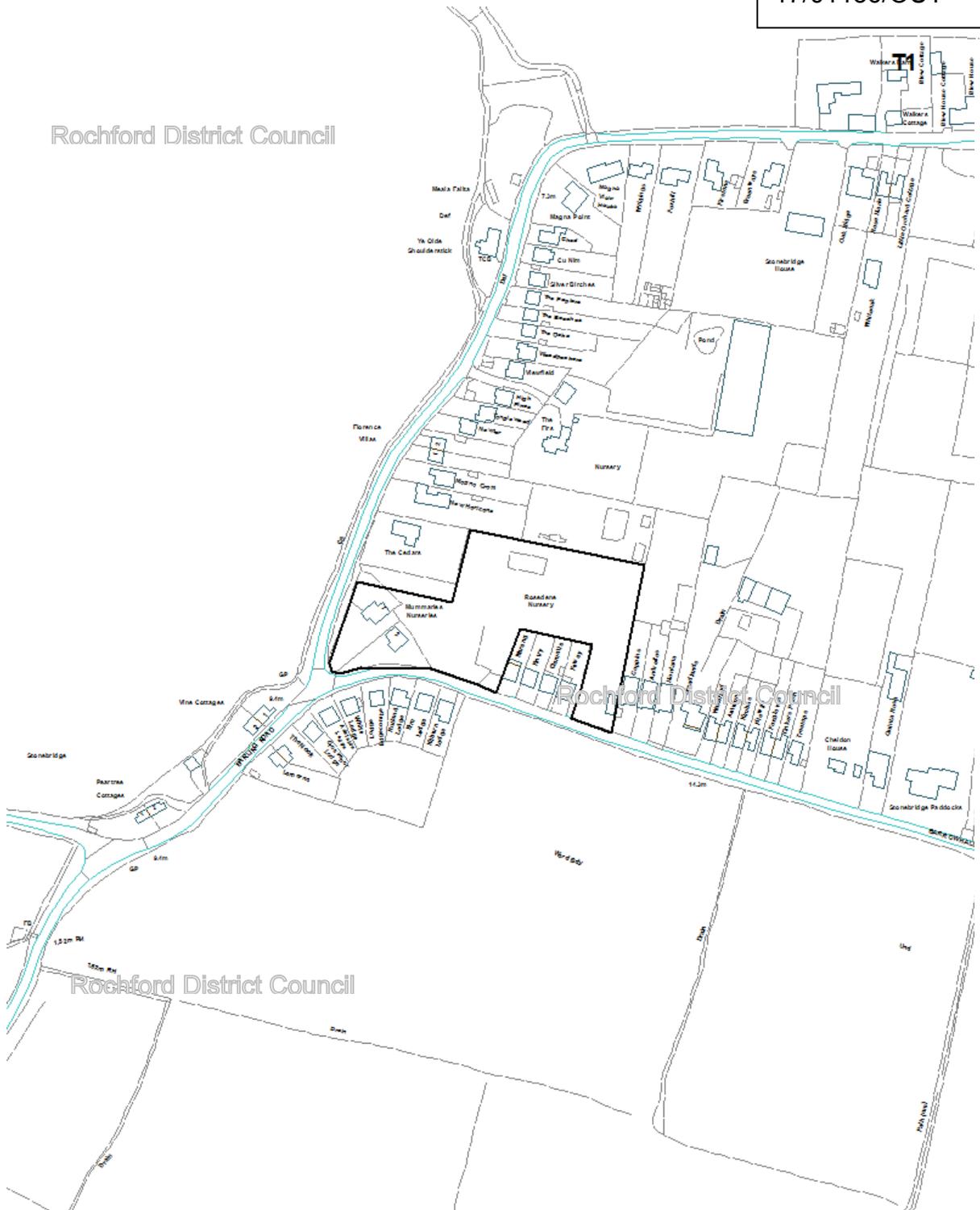
Development Management Plan (December 2014) polices DM1; DM2, DM4, DM3, DM10, DM25, DM26, DM27, DM28, DM30.

The local Ward Member(s) for the above application are Cllr M J Lucas-Gill Cllr M J Steptoe Cllr A L Williams

Appendix 2

17/01136/OUT

Rochford District Council



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

8.1.20

