

ITEM 6

20/00913/OUT - CHERRY ORCHARD BRICKWORKS, CHERRY ORCHARD LANE, ROCHFORD

1. RDC Environmental Services – Consultation Response
2. Health & Safety Executive - Consultation Response
3. ECC Minerals & Waste – Consultation Response
4. ECC Highways – Consultation Response from Previous Application
5. Officer Comments

1. RDC Environmental Services – Consultation Response

Please refer to page 90 of the attached and advise a charge of £174 per household for a standard set of three wheeled bins.

2. Health & Safety Executive - Consultation Response

Advise planning authority to use their Web App to consult if the site lies within the consultation distance (CD) of a major hazard site or major hazard pipeline.

3. ECC Minerals & Waste – Consultation Response

As the site is allocated in the Development Plan, safeguarding provisions do not apply.

4. ECC Highways – Consultation Response from Previous Application

No objection, subject to conditions:

- Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic, shall be provided clear of the highway.
- No unbound material shall be used in the surface treatment of the vehicular access within 30 metres of the highway boundary.
- There shall be no discharge of surface water onto the highway.

- No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. wheel and underbody washing facilities
- The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority (LPA).
- Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.
- The cycle / powered two wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Highway Works / Mitigation Measures / Contributions

- Prior to first beneficial use of the development the existing access from the west of the site onto Cherry Orchard Lane shall be stopped up and closed off permanently to all vehicular traffic to the satisfaction of the LPA in consultation with the Highways Authority and be provided entirely at the developer's expense. The site shall be accessed from the south via the airport business park road network.
- Prior to occupation, improvements to the footway / cycleway links within the vicinity of the proposed development shall be provided. This should include improvement to existing and provision of new footpaths to Rochford town centre to the north and district boundary with Southend to the south as identified in Sustrans Green Ways cycle network. All works

shall be to the satisfaction of the LPA in consultation with the Highways Authority and be provided entirely at the developer's expense.

- Prior to occupation of the proposed development a £200,000 (two hundred thousand) contribution towards bus service and infrastructure enhancements shall be secured to provide improved sustainable access to the development site from Cherry Orchard Way.
- Prior to occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

5. Officer Comments

The comments from RDC Environmental Services are noted. This can be addressed within a S106 if the application were to be approved. With regard to the HSE comment, the site was a former brickworks which was a major hazard site, but it has now been removed from the HSE register. ECC Minerals & Waste comment is noted. With regard to the ECC Highways response, whilst there is no formal response as part of the current application, the access arrangements that are for consideration here and the general principle of the scheme remain unchanged from that considered as part of the application reference: 17/00877/OUT and therefore the previous response remains relevant to the current application. ECC Highways did not object and their comments are attached above.

The recommendation remains that of refusal for the reasons previously stated within the officer report.

ITEM 7

20/00940/OUT – LAND NORTH OF LONDON ROAD AND SOUTH OF RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

1. Sport England Additional Consultation Response (Summarised)

Thank you for your letter dated 27 April 2021 which responds to the comments made in our formal response to the above application dated 4

November 2020. I can advise that I have now considered the letter and consulted the Essex County FA and the Football Foundation for their feedback.

I can advise that the proposals in the letter positively respond to the comments made in my formal response about the detail of a financial contribution being secured towards an off-site football facility in lieu of the on-site mini football pitches. In particular:

- The proposal for the financial contribution to be used towards the delivery of a new 3G artificial grass pitch (AGP) at the Rayleigh Leisure Centre site is welcomed. Recent initial feasibility work undertaken for the District Council has indicated that a full size 3G AGP could be accommodated on this site and the location is considered to be suitable by the Essex County FA and the Football Foundation for meeting local community football needs, including those arising from the residential development.
- The proposed financial contribution of £820,250 is considered to be acceptable. As you have indicated, Sport England's most recent average facilities costings indicate that a full size 3G AGP is estimated to cost around £965,000. As this average costing includes external works such as car parking and roads (averaged at 15% of the sports facility capital cost) on this occasion it would be acceptable to exclude the external works allowance due to this supporting infrastructure already being available at the Rayleigh Leisure Centre.
- The payment schedule is considered to be acceptable (assuming Rochford District Council are supportive) as it should ensure that the Council receive the payments in time to cover their costs.
- The proposals give the District Council sufficient time to draw down the funding to allow for delays in securing planning permission and delivering the project.
- The proposals offer the flexibility for an alternative 3G AGP project in another location to be delivered in the event that the Rayleigh Leisure Centre proposal cannot be implemented. This flexibility is important given that a proposal at the Rayleigh Leisure Centre has not been subject to full feasibility study and has not secured planning permission.

I can therefore advise that if the proposals set out in your letter are incorporated into a section 106 Agreement then our objection to the planning application set out in our formal response regarding the lack of detail about the financial contribution would be **withdrawn**. This is subject to the District Council being supportive of the proposals. If any significant changes are made to the proposals in the interim of the section 106 Agreement being finalised I would request that we are re-consulted.

I would therefore **request** that the detailed wording of the section 106 Agreement offers the District Council sufficient flexibility to use the contribution towards delivering multiple 3G AGP projects in the local area on the proviso that the agreement still makes provision for a 3G AGP to be

delivered at Rayleigh Leisure Centre (or an alternative location) within the required timescales in order to ensure that at least one 3G AGP is delivered locally for meeting the additional needs generated by the residential development.