

17/00588/REM**LAND NORTH OF LONDON ROAD AND SOUTH OF
RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL
ESTATE, RAWRETH LANE, RAYLEIGH, ESSEX****RESERVED MATTERS APPLICATION FOR STRATEGIC
LANDSCAPING PROPOSALS FOR PHASE 1****APPLICANT: COUNTRYSIDE PROPERTIES (UK) LTD – WILLIAM
WOOD****ZONING: SER1 AND METROPOLITAN GREEN BELT****PARISH: RAWRETH PARISH COUNCIL****WARD: DOWNHALL AND RAWRETH****1 PLANNING APPLICATION DETAILS**

1.1 The application currently before the Council is a Reserved Matters application for the strategic landscaping for phase 1 of the approved outline application at land North of London Road and South of Rawreth Lane and West of Rawreth Industrial Estate, Rayleigh.

1.2 This application follows outline approval (reference 15/00362/OUT) on 3 June 2016 for:-

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

Planning condition 1 attached to this permission required precise details of the layout, scale, design and external appearance, access and landscaping to be submitted to and agreed as part of a subsequent Reserved Matters application. Planning condition 21 attached to this permission required details of the proposed hard and soft landscaping to be submitted to and agreed. Condition 21 will still require discharge of condition details to be agreed with regard to landscaping separate to this application. Condition 32 of this permission requires the strategic landscaping to be provided in accordance with condition 21 and prior to the occupation of 50% of the dwellings within the relevant phase.

- 1.3 The development the subject of this application incorporates 5 landscaped zones as follows:-
- 1) Phase 1 of the link road corridor – footpath/cycleway on the eastern side of the road and a footpath to the west. Swale feature and the main utilities corridor are also within this area. Street trees will be planted in informal groupings. Grass verges and clipped hedges will also be present here.
 - 2) Gateway landscape along Rawreth Lane – 20-30m strip of semi-rural character using earth shaping of around 1.5m in height planted with informal groupings of trees and shrubs and a swale feature. Meadow grass areas and flowering lawns would also be present.
 - 3) Northern Strategic east/west corridor – central green including the main area of open space with a minimum of 400m² children's play space (LEAP). It will have a village green character with the planting and management part semi-natural and part urban park. A seating area would also be provided.
 - 4) Western landscape corridor – shrubs, meadow grassland, flowering lawn areas and tussocky grassland in this area restricted in height by the overhead power lines and pylons. Network of recreational paths, some surfaced and some mown grass. Woodland copse to the western boundary beyond the power lines. Open grassed attenuation basins to the south and north.
 - 5) Eastern edge – earth shaping planted with trees and shrubs. A swale would also be incorporated.
- 1.4 The outline application also approved other uses within the larger development site shown on an approved parameter plan including primary school, health provision, outdoor sports facilities, natural/semi-natural green space, attenuation basins, amenity green space, non-residential uses, play space, allotments, green infrastructure and local greens. The current application considers only the strategic landscaping for phase 1 of the development.
- 1.5 A reserved matters application has also been made for 192 dwellings within the northern (phase 1) area of the site. This is being considered separately under application reference 17/00578/REM. This application is currently awaiting revised plans to be submitted and considered.

2 THE SITE

- 2.1 The application site is on the southern side of Rawreth Lane. It represents part of the site that has been approved outline planning permission for up to 500 residential units and other associated development. This application considers a section to the northern and central area of the site.
- 2.2 The site consists of open land with some existing trees and some hedgerow on the Rawreth Lane boundary. A section of ditch also extends along part of the western part of the site.

- 2.3 To the south of the site is open land with a ditch running through the centre which forms part of the wider outline approval. The wider outline approval to the south incorporated more residential development, green space, an outdoor sports facility, allotments and local green.
- 2.4 To the north of the site is Rawreth Lane, which is a class III classified road. On the opposite side of the road is Madrid Avenue, a road which leads to one individual dwelling (The Dell). A road known as Winchester Drive, opposite, also leads to an individual dwelling (No.1). This side of Rawreth Lane is located within the Green Belt.
- 2.5 To the west of the site is open land located within the Green Belt and Rawreth Hall, a Grade II Listed building.
- 2.6 To the east of the site is the road which links to the Rawreth Industrial estate, Makro and a residential development from the 1990s. This eastern area beyond the boundary of the application site has no specific designation.
- 2.7 The Allocations Plan 2014 allocates the majority of this area for residential development within policy SER1 of this document with a section to the western edge located within the Green Belt.

3 RELEVANT PLANNING HISTORY

- 3.1 17/00943/DOC - Discharge of conditions no. 13 and 34 of 15/00362/OUT. PENDING CONSIDERATION
- 3.2 17/00857/DOC - Discharge of Condition 23 (Great Crested Newts) of Approved Application Reference 15/00362/OUT. PENDING CONSIDERATION
- 3.3 17/00578/REM - Reserved Matters Application for 192 Residential Units with Associated Access, Parking, Servicing, Landscaping and Utilities. (Phase 1). PENDING CONSIDERATION
- 3.4 16/01236/DOC - Submission of details of phasing (condition 4) and Density (condition 25) to outline permission granted for residential development on 3 June 2016 under application reference 15/00362/OUT.
- 3.5 15/00362/OUT - Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-Residential Floor Space to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). APPROVED on 3 June 2016
- 3.6 14/00627/OUT - Outline Planning Application (with all Matters Reserved apart from Access) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle

Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-Residential Floor Space to Part of Site, Uses including any of the following: Use Class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). REFUSED on 10 February 2015. APPEAL ALLOWED

4 CONSULTATIONS AND REPRESENTATIONS

4.1 Rawreth Parish Council (14/08/17)

Construction access to the site will be from Rawreth Lane only as the plan shows the spine road not completed to London Road. Council would like to see the spine road completed before any development is started. The completion of the road could provide access without too much traffic conflict, with a one way system operating most construction traffic will be able to enter from the west, in via London Road and out via Rawreth Lane; this will ensure that construction vehicles do not turn across the path of oncoming traffic in either Rawreth Lane or London Road and will prevent queuing while waiting to turn into the site.

Council also wants to see all flood attenuation completed beforehand as well.

Council feels that the layout is attractive, the design of houses is conservative but okay; however Council has a couple of observations. One observation is that one of the houses with rooms in the roof, hence higher roof line, is on the western boundary; but this might be acceptable as it makes the outline more interesting. The other is whether the flats alongside Rawreth Lane should be further down the slope, therefore less obtrusive - Council feels this is something that is worth looking at.

Council also feels that Rochford District Council should safeguard responsibility for maintenance of green spaces and drainage in the planning conditions.

4.2 RDC Engineering (10/08/17)

No comments/observations.

4.3 RDC Environmental Services (28/11/17)

First Response

Although I've not been consulted on this one, I thought I'd take a look as the earth bund forms part of the noise mitigation for the residential development. The supporting document does not seem to refer to this purpose and I can't see that we can consider the application without reference to the final noise mitigation scheme, which would include orientation and layout of the dwellings (and rooms), glazing, etc.

Second Response

This is an accurate reflection of my conversation with Paul and I am happy to let the application proceed as per the letter.

4.4 RDC Strategic Housing (07/07/17)

We support this application as long as the following is looked at: in regard to the affordable housing element regarding the split for the affordable 3 bedroom units we are unhappy with the split of 1 rented and 6 for shared ownership. There needs to be more of an even split as we have a high demand for 3-bed rental accommodation in Rayleigh. Sanctuary has not consulted about these breakdowns.

Also they are trying to meet the quota of affordable rent by giving us all the 1-bedrooms, which is unacceptable.

Whilst I understand this may impact on the financing of the affordable housing, this would not reflect the housing need based on the Information we have for Rayleigh.

4.5 RDC Arboriculture (10/07/17)

The landscaping plan, in particular the palette of suggested trees and hedges, is not consistent with the strategic landscape assessment supplied or Local Plan policy (DM25 section 4.13 onwards). Most of the species detailed are non native. It is recommended the scheme be revised to include more native planting. This is pertinent where tree belts and woodlands are to be created on the boundaries of the site and link to other areas of the wider landscape - the Rawreth Lane corridor and corridors on the east and western boundaries. Within the approved urbanised areas, more formal planting and those trees that are more suited to this setting can be included - those of upright form, low water demand, low root penetration, strength, etc.

Further Comments (29/08/17)

It would seem the tree planting is for the urbanised areas. If this is the case this will be fine. I would recommend when considering the tree belts and woodland belts on the outskirts of the site a more native planting palette be provided, i.e. internally happy with ornamental with reduced % of native, externally need to have native tree and woodland belts.

4.6 RDC Ecology (27/11/17)

Standing advice from Natural England:-

‘an extra survey to be done, as a condition of the planning permission for outline plans or multi-phased developments, to make sure protected species aren’t affected at each stage (this is known as a ‘condition survey’),’

Source – Gov.UK – Planning and Development - Protected species: how to review planning applications 6 October 2014 updated 12 October 2016

Suggested Condition

A further wildlife survey of the site shall be carried out to update the information previously submitted with the application, together with an amended mitigation and/or compensation strategy to mitigate/compensate the impact of the development upon the identified rare or protected species. The new wildlife survey and mitigation/compensation strategy shall be submitted to and be approved in writing by the Planning Authority prior to the commencement of the development hereby permitted and thereafter the development shall be implemented in accordance with the approved wildlife survey and mitigation/compensation strategy.

I think this will cover it.

4.7 RDC Waste and Recycling (02/08/17)

Please see page 89 of the attached for waste and recycling requirements. There is a charge per household of £168 for bin capacity for lifetime costs of bins. We ask that the developer pays for this before we can provide the bins.

4.8 Essex County Council Highways (01/12/17)

The application is still subject to all the requirements and timescales associated with planning permission of application reference 15/00362/OUT and associated legal agreements. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

ECC cannot support the creation of an adopted bridleway as a public right of way at this location. Our policy from a maintenance and inspection perspective is to not accept any new urban bridleways, i.e. bridleways within medium/large development sites.

Moreover, the most crucial issues here at this location are the safety aspect and the lack of real connectivity improvements within the proposal. The suggested creation would not connect to any equestrian accessible public right of way (PROW) to the south.

To the north it would only link to the plotland bridleways, the majority of which are not publicly maintained, via Rawreth Lane which would, in our view, be an

unsafe connection and crossing and riders could only proceed beyond the network of plotland bridleways through a similarly dangerous negotiation of Hullbridge Lane or illegal use of a footpath, which was subject to an unsuccessful claim as a bridleway and so cannot be viewed as having the potential for an upgrade.

We would not therefore expect to see any new PROW created at this site, which will be urban development in character and would expect to see any enhancements to access through or around the site to be via either permissive routes or from fully adopted footways or cycleways or shared routes.

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to various notes listed fully in their consultation response.

4.9 Essex County Council Minerals and Waste (11/08/17)

The Mineral Planning Authority has no comment to make against this application because the site is not within a Mineral Safeguarding Area.

4.10 Essex County Council Lead Local Flood Authority (18/09/17)

We were happy with the conditions placed on the outline permission so we didn't have any specific comments in relation to the REM applications. I have had a number of pre-application meetings with the applicant and their consultants and we are fairly confident that what they end up submitting will provide the level of detail that we require to recommend discharge of the drainage conditions in relation to phase 1 of the development.

4.11 Essex County Council Archaeology (15/08/17)

Archaeological work is complete for this first phase of the development and I have no further recommendations for this phase.

4.12 Essex County Council Urban Design (04/10/17)

Pre-Application Enquiry Letter Comments

Comments on the Updated Layout

The proposed and updated plan has been amended to provide a greater proportion of smaller dwellings in place of the larger 5-bedroom dwellings. These layout changes have been produced to reflect the ethos of the approved layout. The following points highlight our key recommendations for the revised proposals:-

1. The built frontages throughout the layout need to respond to the street type that they front onto, using landscape and the appropriate

boundary treatments to address the distinctiveness of the character area they form part of. In some areas the street frontages have become generic and fail to respond to the street scene. For example, the same frontage is adopted for the shared surfaces as elsewhere on the site.

2. Plot 116 is in a key location fronting the school site and marking the corner of a key junction; the proposed building alignment and roof plan needs to be developed further to provide a suitable frontage onto the street.
3. Apartment blocks (92-100 and 101-109) should be designed to the same principles as the buildings on the previously approved layout. The use of a mirrored building form for the two apartment blocks is logical; however, the arrangement and relationship between these two blocks could be improved to respond better to the surrounding space, access routes and car parking court.
4. Similar to the point above, plots 184-192, 132-140 and 142-150 all utilise the same 'L shaped' building block design, within what is an open and exposed area of the site. The success of this portion of the development will rely on a subtle variety of the elevation design, materials specification/mix and structural landscape.
5. Across the layout, there are opportunities to combine some of the single garages to create joined garages; for example, plots 22-21, 8-7 and 10-11, etc.
6. The use of smaller dwellings has reduced the amount of opportunities for street tree planting, mainly due to the need to provide additional driveways to service the greater number of dwellings. An updated landscape plan needs to be produced alongside this layout to inform a clear landscape strategy for the site. The landscape plan should include reference to the design of the parking courts which surround the apartment buildings.

Comments on the Updated Density Parameter Plan

The updated density parameter plan has been produced to reflect the density changes in the revised layout. The revised density parameter plan has been produced to reflect the surrounding rural context of the site, with lower density development parcels located to the western rural boundary edge. From a design and layout perspective, the amended density parameter plan is appropriate for the site and the proposed layout changes.

Planning Application Response

Thank you for consulting me on the submitted applications 17/00588/REM and 17/00578/REM for Land North of London Road. Following a pre-application meeting in March 2017 and a review of the indicative layout, this response summarises my recommendations to inform the emerging proposals for the site.

Comments on the Strategic Landscaping Proposals for Phase 1 (17/00588/REM)

The re-submitted strategic landscaping proposals of the site include integrated landscaping with strategic drainage plans which incorporate SuDS. The landscaping strategy includes screening and structural planting and is appropriate for the site and the proposed layout changes.

4.13 Environment Agency (11/08/17)

We will not be providing any comments for these applications, as all three fall outside our consultation checklist.

4.14 Natural England (14/08/17)**Statutory Nature Conservation Sites – No Objection**

Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises your Authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Crouch and Roach Estuaries (Mid Essex Coast Phase 3) SPA and Ramsar and Essex Estuaries SAC have been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on these sites' conservation objectives.

In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Crouch and Roach Estuaries SSSI has been notified. We therefore advise your Authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your Authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

Local Sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the Authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity Enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The Authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public Authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to consult Natural England on "development in or likely to affect a Site of Special Scientific Interest" (schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help Local Planning Authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.

4.15 Essex and Suffolk Water (23/08/17)

Our records show that we do not have any apparatus located in the proposed development.

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.

4.16 Highways Agency (11/08/17)

Highways England has no objections to these applications, as they are remote from the A12 trunk road. It appears from our records that we were never consulted on the original application.

4.17 Sport England (12/07/17)

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non statutory remit (National Planning Policy Guidance (PPG) paragraph 003 reference ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.

General guidance and advice can, however, be found on our website:-

www.sportengland.org/planningapplications

If the proposal involves the loss of any sports facility then full consideration should be given to whether the proposal meets paragraph 74 of National Planning Policy Framework (NPPF), link below, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the Local Authority has in place.

If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the Local Authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:-

<http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If the proposal involves the provision of additional housing (<300 units) then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or

improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the Local Authority has in place.

In line with the Government's NPPF (including section 8) and PPG (health and wellbeing section), consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

4.18 Essex Bridleways Association (12/07/17)

Within the outline application for this site, we requested that bridleway access is provided through the western green corridor running north/south from Rawreth Lane to London Road. The outcome was that it was suggested that at Reserved Matters stage this would be considered, but it appears that no plans have now been made in this initial application for Phase one of the development. We request that informal permissive access for all users, including equestrians, is included within the western corridor within the informal grassland areas to link London Road with the existing bridleway network to the north of Rawreth Lane, which runs northward towards Hullbridge.

4.19 National Grid/Cadent (14/08/17)

The reason Cadent hasn't responded is because both the application boundaries aren't affected by any of our assets.

4.20 Response to Neighbour Notification

Responses have been received from the following addresses:-

Alexandra Road, Rayleigh: 39 (19/07/17)

Curtis Way: 45 (19/07/17)

Fairmead, Rayleigh: 2 (12/07/17)

Gosfield Close, Rayleigh: 6 (12/07/17)

Grove Road, Rayleigh: 97 (19/07/17)

Hanningfield Close, Rayleigh: 2 (19/07/17)

Kestrel Grove, Rayleigh: 35 (19/07/17)

Langham Drive: 35 (05/07/17)

Leasway, Rayleigh: 9 (12/07/17)

Mortimer Road, Rayleigh: 32 – Oak Lodge (12/07/17)

Rawreth Lane: 200 (12/09/17)

Vernon Avenue, Rayleigh: 36 (19/07/17)

The comments can be summarised as follows:-

- Lack of infrastructure – doctors, schools, hospital, community centres, youth centres, police, fire etc. Schools at capacity, local police being reduced.
- Flooding:
 - Concerns about the periodic flooding which occurs during heavy rain fall. Significant new drainage and investment in current drainage needs to be put in place.
 - Already we have over development in this area causing the flood we suffered in 2013. I do not think any water management would make this any better once you build on this land. After personally being flooded and seeing it happen this area should not be developed; you cannot contain that amount of water however you think you can do it.
 - This development will add to the flooding problems along London Road, regardless of the applicant's commitment to addressing the problem (the same was said by the developers of the old Eon site which flooded within 12 months of being built).
 - Using the flood checking facility on the Essex CC website, the proposed area is swathed in blue when the postcode is entered. (<http://flood.essex.gov.uk/know-your-flood-risk/check-if-you-re-at-risk-of-flooding/>). We have had recent issues with flooding in Rayleigh and putting more houses in an at-risk area is irresponsible.
- Highway:
 - Rayleigh is already extremely congested. There are not enough roads to deal with the current number of residents and additional residents in the area will make it even worse.
 - Even without this development, the A129 (Rayleigh Road), the A1245 (Chelmsford Road) and Rawreth Lane (leading into

Hullbridge) are gridlocked each morning and evening. This development will add to the congestion regardless of an access road to serve the additional houses.

- Rayleigh is already gridlocked in the mornings and the evenings during the week and much of the day on Saturdays. I cannot imagine how the town will cope with the extra traffic, let alone the construction traffic.
- The existing access roads off London Road and Rawreth Lane are already over congested making it difficult to enter/exit our towns and not just during rush hour.
- The development will have severe adverse effects on the already congested local road network. London Road into Rayleigh and the A1245 are both severely congested in rush hour and with the addition of another nearly 200 houses meaning in reality at least 300 cars as most homes have two cars now; the local road network will not cope. The A1245 towards the A127 is also congested at most times of the day already.
- High street parking is already at capacity. Station parking is already at capacity.
- Rayleigh cannot cope today with the lack of road infrastructure on all approaches/exits to the town, with average delays up to 15 minutes which adds to forever increasing air pollution with traffic at a stand still daily, including weekends.
- In these plans there is no mention of improvements at Fair Glen junction, Rayleigh Weir, and Carpenters Arms which all became grid locked today, before adding further houses to the town.
- With the new housing development in Hall Road Rochford, people use Rayleigh town centre as a rat run from the A127; that is before this site is fully completed. I would ask the Council how can Rayleigh cope with the increase in traffic without major investment in new junctions/bypasses?
- Rail network – the rail network is to capacity, while new trains are on order increasing standing room only capacity. No additional train paths to London are possible without major investment, so this may push further people on the roads increasing the delays on the road network, which in turn costs businesses thousands of pounds a year.
- Noise and air pollution:
 - Every day there are miles and miles of traffic on the A127.

- There has been coverage in the local press about dangerous levels of pollution from traffic fumes in Rayleigh, so much so that a plan for an AQAP has been submitted to Defra today (12 July 2017).
- Wildlife - This application, together with the additional phases which will follow this build, will have a huge adverse effect on wildlife.
- Green land - There is precious little green land left and what there is, is being built on.
- General:
 - The whole development is not wanted by any local residents. This whole process is totally flawed - so much for democracy - nobody wants this - why do you not listen to the majority?
 - Stop destroying our countryside.
 - Rayleigh, Wickford and Hullbridge are already over developed.
 - This application cannot go through until (a) major investment is sourced and plans submitted to show infrastructure to cope with the increase in road traffic and (b) Evidence is submitted to demonstrate no additional noise/air pollution to the area (c) Evidence is submitted to show the developers have considered the increase in passenger traffic on the rail network and what funding would be available to support an increase in rail capacity for the future and (d) What funding will be made available to support local businesses who are losing money because of delays on the existing road network?

5 MATERIAL PLANNING CONSIDERATIONS

Landscaping

- 5.1 Within the approved outline application, planning condition 21 requires details of the soft and hard landscaping for the strategic open space, localised open space and landscaping within the developable areas including in the local greens to be submitted to and agreed by the Council. Condition 22 also requires a scheme for the protection of trees/hedgerows to be retained within or immediately adjacent to the site, to be submitted to and agreed. These conditions will still require details to be agreed separate to the current application. In addition to this, condition 24 requires existing hedgerows and trees to remain. Condition 32 then goes on to require the strategic landscaping to be provided in accordance with the agreed details at condition 21, with the landscaping to be completed prior to the occupation of 50% of the dwellings within the applicable residential phase, as identified on the Landscape Phasing Plan approved as part of the outline application. The

proposal as currently submitted would be in accordance with the Landscape Phasing Plan.

5.2 The landscape zones proposed are as follows:-

- 1) Phase 1 of the link road corridor – footpath/cycleway on the eastern side of the road and a footpath to the west. Swale feature and the main utilities corridor are also within this area. Street trees will be planted in informal groupings. Grass verges and clipped hedges will also be present here.
- 2) Gateway landscape along Rawreth Lane – 20-30m strip of semi-rural character using earth shaping of around 1.5m in height planted with informal groupings of trees and shrubs and a swale feature. Meadow grass areas and flowering lawns would also be present.
- 3) Northern Strategic east/west corridor – central green including the main area of open space with a minimum of 400m² children's play space (LEAP). It will have a village green character with the planting and management part semi-natural and part urban park. A seating area would also be provided.
- 4) Western landscape corridor – shrubs, meadow grassland, flowering lawn areas and tussocky grassland in the area restricted in height by the overhead power lines and pylons. Network of recreational paths, some surfaced and some mown grass. Woodland copse to the western boundary beyond the power lines. Open grassed attenuation basin to the south and north.
- 5) Eastern edge – earth shaping planted with trees and shrubs. Pathway to the eastern edge along the boundary with the industrial estate road. A swale would also be incorporated.

5.3 The large majority of the landscaping would be entirely new, the site being mostly an open field in character, with retention of four trees (one to the south near the attenuation pond and three along the Rawreth Lane boundary edge to the north near to the access road entrance) and remnants of some hedgerow (to north western corner along Rawreth Lane).

5.4 The Council's arboriculturalist does not object to the principle of the scheme shown ensuring that the tree and woodland belts on the wider outskirts of the site provide a good quantity of native specimens with the use of more ornamental planting within the urban area and the link road corridor considered acceptable. More detail around the specific plant, tree and shrub usage will be determined through discharge of the conditions relating to landscaping as part of the outline application. Within Supplementary Planning Document 7 it encourages use of specific species familiar to Essex and the use of bunding alongside main roads which is proposed here in accordance

with this document. The ECC Urban Design Officer is supportive of the landscaping scheme proposed.

- 5.5 Planning condition 21 required substantial hedgerow corridors within any landscaping scheme in order to provide links across the site. The plan only shows the use of hedgerows around the play space. Therefore, it is considered that a greater quantity of these should be provided, controlled by planning condition.
- 5.6 The outline application proposed the removal of two trees to enable access to be provided into the site from Rawreth Lane. However, these have been retained as part of the current strategic landscaping application. In addition, an area of hedgerow to the Rawreth Lane edge to the east of the access road previously shown to be retained would now be removed. This hedgerow should be retained in line with the arboricultural report and tree plan approved as part of the outline application. This is also a requirement of condition 24 of the approved outline application which seeks the retention of existing trees and hedgerows. The two trees now shown to be retained would be located within the visibility splays of the Rawreth Lane junction. This would conflict with condition 10 of the approved outline application. Whilst it is admirable that the applicant is seeking to retain these two existing trees the arboricultural report required them to be removed due to their positioning in relation to the new access road which was not considered objectionable. This should continue to be the case and a planning condition will be attached in relation to this.
- 5.7 It is considered that the landscaped zones identified represent a good approach to ensuring that the development integrates well with its location taking into particular consideration the nearby industrial estate and countryside.

Open Space and Play Space

- 5.8 Within the approved outline application, planning condition 31 required a minimum area of 0.07ha for play space to be provided at the site in the form of two spaces with details to be submitted to and agreed by the Council. At least one of these spaces is required to be a Local Equipped Area for Play (LEAP) on an area of 0.04ha. The current application has a play space located within the centre measuring 1491m² (0.15ha). This would provide sufficient space to accommodate a LEAP if it were to be proposed in this position on the site. The overall size of the central green is 7356m² (0.74ha) exceeding the parameters plan for the outline application which showed 0.62ha.

Noise

- 5.9 Within the approved outline application, planning conditions 19 and 20 were imposed relating to noise. Condition 19 requires that prior to occupation of the

first dwelling on the site an updated noise assessment be submitted and agreed regarding noise associated with the neighbouring industrial estate and mitigation in terms of layout and orientation of buildings, glazing specifications and acoustic bund/structure. Condition 20 requires details of any plant and equipment for non-residential buildings including a noise assessment to be submitted and agreed prior to use. These conditions will still require details to be submitted and agreed separate to the current application.

- 5.10 However, the current application does link to the noise mitigation requirements as it shows the landscaping arrangements which would need to include earth bunding at the site. The Council's Environmental Services department initially raised concerns as it was not felt that the Council should consider the application without reference to the final noise mitigation scheme, which would include orientation and layout of the dwellings (and rooms), glazing, etc. In response to this, the applicant provided further information from their noise consultants during the course of the application. The Council's Environmental Services department reviewed this information and is not concerned on the basis of the information provided which provides an initial overview of the intended noise mitigation. This would be expanded on in more detail through the necessary detail required separately through conditions 19 and 20 of the outline approval. On this basis there is no noise objection to the proposal, full details of the height and profiling of the earth bund shown along the gateway landscape along Rawreth Lane and the eastern edge, which is proposed to assist with mitigating road traffic noise, would be dealt with through condition 19 and also condition 21 which relates to the detailed landscaping of the scheme.

Surface Water Drainage

- 5.11 Within the approved outline application, condition 34 requires a surface water drainage scheme to be submitted to and agreed by the Council. Discharge of condition details have been submitted under application reference 17/00943/DOC in relation to condition 34 which is currently under consideration. In response to the discharge of condition request ECC Lead Local Flood Authority has confirmed that conditions 13 and 34 can be agreed in relation to surface water at the site for Phase 1. However, agreement of these details are yet to be formally confirmed by Rochford District Council.
- 5.12 The strategic landscaping scheme submitted currently shows the use of swales and attenuation basins within the strategic landscape. These are in acceptable locations from a design perspective. The only slight difference between the plan submitted as part of the details for condition 34 and the current application is that the strategic landscaping plan being considered as part of this application shows a small swale to the north eastern corner and one to the east of the central green which are no longer shown on the drainage details and the swale shown to the northern area of the western landscape corridor is angled slightly differently around the attenuation pond to the north on the drainage plan. The more detailed drainage elements provided

as part of condition 34 take priority over the details provided as part of the current application. The strategic landscaping can easily accommodate the slight change within its layout or could accommodate a varied drainage arrangement if that submitted were not to be formally agreed. This should be controlled by planning condition.

Highways and Public Rights of Way

- 5.13 During the course of the application a footpath has now been provided to the east of the proposed school site as sought by ECC Highways. This was excluded from the original outline application as concern was initially raised regarding this by ECC Education. ECC Education has now removed its objection to this and therefore such footpath connection is proposed within this application and is considered acceptable.
- 5.14 Essex Bridleways Association has requested that bridleway access be provided through the western green corridor running north/south from Rawreth Lane to London Road. However, ECC Public Rights of Way (PROW) is not supportive of such a bridleway as it would not connect to any equestrian accessible PROW to the south and to the north it would only link to the plotland bridleways, the majority of which are not publicly maintained, via Rawreth Lane which would be considered an unsafe connection. Within section 5.190 of the report to the approved outline application it is confirmed that policy SER1 at section 3.38 requires that the development provides a link and enhancements to the cycle and bridleway network. Condition 21 of the outline application requires details of landscaping to be agreed, including details around paths, cycle ways and bridleways. However, as there are safety concerns associated with the inclusion of a bridleway in this location by ECC, it is not considered appropriate for this development to provide the bridleway sought through the development's western corridor.
- 5.15 The current proposal includes the main link road corridor through the centre of phase 1, which has already been approved through the outline application. Either side of this road are macadam surfaced footpaths leading through into the central green and towards the eastern edge of phase 1. These vary in width between 2m and 3m. ECC do not raise objection to the application with regards to the footpaths shown. Self-binding gravel paths are also proposed in the western landscape corridor and along the Rawreth Lane gateway landscape extending partly into the eastern edge. These paths will have a more rural appearance which will assist in encouraging use of the landscaped areas but also soften the appearance the paths will have within these areas. Informal paths using mown lawn are also shown within the southern area of the western landscape corridor to allow greater access to this area and to enable some informal recreation. The proposed pathways are not considered objectionable.
- 5.16 Rawreth Parish Council has queried whether the spine road from Rawreth Lane to London Road can be completed before any development is started.

However, this is not considered a reasonable requirement to impose upon the applicant within a phased development such as this. There will be an agreed construction method statement as part of the discharge of condition 15 attached to the outline application which will require consideration around construction traffic movements.

- 5.17 Public footpath no. 57 runs north-south within the north eastern corner of the wider site. It is not considered that the proposal would have a detrimental impact on this footpath.

Ecology

- 5.18 The Council's ecologist recommends a further condition be imposed requiring further survey work to be undertaken prior to works commencing as part of the current application.
- 5.19 Condition 23 of the outline application requires a European Protected Species mitigation strategy to be prepared in consultation with the Local Planning Authority and Natural England prior to commencement of development in each phase for the protection of great crested newts. The applicant is currently seeking a licence through Natural England. Therefore, it is not necessary to require any further mitigation relating to great crested newts as part of the current application as this is sufficiently addressed through condition 23 of the outline application.
- 5.20 As part of the outline application a desk top and phase 1 habitat surveys were undertaken, along with badger, bat, breeding bird, otter, water vole, barn owl and great crested newt surveys. Such survey work showed evidence of bats using the site for foraging and commuting and birds with water voles in a ditch to the west and made recommendations that were placed into condition 21 of the outline application requiring the provision of bird and bat boxes.
- 5.21 It is not considered reasonable to require further survey work to be undertaken beyond the great crested newt survey required under condition 23. If such further survey work was considered necessary a phased arrangement for such survey work would have been imposed on the outline application. However, the only mitigation considered necessary has been imposed on the outline application incorporating bird and bat boxes and great crested newt survey work.

Green Belt

- 5.22 Part of the site is located within the Green Belt where a section of the western landscape corridor is located and one of the attenuation ponds. It was determined at outline stage that this was not objectionable as no built development would be located within this area and the appearance of this would remain soft landscaped in character.

Other Matters

- 5.23 An indicative sub station and gas PRI are shown. Whilst in visible locations, due to the quantity of landscaping surrounding them their positioning is not considered objectionable.
- 5.24 All planning conditions and section 106 contributions required as part of the approved outline application reference 15/00362/OUT will still need to be met separate to this reserved matters application.
- 5.25 The proposal for strategic landscaping would accord with the approved parameters plan as part of the outline application.

6 CONCLUSION

- 6.1 The proposal is considered not to cause undue demonstrable harm to any development plan interests, other material considerations or to the character and appearance of the area such as to justify refusing the application.

7 RECOMMENDATION

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

That planning permission be approved, subject to the following conditions:-

- (1) Prior to works commencing to undertake the landscaping approved, a revised plan shall be submitted to and agreed in writing by the Local Planning Authority showing:-
- a. Proposed native hedgerow corridors across the site
 - b. Retention of the existing hedgerow to the north eastern corner to the boundary with Rawreth Lane shown as H001 on drawing no. 3878-D-1 within the Arboricultural Impact Assessment produced by Haydens as part of the approved outline application 15/00362/OUT
 - c. Removal of two trees identified as T003 and T004 on drawing no. 3878-D-1 within the Arboricultural Impact Assessment produced by Haydens as part of the approved outline application 15/00362/OUT
 - d. A drainage scheme that accords with drawing no. 47065807-DES-01 P7 by URS submitted as part of application reference 17/00943/DOC or an equivalent drawing as agreed through condition 34.

Once agreed, such landscaping shall be implemented on site in accordance with a timetable to be submitted to and agreed in writing with the Local Planning Authority.



Matthew Thomas

Assistant Director, Planning & Regeneration Services

Relevant Development Plan Policies and Proposals

H1, H2, CP1, GB1, GB2, ENV4, CLT5, CLT7, T1, T6 of the Core Strategy 2011

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

SER1 of the Allocations Plan 2014

Supplementary Planning Document 7 – Design, Landscaping & Access Statements

National Planning Policy Framework 2012

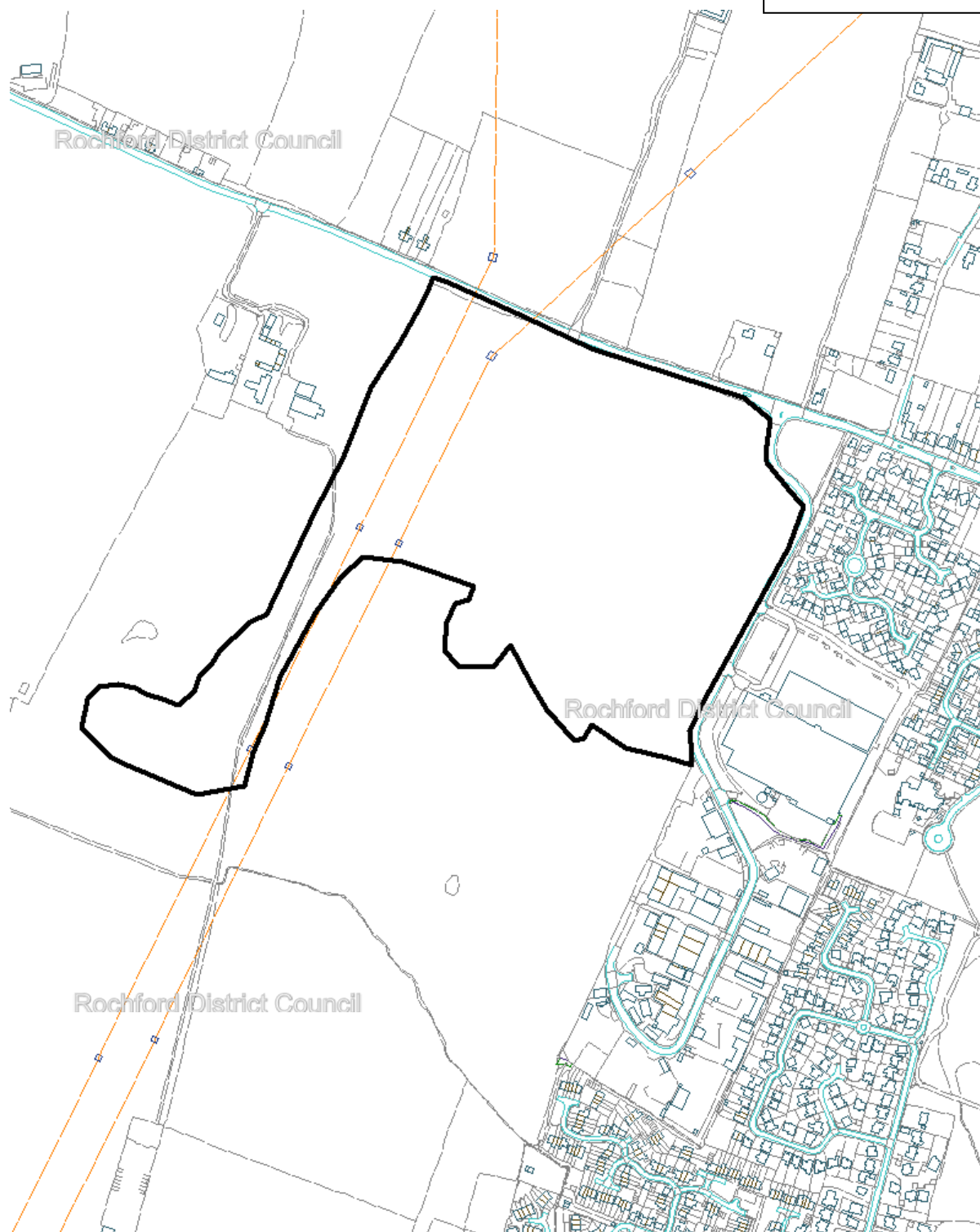
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