

17/01114/REM**LAND NORTH OF LONDON ROAD AND SOUTH OF
RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL
ESTATE, RAWRETH LANE, RAYLEIGH****RESERVED MATTERS APPLICATION FOR UTILITY
INFRASTRUCTURE (GAS AND ELECTRICITY STATIONS)**

**APPLICANT: MR WILLIAM WOOD - COUNTRYSIDE
PROPERTIES (UK) LTD**

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 utility infrastructure (gas and electricity stations) for 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).

1.3 The development the subject of this application incorporates 4 no. electricity sub stations, an electricity intake station and gas pressure reduction installation (PRI). The details of this utility infrastructure can be summarised as follows from the applicant's supporting statement:-

- Electricity supply:
 - 1 no. intake sub station – required to change the ownership of cables from the incumbent supply to the chosen adopting company to feed the 4 no. sub stations. Proposed at the southern end of the site to the north

west of Lower Barn Farm due to the main point of connection from the incumbent supplier being at this end of the site.

- 4 no. distribution sub stations:-
 - Sub station 1 – proposed within the residential development of phase 1 bordering plots 3, 4 and 30. This suits the 250m radius associated with the range of the sub stations and is easily accessible from the main spine road.
 - Sub stations 2 and 3 – proposed in central positions along the spine road to suit the 250m radius and to ensure site wide coverage.
 - Sub station 4 – proposed adjacent to the future school site, close to the eastern boundary, due to the high electricity loading that is usually required by a school site in comparison to housing within the strategic landscaping. The idea would be for most of the supply out of this sub station to be used for the school as it then eliminates any issues with voltage drop as the distance is minimal.
 - There are three different roof designs submitted with the application for the sub stations; a flat, alternative gable and alternative pitch roof. The applicant proposes to use the gable roof design. The 4 sub stations would be 4.715m wide and 4.04m in depth with a set of double doors and a single door on one elevation and a high level louvre on another elevation. The pitched roofed option would be 4.3m in height and the flat roofed would be 2.85m. The intake sub station would be 4.04m wide, 10.043m wide and 4m high with a pitched roof.
 - Gas supply:-
 - A medium pressure connection is required to the gas main located north east of the site along Rawreth Lane. To convert the pressure from medium to low pressure, to feed the units, a pressure regulating installation (PRI) is required. The PRI is proposed close to the point of supply on the north eastern side of the site within the strategic landscaping.
 - The Gas PRI would be flat roofed with a height of 2.25m, width of 2.1m and depth of 2.8m. A pair of doors would be positioned along two elevations.
- 1.4 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.

2 THE SITE

- 2.1 The application site is on the southern side of Rawreth Lane and north of London Road. It represents the wider site that has been approved outline planning permission for up to 500 residential units and other associated development.
- 2.2 The site area represents 6 site locations for the sub stations and gas PRI spread across the wider site. The site consists of open land.

3 RELEVANT PLANNING HISTORY

- 3.1 18/00077/NMA - 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). PENDING CONSIDERATION
- 3.2 17/01117/DOC - Discharge of conditions 28, 29, 30 of approved planning application 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). PENDING CONSIDERATION
- 3.3 17/00943/DOC - Discharge of conditions 13 and 34 of 15/00362/OUT. DISCHARGED by letter dated 19 January.
- 3.4 17/00857/DOC - Discharge of condition 23 (Great Crested Newts) of approved application reference 15/00362/OUT. PENDING CONSIDERATION
- 3.5 17/00578/REM - Reserved matters application for 192 residential units with associated access, parking, servicing, landscaping and utilities. (Phase 1). PENDING CONSIDERATION
- 3.6 17/00588/REM - Reserved matters application for strategic landscaping proposals for Phase 1. APPROVED on 9 January 2018.
- 3.7 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. DISCHARGED by letter dated 27 January 2017.

- 3.8 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
- 3.9 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

Rawreth Parish Council

- 4.1 No comments or observations.

ECC Urban Design

- 4.2 My only comment is seeking clarity of the materials used - particularly the brick specification - to ensure that this relates directly to the development parcels that they will be located within.

5 MATERIAL PLANNING CONSIDERATIONS

Layout

- 5.1 Sub stations 1 and 3 would be located within the areas shown on the approved outline application as residentially developable areas. Sub station 1 is located within phase 1 and is shown within the application reference 17/00578/REM. Sub station 3 would be located within phase 3. The layout details for this phase have not yet been submitted for consideration. Sub station 1 would be located within an acceptable location set back from the road neighbouring residential dwellings at plots 3, 4 and 30. Sub station 3 would be located approximately 20m from the spine road; therefore, it would be reasonably integrated within the residential area of phase 3. The locations of these sub stations is considered to be acceptable.
- 5.2 Sub station 4 and the gas PRI would be located within the strategic landscaping area towards the eastern boundary of the site. These were shown within the approved application reference 17/00588/REM which approved the strategic landscaping arrangements for phase 1. Whilst located

within a soft landscaped area of the site, visible from the Rawreth Industrial Estate road, it is considered that these would still integrate into the landscape as they are set back from the road by between 6 and 9m and are located within a large swathe of soft landscaping. They are located within the most functional positions for their requirements. Landscaping and material finish details to ensure their integration into the landscape could be controlled by condition. Condition 21 attached to the approved outline application requires details of soft landscaping to be agreed and therefore does not need to be repeated here. However, a condition requiring material details to be agreed should be attached.

- 5.3 Sub station 2 and the intake sub station are located within areas identified as natural/semi-natural green space on the approved parameters plan for the outline application accessed from the spine road. Sub station 2 would be set back approximately 12m from the road and the intake station approximately 5m. The intake sub station would be located near to the boundary with Lower Barn Farm. This property has a collection of buildings and hedging on its boundary and the positioning of the intake sub station would not be considered detrimental to the occupiers of this property. There are two trees located near to the proposed intake sub station; however, they would be located approximately 24m from the sub station and its positioning is therefore not considered to be detrimental to these trees. The intake sub station, with the buildings and parking areas at Lower Barn Farm as a back drop, would not appear too prominent in this location. Soft landscaping would assist in reducing the appearance of the building. Sub station 2 would be located within a more prominent area of natural/semi-natural green space. However, sub station 2 is modest in size and with the use of soft landscaping, through discharge of condition 21 attached to the approved outline application, it is not considered that such positioning would appear too prominent here to justify refusing the application.

Design

- 5.4 The applicant has a preference for the pitched gable roof design for the sub stations. However, sub station 1 shown within application reference 17/00578/REM uses hipped roofing. It is not considered that a flat roofed design for this number of sub stations would be acceptable within quite visible locations. A pitched gable roof, whilst a more attractive design, would create a prominent roof form for these buildings. It is considered that a pitched hipped roof would be most suitable, ensuring a design sympathetic to its surroundings and also of suitable scale. Such roof form should be controlled by planning condition.
- 5.5 The gas PRI plan shows a building with a flat roof. If a pitched hipped roof is achievable for this building such roofing should also be used, controlled by planning condition. However, if such a roof form is not possible within the constraints of the utility company requirements, then a flat roof for this building is not objectionable as the building is modest in scale, being only 5.88m² in floor area.

- 5.6 The ECC Urban Design officer has advised that we should ensure that the materials for the infrastructure relate correctly to the relevant parcels within the development. Within the more open areas of the site, a darker material usage, which blends into the soft landscaping, is likely to be most acceptable. With regard to sub stations 1 and 3, it will depend on the material finishes of the surrounding units. This is currently unknown for sub station 3. For sub station 1, surrounding properties are either red bricked or a grey/green boarding. On this basis, a red brick is likely to be most suitable here.

6 CONCLUSION

- 6.1 The proposal is considered not to cause undue demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area or residential amenity 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 heads of conditions:-

- (1) Time limit
- (2) List of plans
- (3) Materials to be agreed. Roof form to be pitched hipped for sub stations. For gas PRI should be hipped pitched unless this is not possible within the constraints of the utility company requirements.



Matthew Thomas

Assistant Director, Planning and Regeneration Services

Relevant Development Plan Policies and Proposals

Policies H2 and CP1 of the Core Strategy 2011

Policies DM1 and DM25 of the Development Management Plan 2014

SER1 of the Allocations Plan 2014

National Planning Policy Framework 2012

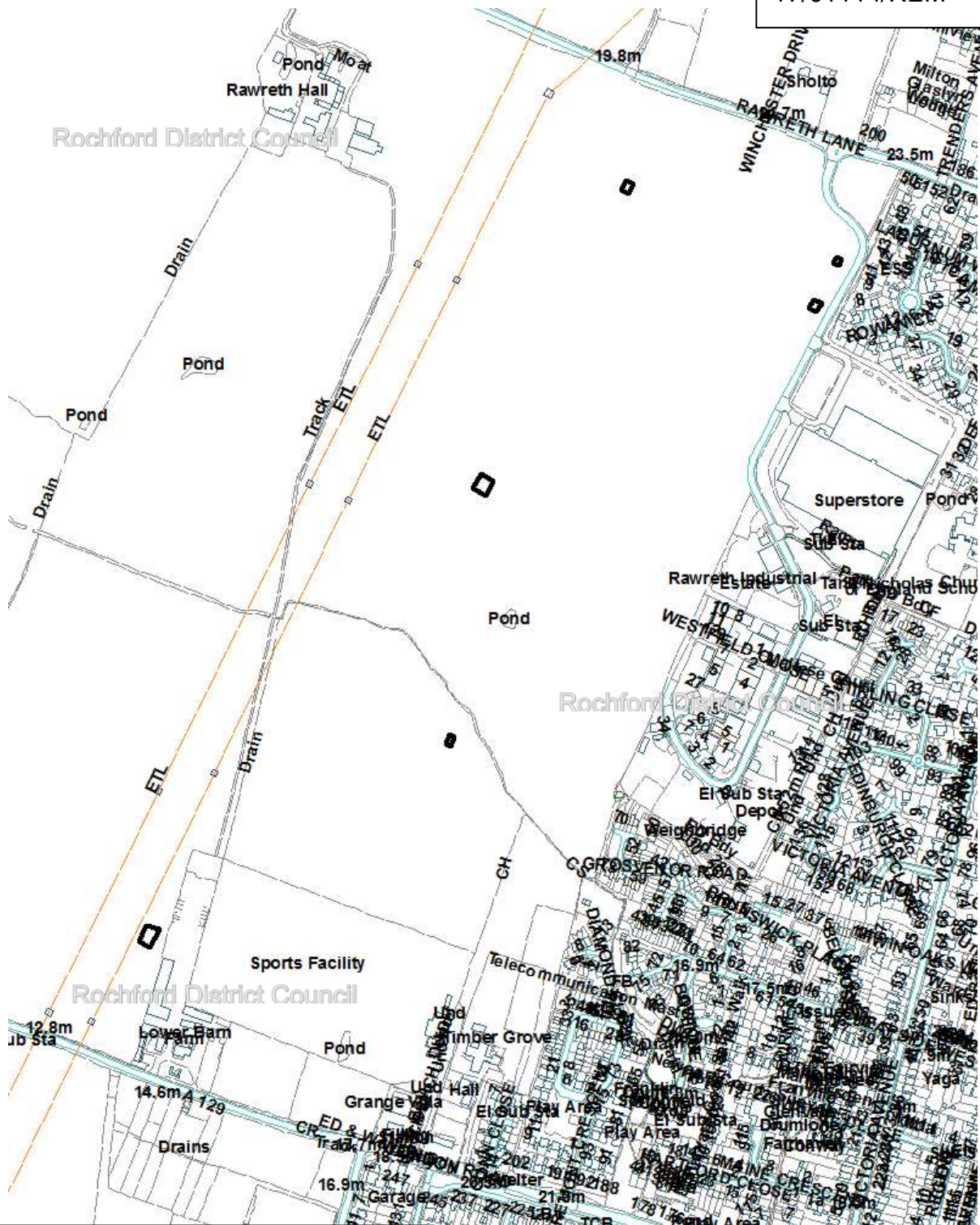
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17/01114/REM



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