

<p>Reference: 17/00443/TBC</p>	<p>Site: Car Park Calcutta Road Tilbury Essex RM18 7QA</p>
<p>Ward: Tilbury Riverside And Thurrock Park</p>	<p>Proposal: Erection of 35no. unit age restricted housing scheme in a mixture of three and four storey buildings, including provision of car parking and communal facilities, together with refuse and cycle stores, associated landscape proposals and formation of new public square.</p>

Plan Number(s):		
Reference	Name	Received
065_PL_103	Floor Layout	
065_PL_104	Roof Plans	11th April 2017
065_PL_001	Location Plan	11th April 2017
065_PL_002	Existing Site Layout	11th April 2017
065_PL_003	Proposed Site Layout	11th April 2017
065_PL_101	Proposed Floor Plans	11th April 2017
065_PL_102	Proposed Floor Plans	11th April 2017
065_PL_200	Roof Plans	11th April 2017
065_PL_201	Elevations	11th April 2017
065_PL_300	Elevations	11th April 2017
065_PL_301	Elevations	11th April 2017
065_PL_400	Other	11th April 2017
160641-X-00-DR-C-1000_P1	Drawing	4th April 2017
160641-X-XX-M2-C-1001_P1	Drawing	4th April 2017
CR125_L_1.01	Landscaping	4th April 2017
CR125_L_2.01	Sections	4th April 2017
CR125_L_3.00	Drawing	4th April 2017
CR125_L_4.00	Drawing	4th April 2017
CR125_L_6.00	Drawing	4th April 2017
CR125_L_7.00	Drawing	4th April 2017
CR125_L_7.01	Drawing	4th April 2017

<p>The application is also accompanied by:</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Air Quality Assessment - Bomb Search Report - Design and Access Statement - Desktop Study – Geoenvironmental - Noise Assessment - Transport Statement - Energy Statement 	
<p>Applicant: Thurrock Council</p>	<p>Validated: 3 April 2017</p> <p>Date of expiry: 3 July 2017</p>
<p>Recommendation: Approve, subject to conditions.</p>	

This application is scheduled for determination by the Council’s Planning Committee because the application has been submitted by the Council (in accordance with Part 3 (b) Section 2 2.1 (b) of the Council’s constitution).

1.0 DESCRIPTION OF PROPOSAL

1.1 This application seeks planning permission for the redevelopment of the car park site to provide a 3/4 storey development accommodating 35 dwellings [100% affordable] in the form of 31 x 1 bedroom flats and 4 x 2 bedroom duplexes as detailed in the summary table below. The development would also provide communal facilities for the residents. As part of the development, a new public square would be provided to the front of the site.

1.2 The proposed design reflects a modern contemporary approach with a flat roof design to both the 3 and 4 storey elements. The building would have open balconies with railings and recessed balconies.

1.3 A summary of the proposal is provided in the table below:

Site Area:	0.37hectares
No. of Dwellings:	31 x 1 bedroom flats 4 x 2 bedroom duplexes Total 35 dwellings

Amenity Space:	Balconies for all flats Decked amenity area – 567sq.m. Rear amenity area – 829 sq.m.
Building Height:	Part 4 storey / part 3 storey
Car Parking:	36 car parking spaces (including 5 wheelchair spaces)

2.0 SITE DESCRIPTION

- 2.1 The application site is located on the corner of Calcutta Road and Toronto Road, extending west from the junction.
- 2.2 Residential uses adjoin the site to the north and west. To the east, on the opposite side of Toronto Road lies the Calcutta Club, to the north two storey dwellings on Toronto Road and a 4 storey block of flats on Lansdowne Road. To the west a two storey building and subsequently a two/three storey care home and to the south on the opposite side of Calcutta Road a three storey building.
- 2.3 Ground levels are approximately level across the site and the entire application site is located within the high risk flood zone (Zone 3).

3.0 RELEVANT HISTORY

Application Reference	Description	Decision
98/00091/TBC	Use of market place for 54 stall open air market operating on Friday (permission previously granted for limited time)	Approved

4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council’s website via public access at the following link: www.thurrock.gov.uk/planning

PUBLICITY:

- 4.2 This application has been advertised by way of individual neighbour notification letters, press advert and public site notices which have been displayed nearby.

Four objections have been received on the basis of:

- Scale of building
- Proximity to boundaries
- Potential for overlooking

One letter of support has been received on the basis of:

- The proposal tidying the area and improve the area

One letter has been received neither objecting nor supporting the application, but making the following comments:

- Principle of scheme is supported and comments it will enhance the area
- Concern raised about height of building near existing care home and impact on that building

4.3 ANGLIAN WATER:

No objections subject to condition.

4.4 ENVIRONMENT AGENCY:

No objection subject to the Local Planning Authority applying the Sequential Test and Exception Test.

4.5 ENVIRONMENTAL HEALTH:

No objections subject to conditions.

4.6 FLOOD RISK MANAGER:

No objections subject to conditions.

4.7 HIGHWAYS:

No objections subject to conditions.

4.8 LANDSCAPE & ECOLOGY:

No objections subject to conditions.

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework

The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- Core Planning Principles
- Building a strong, competitive economy
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change

5.2 Planning Practice Guidance

In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 42 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Air Quality
- Climate Change
- Design
- Flood risk and coastal change
- Health and wellbeing
- Light pollution
- Natural environment
- Noise
- Planning obligations
- Renewable and low carbon energy
- The use of planning conditions

5.3 Local Planning Policy Thurrock Local Development Framework (2015)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” (as amended) in 2015. The following LDF Core Strategy policies also apply to the proposals:

OVERARCHING SUSTAINABLE DEVELOPMENT POLICY

- OSDP1 Promotion of Sustainable Growth and Regeneration in Thurrock¹

SPATIAL POLICIES

- CSSP1: Sustainable Housing and Locations

THEMATIC POLICIES

- CSTP1: Strategic Housing Provision
- CSTP2: The Provision of Affordable Housing
- CSTP7: Network of Centres
- CSTP8: Vitality and Viability of Existing Centres
- CSTP11: Health Provision
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness²
- CSTP25: Addressing Climate Change²
- CSTP26: Renewable or Low-Carbon Energy Generation²
- CSTP27 Management and Reduction of Flood Risk²
- CSTP29: Waste Strategy

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1 Minimising Pollution and Impacts on Amenity²
- PMD2 Design and Layout²
- PMD5: Open Spaces, Outdoor Sports and Recreational Facilities
- PMD7: Biodiversity, Geological Conservation and Development²
- PMD8: Parking Standards³
- PMD10: Transport Assessments and Travel Plans²
- PMD16: Developer Contributions²
- PMD13: Decentralised, Renewable and Low Carbon Energy Generation
- PMD15: Flood Risk Assessment²
- PMD12: Sustainable Buildings²

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

5.4 Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are

recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

5.5 Draft Site Specific Allocations and Policies DPD

The Consultation Draft "Issues and Options" DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD 'Further Issues and Options' was the subject of a further round of consultation during 2013. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

5.6 Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February 2014 meeting of the Cabinet. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy 'Broad Locations & Strategic Sites' to ensure that the Core Strategy is up to-date and consistent with Government Policy and recommended the 'parking' of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan.

6.0 **ASSESSMENT**

6.1 The issues to be considered in this case are the following:

- I. Principle of the Development
- II. Housing Land Supply, Need, Mix and Affordable Housing
- III. Design and Layout
- IV. Landscaping, communal space and public open space
- V. Effect on Neighbouring Properties
- VI. Highway matters
- VII. Flood Risk and Drainage
- VII. Sustainable Buildings and Energy Consumption
- IX. Infrastructure
- X. Other considerations

I. PRINCIPLE OF THE DEVELOPMENT

6.2 The application site is located in Tilbury Town Centre. It has no formal plan

allocation but was identified in the January 2013 Site Specific Allocations policy document (ref: TRV32) as a potential housing site (without permission) with an indicated capacity of 30 units.

- 6.3 Policy CSSP1 (Sustainable Housing and Locations) refers to the target for the delivery of new housing in the Borough over the period of the Development Plan. This policy notes that new residential development will be directed to previously developed land in the Thurrock urban area, as well as other specified locations. The policy aims to ensure that up to 92% of new residential development will be located on previously developed land. The application site is within the urban area and comprises a 'brownfield' site.
- 6.4 As set out in the history section above, the site formally accommodated an open air market however the market ceased operation in 2014 following declining trade and since then the site has not been used.

In light of the above, the principle of the development is considered to be sound; the proposal would make the best use of urban land by providing new homes in a sustainable location.

II. HOUSING LAND SUPPLY, NEED, MIX AND AFFORDABLE HOUSING

- 6.5 The proposed development would contribute to the Borough's five year housing land supply through the provision of 35 new dwellings. The latest (May 2016) Strategic Housing Market Assessment (SHMA) sets out the Borough's housing need and mix requirements with 1 and 2 bedroom flats being a housing type specifically needed over the period of 2014-2037. The proposal comprises a high number of 1 bedroom units and the contribution of 2 bedroom flats would cumulatively contribute to the SHMA requirements.
- 6.6 In order to address the current and future need for affordable housing in Thurrock, the Council will seek the minimum provision of 35% of the total number of residential units built to be provided as affordable housing.
- 6.7 The development has been put forward as an age restricted housing scheme, providing specialist accommodation for an identified need in the Borough. By adopting HAPPI (Housing our Ageing Population: Panel for Innovation) principles, the development would allow tenants to remain in these homes for a longer period. The provision of shared communal areas and gardens would provide older residents with a community and support network to allow them to remain independent and benefit from the supported living the scheme would provide. The "Thurrock Council 2015-2020 Housing Strategy" specifically makes reference to developments of HAPPI schemes of this type, identifying an increasing population projection for older people in the Borough. This report was approved by Cabinet on 11 March 2015.
- 6.8 The South Essex Strategic Housing Market Assessment identifies a range of objectively assessed housing need for Thurrock of between 919 and 973 dwellings

per annum (using a 2014 base date). If the minimum 35% affordable housing figure is applied to objectively assessed housing need (919-973 dwellings) an annual range of 322-341 affordable housing units is obtained. A summary of affordable housing completions in Thurrock for the last five years of available data is provided in the table below:

<u>Period</u>	<u>A/H completions</u>	<u>Total completions on sites liable to A/H provision</u>	<u>% A/H</u>
2011/12	28	332	8.4%
2012/13	138	363	38.0%
2013/14	76	266	28.6%
2014/15	105	296	35.5%
2015/16	99	611	16.2%
Five Year Total	446	1,868	23.9%

6.9 The data in the above table shows that there have been two recent years within which the percentage of affordable housing completions on sites liable to provide affordable has met the minimum 35% policy target. However, the five-year trend between 2011/12 and 2015/16 is that the proportion of affordable housing completions on sites liable to deliver affordable housing is, at 24%, well below the minimum 35% policy target.

6.10 Within the context of the average under-delivery of affordable housing on eligible sites over the past five years, and the wider context of an historic under supply of housing (compared to Core Strategy policy targets and more recent objectively assessed need) it is considered that the delivery of 100% affordable housing on this site would make a valuable contribution towards the delivery of affordable housing.

III DESIGN AND LAYOUT

6.11 Policy PMD2 seeks to achieve the requirements of Chapter 7 of the NPPF on 'Requiring Good Design'. The proposed layout of the development would make efficient use of the site in terms of site coverage and would be set off the north eastern boundary with the nearest neighbouring property on that boundary and the western boundary with a two storey building which has been converted from an office to residential units. The layout would introduce development in close proximity to the back of Calcutta Road creating a strong street frontage on this part of the road. Internally each unit would provide good levels of internal accommodation and circulation space to meet the standards stated in Annex 1 of the Borough Local Plan. Each unit would have access to its own balcony, recessed within the façade and all units would benefit from the access to the communal areas.

6.12 As set out above, the scheme has been designed to meet HAPPI principles,

which means that the units have been designed to achieve high levels of natural light, can be adaptable to suit the occupier as their needs change, are supported by high quality communal multi-purpose spaces, are energy efficient and provide a sustainable living environment with regards to access to local amenities. The proposed development complies with the HAPPI principles and the scheme represents an exciting prospect for Tilbury.

- 6.13 In terms of scale, it is recognised that the development would be a significant change to the existing site which has no built form upon it. However, in this area there are 3 and 4 storey buildings in close proximity to the site and this site is one of the few undeveloped urban sites in the town centre. Given the surrounding townscape, it is considered that the scale and height of the scheme would be acceptable. To assist integration, the building has been designed to 'step down' where it would be closer to the traditional two storey properties on Toronto Road.
- 6.14 The proposed design reflects a contemporary approach to architecture with a flat roof design to both the 3 and 4 storey elements. The ground floor where it fronts onto Calcutta Road by necessity has to provide access to the car park. Access to the communal lobby and the communal room itself are at the front on the most public corner. These glass fronted areas will provide an active frontage to Calcutta Road.
- 6.15 The design of the development has evolved through pre-application discussions with officers and influenced by a workshop session held with Design Council CABE. This has resulted in an architecturally bespoke scheme which is well conceived and purposely designed to meet the specific requirements of the local residents.
- 6.16 In conclusion under this heading, it is considered that the proposed development is acceptable in terms of the layout, scale, design and density considerations in terms of policies PMD2 and CSTP22.

IV. LANDSCAPING, COMMUNAL SPACE AND PUBLIC OPEN SPACE

- 6.17 A key feature of the development is the open space for both the users of the development and the general public. The site lies within Flood Risk Zone 3, so to enable car parking to be provided in compliance with the Council's standards this has necessitated a 'decked' area be provided. This has resulted in a large area between the buildings which will be used by residents as a communal outdoor space. This area will be hard landscaped with raised planting beds.
- 6.18 To the rear of the site the land will remain at natural ground level and will comprise a mix of areas: a planted area with pergolas, an area with cherry tree/meadows and hedgerow, an area with allotments/meadow and hedgerow and an area with apple orchard/meadow. Access to this area will be via terraced steps.
- 6.19 The Council's Landscape Advisor is content with the proposals and is satisfied

that details of proposed planting arrangements for the development could be agreed through a landscaping condition for the whole site to ensure compliance with policies PMD2 and CSTP22.

- 6.20 The application also makes provision to open up the corner of the site on the junction of Calcutta Road and Toronto Road to provide an open 'public square'. The development will be secured at night with a retractable gate to provide a secure environment for residents during night time hours. Street trees will be planted to provide a definition to the back of the highway and alongside Calcutta Road.

V. EFFECT ON NEIGHBOURING PROPERTIES

- 6.21 The surrounding area on Calcutta Road presents a mix of uses, however the site adjoins predominantly residential properties to the north, west and north east. The nearest properties that would be affected by the proposal are 1-3 Toronto Road to the north east and 80 Calcutta Road to the west.
- 6.22 The development where it is closest to 1 Toronto Road would be three storeys. Whilst this is taller than the property at No 1 itself, there is a separation distance provided by the vehicle access to the rear of the properties on Toronto Road which would allow visual separation from this property and other properties on Toronto Road to create a gap and prevent the development being overbearing. Some of the residents from Toronto Road have raised concerns about overlooking of their gardens and properties. Three units at first and second floor are parallel with the plots of these properties. However these new units also face south and have their primary elevations away from Toronto Road. A communal access way to the properties would be served by openings towards Toronto Road however these could be screened to prevent any overlooking of the Toronto Road properties. It is not therefore considered any material harm would come arise as a result of overlooking of the occupiers of these properties. There are a further 2 units in relative proximity to Toronto Road; however their rear facing windows are behind the furthest extent of the plots and would overlook the communal garden area of the site. It is not considered any material harm would arise from overlooking from these properties.
- 6.23 To the west of the site lies No 80 Calcutta Road, which is a two storey building which is in residential use. The building was previously an office but has relatively recently been converted to residential use. As has been accepted elsewhere in the report, the 4 storey building is a change from the existing vacant site. The proposed building would be set in from the boundary with No 80 with an outdoor accessway at first floor level. Given the separation distance it is not considered harm as a result of the mass and bulk of the building would arise. None of the units would have habitable windows facing directly toward No 80, but similar to the above relationship with Toronto Road a communal accessway serving the units would face towards No 80. Appropriate screening would prevent any harmful overlooking. Notwithstanding this assessment, the plot of No 80 contains parking and an open area to the front, to the rear a thin strip of approximately 2.5m existing between the back of the building and the rear of the plot. It is not

therefore considered that this building has any viable outdoor amenity space that could be overlooked or harmed by the presence of the development.

- 6.24 To the rear of the site, on Lansdowne Road is Lansdowne Court a 4 storey flatted block. There is a minimum back to back distance between the buildings of 19m, which is considered to be acceptable.
- 6.25 In light of the above assessment, in terms of neighbour amenity the proposal is therefore considered to be acceptable in accordance with Policies PMD1 and PMD2 of the Core Strategy.

VI. HIGHWAY MATTERS

- 6.26 The development would be with the town centre and in close proximity to Tilbury Railway station, 36 parking spaces would be provided to support the 35 dwellings. The Council's Highways Officer raises no objection to the level of parking or the layout. Cycle stores are also provided on the plans in an accessible location. Accordingly the proposal complies with Policies PMD2 and PMD8 in relation to parking provision and layout.

VII. FLOOD Risk AND DRAINAGE

- 6.27 The site is located within the highest risk flood zone (flood zone 3) as identified on the Environment Agency flood maps and as set out in the PPG's 'Table 1 - Flood Zones'. This means that the site is subject to a high probability of flooding and the PPG provides guidance on flood risk and vulnerability. The proposal would fall within the 'more vulnerable' use based on the PPG's 'Table 2 - Flood Risk Vulnerability Classification' where development requires application of the 'Exception Test' as identified in the PPG's 'Table 3 – Flood Risk Vulnerability and Flood Zone Compatibility' table.
- 6.28 Before applying the 'Exception Test' consideration needs to be given to the 'Sequential Test', which aims to steer new development to areas with the lowest probability of flooding. The site is not allocated in the LDF for any specific land use but the LDF identifies Tilbury as an area for regeneration and growth.
- 6.29 The Thurrock Strategic Flood Risk Assessment (SFRA) has applied the 'Sequential' and 'Exception' tests to these regeneration and growth areas. However, this is a windfall site and the PPG advises for individual planning applications that *'the area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed'*. For individual applications like this a pragmatic approach needs to be taken to 'Sequential' testing as all of Tilbury town, as the catchment area, is located within a high risk flood zone.
- 6.30 The site is within the town centre and would lead to re-development of existing previously developed land. This site is preferable to new development upon nearby Green Belt land and the development would provide new homes in the

urban area. There are no alternative available sites identified in the LDP within this catchment area [Tilbury] that could provide this amount of development in a lower flood zone. For these reasons the proposal is considered to pass the 'Sequential Test'.

- 6.31 For the 'Exception Test' to be passed the proposed development needs to provide 'wider sustainability benefits to the community that outweigh flood risk', and demonstrate that the development will be 'safe for its lifetime'. In addition to reasons stated in the 'Sequential Test' assessment, which also apply here and based on the site's location, the development provides 'wider sustainability benefits to the community that outweigh flood risk'. The Flood Risk Assessment (FRA) demonstrates that the development will be 'safe for its lifetime' In addition a Flood Warning and Evacuation Plan (FWEP) is conditioned to be submitted for the safety of future occupiers.

VIII. SUSTAINABLE BUILDINGS AND ENERGY CONSUMPTION

- 6.32 An Energy Statement accompanies the planning application and explains that the building has a low energy building design. The building would incorporate suitable technologies to meet the 15% energy target required through policy PMD12 for an 'excellent' standard.

IX. INFRASTRUCTURE

- 6.33 Policy PMD16 of the Core Strategy indicates that where needs would arise as a result of development the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and any other relevant guidance. The Policy states that the Council will seek to ensure that development contribute to proposals to deliver strategic infrastructure to enable the cumulative impact of development to be managed and to meet the reasonable cost of new infrastructure made necessary by the proposal.
- 6.34 The proposed development would provide 100% purposely designed affordable dwellings for a variety of users which would be in excess of the required 35% stipulated in Policy CSTP2 of the Core Strategy. This is an opportunity for Thurrock Council to build, manage and retain its own affordable housing stock using its own assets in Tilbury.
- 6.35 There have been no contributions requested by consultees under the IRL. The scheme is 100% affordable with no market units being provided and is therefore reliant solely on public subsidy. The proposal would result in a public open space being provided, where there was not previously any such facility, improving the character and quality of local space in the immediate area for all residents. In addition the units are to be age restricted meaning the scheme would not result in any pressure being place on the education system. Finally, the scheme would provide units for existing residents moving within the Borough therefore placing no additional burden on infrastructure provision. Accordingly, based on the set of circumstances put forward it is not considered to be appropriate to require financial contributions at this time

X. OTHER CONSIDERATIONS

6.36 Although raising no objection to the scheme the Environmental Health Officer notes that the front façade of the building lies within the Air Quality Management Area. The units to the front of the site would need to therefore be provided with mechanical ventilation. This matter is not unusual within the Borough and could be covered by an appropriate condition.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

7.1 The development would provide much needed affordable housing in a highly sustainable location. Designed to HAPPI principles to meet the specific needs of an aging population, the development represents a high quality, architecturally led bespoke housing development. All material considerations such as the impact of the development upon neighbouring amenity, flood risk and highways impact are acceptable subject to planning conditions. For these reasons the recommendation is to approve the application.

8.0 RECOMMENDATION

8.1 It is recommended that permission is granted, subject to compliance with the following planning conditions:

Time

1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

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065_PL_103	Floor Layout	11 th April 2017
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Reason: For the avoidance of doubt and in the interest of proper planning.

Materials

- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its surroundings in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Boundary treatment

- 4 No development above ground level shall take place until details of the locations, heights, designs, materials and types of all boundary treatments to be erected on site have been submitted to and approved by the Local Planning Authority. The boundary treatments shall be erected/installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity, privacy and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings as required by policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Landscaping Scheme

- 5 No development above ground level shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a detailed scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any trees and hedgerows to be retained, together with measures for their protection in the course of development, and a programme of maintenance. The landscaping details shall be substantially in accordance with the details stated in Appendix B of the Design and Access Statement and shall include details of type and species of replacement trees for the trees to be lost as a result of the development. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season following commencement of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (This scheme shall include details of the allotment beds)

Reason: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping as required by policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Details of screening to northern and western elevations

- 6 No development above ground level shall take place until details of the locations, heights, designs, materials and types of all screens to the public walkway access areas above ground level on the northern elevation (facing towards Toronto Road) and the western elevation) facing toward No 80 Calcutta Road have been submitted to and approved by the Local Planning Authority. The screens shall be erected/installed in accordance with the approved details and retained as such thereafter.

Reason: To ensure that adjoining residential amenity is protected in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Site access

- 7 Details shall be submitted showing the layout, dimensions and construction specification of the proposed access to the highway, such details shall be approved and implemented on site before occupation of the development hereby permitted

Reason: In the interests of highways safety and efficiency in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Waste and Refuse Management Strategy

- 8 Prior to the first occupation of the development hereby permitted, the applicant shall submit to the Local Planning Authority a Waste and Refuse Management Strategy for the development. Thereafter, development shall be carried out strictly in accordance with the details approved and retained thereafter.

Reason: In the interests of highways safety and efficiency in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Cycle Provision

- 9 Prior to first occupation of the development the 'Bike Store' as shown on drawing number 1200 'proposed GA Ground Floor Plan' shall be implemented in accordance with the details as shown this approved plan and shall be retained as such thereafter.

Reason: To ensure appropriate parking facilities for bicycles are provided in accordance with policy PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Motorcycle Parking

- 10 Prior to first occupation of the development hereby approved details of the number, size, location, design and materials of secure and weather protected cycle/powered two wheel parking facilities to serve development shall be submitted to and agreed in writing with the local planning authority. The agreed facilities shall be installed prior to the first occupation of the dwellings and shall thereafter be permanently retained for cycle/powered two wheel parking for the users and visitors of the development.

Reason: To ensure appropriate parking facilities for powered two wheelers are provided in accordance with policy PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Open access

- 11 No gates or other form of enclosure shall be erected or placed across the access.

Reason: In the interests of highways safety and efficiency in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Levels

- 12 No development shall commence until details showing the proposed finished ground and finished floor levels of the development in relation to the levels of the surrounding area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the scheme as approved.

Reason: In order to protect the visual amenity of the area in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Surface Water Drainage

- 13 No development shall commence until a scheme for the provision and implementation of surface water drainage incorporating sustainable urban drainage schemes (SuDS) and details of who will be responsible for the detailed maintenance and management of the SuDS has been submitted to and approved in writing by the local planning authority. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of the development.

Reason: To ensure that appropriate drainage is installed to prevent the site from flooding and environmental harm in accordance with Policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Flood Warning and Evacuation Plan

- 14 Prior to first occupation/usage of the site a Flood Warning and Evacuation Plan shall be submitted and approved by the Local Planning Authority. The Flood Warning and Evacuation Plan as approved shall be implemented and be made available for inspection by all users of the site and shall be displayed in a visible location all times thereafter.

Reason: To ensure that maximum flood protection for future users of the development hereby permitted in accordance with Policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Development in accordance with FRA

- 15 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Conisbee, referenced 160640/JC and dated 24th March 2017 and the following mitigation measures detailed within the FRA:

1. Finished first floor levels are set no lower than 3.80 metres above Ordnance

Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority

Reason: To ensure that appropriate drainage is installed to prevent the site from flooding and environmental harm in accordance with Policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Air Quality

- 16 Prior to any development above ground level on plots at ground level with habitable rooms that face towards Calcutta Road, details shall be submitted to and approved in writing by the Local Planning Authority dealing with methods to deal with the air quality issues identified in the Air Quality Assessment with the application. For the avoidance of doubt the Council would expect the system to utilise clean air being drawn into the properties to ensure that future residential occupiers experience air quality levels in accordance with air quality objective levels in operation at the time of the updated assessment.

REASON: To protect the amenities of future residential occupiers in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Noise

- 17 The development hereby permitted shall be carried out in accordance with the recommendations contained in the submitted noise assessment "QF9009/PF5923/R1JA carried out by Hoare LEA acoustics. The recommended measures, including specifications for windows, shall be incorporated into the residential units in the manner detailed prior to their residential occupation and shall thereafter be permanently retained as approved unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenities of future residential occupiers and to ensure that the development can be integrated within its immediate surroundings in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Renewable energy installation

- 18 No development shall commence until details of proposed photovoltaic panels and any other proposed renewable energy measures to demonstrate that the development will achieve the generation of at least 15% of its energy needs through the use of decentralised, renewable or low carbon technologies have been submitted to and approved in writing by the Local Planning Authority. The

approved measures shall be implemented and operational upon the first use or occupation of the buildings hereby permitted and shall thereafter be retained in the agreed form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that development takes place in an environmentally sensitive way in accordance with Policy PMD13 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD 2015

External lighting

19. No development shall commence until details of the external lighting for the site including the luminance and spread of light and the design and specification of the light fittings have been submitted to and approved in writing by the Local Planning Authority, excluding one individual security lighting per dwelling. All illumination shall be implemented and retained as such in accordance with the details as approved.

Reason: To minimise light pollution upon nearby property including residential properties in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015

Communal TV/Satellite

- 20 Notwithstanding the provisions of the Town & Country Planning [General Permitted Development] Order 2015 [or any order revoking or re-enacting that Order with or without modification] the flats and maisonettes hereby permitted shall be equipped with a communal satellite dish(es). Details of the number, size, external appearance and the positions of the satellite dish(es) shall be submitted to and agreed in writing by the local planning authority prior to the installation of such systems. The agreed communal satellite dish systems shall be installed prior to the residential occupation of the flats and thereafter retained. Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any Order revoking or re-enacting that Order with or without modification] other than those agreed by way of the above scheme, no additional satellite dish(es) or aerials shall be fixed to the building without the prior written approval of the local planning authority.

Reason: In the interests of visual amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Piling

- 21 No piling shall take place until a scheme detailing the proposed method of impact piling, the proposed days / hours of impact piling and the proposed duration of piling has been submitted to, and approved in writing by the local planning authority. Impact piling operations shall only take place in accordance with the

agreed scheme.

REASON: To ensure that the development does not have a detrimental effect on the amenities and enjoyment of residential properties or other commercial operators in the vicinity of the site in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Contamination (Watching Brief)

- 22 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not have a detrimental effect on the amenities and enjoyment of residential properties or other commercial operators in the vicinity of the site in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Construction Environmental Management Plan (CEMP)

- 23 No construction works shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the Local Planning Authority in writing. The CEMP should contain or address the following matters:
- (a) Hours of use for the construction of the development
 - (b) Hours and duration of any piling operations,
 - (c) Vehicle haul routing in connection with construction, remediation and engineering operations,
 - (d) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site,
 - (e) Details of construction access and details of temporary parking requirements;
 - (f) Location and size of on-site compounds [including the design layout of any proposed temporary artificial lighting systems]
 - (g) Details of any temporary hardstandings;
 - (h) Details of temporary hoarding;
 - (i) Method for the control of noise with reference to BS5228 together with a monitoring regime
 - (j) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime
 - (k) Dust and air quality mitigation and monitoring,
 - (l) Water management including waste water and surface water discharge,

- (m) Method statement for the prevention of contamination of soil and groundwater and air pollution, including the storage of fuel and chemicals,
- (n) A Site Waste Management Plan,
- (o) Ecology and environmental protection and mitigation,
- (p) Community liaison including a method for handling and monitoring complaints, contact details for site managers.
- (q) details of security lighting layout and design;
- (r) a procedure to deal with any unforeseen contamination, should it be encountered during development.

Works on site shall only take place in accordance with the approved CEMP.

Reason: In order to minimise any adverse impacts arising from the construction of the development in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development 2015.

Occupation of Units

- 24 The unites hereby permitted shall not be occupied other than for purposes within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. Furthermore, the said accommodation shall not be occupied other than by persons who have attained the age of 55 years or the spouse or partner of such persons including a widow or widower.

Reason: To ensure the development is used for the purposes identified in the submitted planning application and to ensure the specialised accommodation provided is retained to serve the identified need to ensure a variety of homes in the Borough.

Informative(s)

- 1 Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Informative

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning



Application No: 17/00443/TBC

Car Park

Calcutta Road, Tilbury

Scale: 1:1,250 Date printed: 05/06/2017

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