

<p><b>Reference:</b> 18/00507/FUL</p>	<p><b>Site:</b> Land Adjacent Moore Avenue Devonshire Road And London Road South Stifford Grays Essex</p>
<p><b>Ward:</b> West Thurrock And South Stifford</p>	<p><b>Proposal:</b> Redevelopment of the site to provide 102 dwellings and associated access, parking, public open space, landscaping and drainage infrastructure.</p>

<b>Plan Number(s):</b>		
Reference	Name	Received
1001A	Other	11th April 2018
1100	Roof Plans	11th April 2018
1200A	Other	11th April 2018
1201B	Site Layout	14th June 2018
1202C	Other	11th April 2018
1203B	Other	14th June 2018
1204A	Other	11th April 2018
1205A	Other	11th April 2018
1300C	Site Layout	14th June 2018
1301A	Sections	11th April 2018
1400A	Floor Layout	11th April 2018
1401A	Floor Layout	11th April 2018
1402A	Floor Layout	11th April 2018
1403A	Floor Layout	11th April 2018
1404A	Floor Layout	11th April 2018
1405A	Floor Layout	11th April 2018
1406A	Floor Layout	11th April 2018
1407A	Floor Layout	11th April 2018
1408A	Floor Layout	11th April 2018
1409A	Floor Layout	11th April 2018
1410A	Floor Layout	11th April 2018
1411A	Floor Layout	11th April 2018
1500A	Floor Layout	11th April 2018

1501A	Floor Layout	11th April 2018
1502A	Floor Layout	11th April 2018
1503A	Floor Layout	11th April 2018
1504A	Floor Layout	11th April 2018
1505A	Floor Layout	11th April 2018
1506A	Floor Layout	11th April 2018
1507A	Floor Layout	11th April 2018
1508A	Floor Layout	11th April 2018
1509A	Floor Layout	11th April 2018
1510A	Floor Layout	11th April 2018
1511A	Floor Layout	11th April 2018
1512A	Floor Layout	11th April 2018
1513A	Floor Layout	11th April 2018
1514A	Floor Layout	11th April 2018
1515A	Floor Layout	11th April 2018
1516A	Floor Layout	11th April 2018
1520A	Floor Layout	11th April 2018
1700A	Elevations	11th April 2018
1701A	Elevations	11th April 2018
1702A	Elevations	11th April 2018
1703A	Elevations	11th April 2018
1800A	Elevations	11th April 2018
1801A	Elevations	11th April 2018
1802A	Elevations	11th April 2018
1850A	Elevations	11th April 2018
1851A	Elevations	11th April 2018
1852A	Elevations	11th April 2018
1853A	Elevations	11th April 2018
1854A	Elevations	11th April 2018
1855A	Elevations	11th April 2018
1856A	Elevations	11th April 2018
1857A	Elevations	11th April 2018
1858A	Elevations	11th April 2018
1875A	Elevations	11th April 2018
1350A	Landscaping	14th June 2018
1352	Landscaping	11th April 2018
1353	Landscaping	11th April 2018
1351	Landscaping	11th April 2018
1354	Landscaping	11th April 2018

1000B	Location Plan	11th April 2018
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<p>The application is also accompanied by:</p> <ul style="list-style-type: none"> <li>- Planning Statement</li> <li>- Design and Access Statement</li> <li>- Arboriculture Impact Assessment</li> <li>- Ecology Strategy</li> <li>- FRA</li> <li>- Noise Assessment</li> <li>- Outdoor Lighting Report</li> <li>- Transport Statement</li> </ul>	
<p><b>Applicant:</b> Bellway Homes Limited (Thames Gateway)</p>	<p><b>Validated:</b> 7 April 2018 <b>Date of expiry:</b> 30 September 2018</p>
<p><b>Recommendation:</b> Approve, subject to conditions and s.106 agreement.</p>	

## 1.0 BACKGROUND

1.1 Consideration of this application was deferred at the 16 August 2018 Planning Committee meeting to enable Officers to consider whether funding could be secured for NHS England to improve local healthcare facilities.

## 2.0 NHS CONTRIBUTIONS

2.1 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.

2.2 Following changes in legislation (Community Infrastructure Levy Regulations), in April 2015 the Council produced its Infrastructure Requirement List (IRL) which changed the way in which planning obligations through section 106 agreements can be sought. The changes brought in pooling limitations to a maximum of 5 contributions towards a type or item of infrastructure. The IRL therefore provides an up to date list of physical, social and green infrastructure to support new development in Thurrock. This list is bi-annually reviewed to ensure it is up to date. The IRL applies a number of different development scenarios. The Council can only seek contributions to projects on the IRL.

- 2.3 NHS England have sought a financial contribution towards the Thurrock Health Centre in Grays to mitigate the impact of the development, however the Centre is not listed on the IRL as an infrastructure project. The request was not therefore factored into the draft s.106 agreement.
- 2.4 Since the deferral of the item, Officers have discussed the request with NHS England; they have advised that the contribution could be used on a variety of methods to improve capacity for the benefits of patients of the practice, but the methods described are not compliant with CIL regulations (i.e. offsite works, recruitment costs).
- 2.5 NHS England have been advised that unless a specific, CIL compliant project is listed in the IRL the Council will not be able to secure a financial contribution towards the improvement of healthcare. Officers have advised NHS England to liaise with the Council to ensure that all potential projects are entered onto the IRL.

### **3.0 CONCLUSION**

- 3.1 Despite the response from NHS England, for the reasons set out above, the Council cannot reasonably or lawfully accept contributions at this time towards local healthcare facilities.

### **4.0 RECOMMENDATION**

- 4.1 The application be recommended for approval subject to the conditions on the report attached as Appendix 1 and the following S106 requirements:
- (i) The provision of 23% of the dwellings as affordable housing (intermediate tenure – 10 x 1 bed and 13 x 2 bed);
  - (ii) Financial contribution of £568,389.07 (subject to indexation) payable prior to first occupation towards the cost of additional primary school places (Belmont Academy) and secondary school places (William Edwards).
  - (iii) Review mechanism in the event that the scheme has not reached slab level on 50 units within 2 years of consent being granted.

