

<p>Reference: 18/01660/REM</p>	<p>Site: Land adjacent railway line, The Manorway and west of Victoria Road Stanford Le Hope</p>
<p>Ward: Stanford Le Hope West</p>	<p>Proposal: Application for the approval of reserved matters (access, appearance, landscaping, layout and scale) following outline approval ref. 14/01321/OUT (as amended by 20/00453/CV) (Outline application with all matters reserved apart from access for the residential development of up to 153 dwellings.)</p>

Plan Number(s):		
Reference	Name	Received
600/005	Illustrative Masterplan Open Space Plan	15.11.2018
BCS.pe Rev. A	Bin and Cycle Store Flat Block A & B Floor Plans and Elevations	15.11.2018
CS.pe Rev. A	Cycle Store Flat Block A Floor Plans and Elevations	15.11.2018
FB-B.e3 Rev. A	Flat Block B Elevations (sheet 3 of 3)	15.11.2018
PR122109 20	Play Proposals	15.11.2018
PS01 Rev. A	Parking Strategy Layout	15.11.2018
ZLDSTANFORD-RM-01	General Arrangement	15.11.2018
ZLDSTANFORD-RM-02	Longitudinal Sections	15.11.2018
ZLDSTANFORD-RM-03	Attenuation Storage Pond A	15.11.2018
ZLDSTANFORD-RM-04	Attenuation Storage Pond B	15.11.2018
ZLDSTANFORD-RM-05	Proposed Culvert & Long Section	15.11.2018
ZLDSTANFORD-RM-06	Flood Compensation Arrangement	15.11.2018
ZLDSTANFORD-RM-07	Highways	15.11.2018
SE.01 Rev. A	Street Elevations	15.11.2018
SL01 Rev. P1	Site Layout	15.11.2018
AHL.01 Rev. B	Affordable House Layout	26.02.2019
BDML.01 Rev. B	Boundary and Dwelling Material Layout	26.02.2019
CSL01 Rev. A	Coloured Site Layout	14.06.2019
FB-A.e1 Rev. D	Flat Block A Plots 105 - 110 Elevations Sheet 1 of 2	14.06.2019
FB-A.e2 Rev. D	Flat Block A Plots 105 - 110 Elevations Sheet 2 of 2	14.06.2019
FB-A.p1 Rev. C	Flat Block A Plots 105 - 110 Floor Plans Sheet 1 of 3	14.06.2019
FB-A.02 Rev. C	Flat Block A Plots 105 - 110 Floor Plans Sheet 2 of 3	14.06.2019

FB-A.p3 Rev. C	Flat Block A Plots 105 - 110 Floor Plans Sheet 3 of 3	14.06.2019
FB-B.e1 Rev. D	Flat Block B Plots 111-119 Elevations - Sheet 1 of 2	14.06.2019
FB-B.e2 Rev. D	Flat Block B Plots 111-119 Elevations - Sheet 2 of 2	14.06.2019
FB-B.p1 Rev. B	Flat Block B Plots 111-119 Floor Plans - Sheet 1 of 2	14.06.2019
FB-B.p2 Rev. B	Flat Block B Plots 111-119 Floor Plans - Sheet 2 of 2	14.06.2019
HT.2B1-1.e Rev. D	House Type 2B1 Option 1 - Brick Elevations	14.06.2019
HT.2B1-2.e Rev. D	House Type 2B1 Option 2 - Brick and Boarding Elevations	14.06.2019
HT.2B1.p Rev. B	House Type 2B1 Floor Plans	14.06.2019
HT.2B4P-2.e Rev. C	House Type - 2B4P Elevations Option 2	14.06.2019
HT.2B4P-1.e Rev. D	House Type - 2B4P Elevations Option 1	14.06.2019
HT.2B4P.p Rev. B	House Type - 2B4P Floor Plans	14.06.2019
HT.3B1-1.e Rev. D	House Type 3B1 Option 1 - Brick Elevations	14.06.2019
HT.3B1-1.p Rev. B	House Type 3B1 Option 1 Floor Plans	14.06.2019
HT.3B1-2.e Rev. D	House Type 3B1 Option 2 - Brick and Timber Elevations	14.06.2019
HT.3B1-2.p Rev. B	House Type 3B1 Option 2 Floor Plans	14.06.2019
HT.3B2-1.e Rev. D	House Type 3B2 Option 1 – Brick Elevations	14.06.2019
HT.3B2-1.p Rev. B	House Type 3B2 Option 1 Floor Plans	14.06.2019
HT.3B2-2.e Rev. D	House Type 3B2 Option 2 - Brick and Boarding Elevations	14.06.2019
HT.3B2-2.p Rev. B	House Type 3B2 Option 2 Floor Plans	14.06.2019
HT.3B3.e Rev. D	House Type 3B3 Elevations	14.06.2019
HT.3B3.p Rev. D	House Type 3B3 Floor Plans	14.06.2019
HT.3B4.e Rev. D	House Type 3B4 Elevations	14.06.2019
HT.3B4.p Rev. B	House Type 3B4 Floor Plans	14.06.2019
HT.3B5P-1.e Rev. D	House Type 3B5P Elevations Option 1	14.06.2019
HT.3B5P-2.e Rev. C	House Type 3B5P Elevations Option 2	14.06.2019
HT.3B5P-A.e Rev. D	House Type - 3B5P-A Elevations	14.06.2019
HT.3B5P-A.p Rev. B	House Type - 3B5P-A Floor Plans	14.06.2019
HT.3B5P.p Rev. C	House Type 3B5P Floor Plans	14.06.2019
HT.4B1.e Rev. D	House Type 4B1 Elevations	14.06.2019
HT.4B1.p Rev. C	House Type 4B1 Floor Plans	14.06.2019
HT.4B2.e Rev. D	House Type 4B2 Elevations	14.06.2019
HT.4B2.p Rev. B	House Type 4B2 Floor Plans	14.06.2019
HT.4B3.e Rev. D	House Type 4B3 Elevations	14.06.2019
HT.4B3.p Rev. B	House Type 4B3 Floor Plans	14.06.2019

HT.4B4-1.p Rev. B	House Type 4B4 Option 1 Floor Plans	14.06.2019
HT.4B4-2.e Rev. D	House Type 4B4 Option 2 - Brick and Boarding Elevations	14.06.2019
HT.4B4-2.p Rev. B	House Type 4B4 Option 2 Floor Plans	14.06.2019
HT.4B6P.e Rev. D	House Type - 4B6P Elevations	14.06.2019
HT.4B6P.p Rev. B	House Type - 4B6P Floor Plans	14.06.2019
HT.CS-01 Rev. A	House Type Concept - 01 Light Boarding & Brick	14.06.2019
HT.CS-02 Rev. A	House Type Concept - 02 Red Brick	14.06.2019
HT.CS-03 Rev. A	House Type Concept - 03 Buff Brick	14.06.2019
HT.CS-04 Rev. A	House Type Concept - 04 Dark Boarding & Brick	14.06.2019
PR122109 11B Sheet 1 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 2 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 3 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 4 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 5 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 6 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 7 of 7	Landscape Proposals	14.06.2019
PR122109 12B Sheet 1 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 2 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 3 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 4 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 5 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 6 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 7 of 7	Hard Landscape Proposals	14.06.2019
PVLP01 Rev. P1	PV Location Plan - 01	14.06.2019

The application is also accompanied by:

- Arboricultural Implications Report;
- Design & Access Statement;
- Environmental Noise Assessment;
- Flood Risk Assessment;
- Highways & Drainage Technical Note;
- Planning Statement;
- Soft Landscape Management and Maintenance Plan;
- Soft Landscape Specification;
- Sustainable Design and Construction Code;
- Car Parking Management Plan;
- Ecological Assessment.

Applicant:

C&S Associates

Validated:

15 November 2018

Date of expiry:

31 August 2020 (Extension of time agreed with applicant)

Recommendation: Approve the reserved matters, subject to conditions and subject to the issuing of the decision notice for application reference 20/00453/CV.

1.0 DESCRIPTION OF PROPOSAL

1.1 This is an application for the approval of reserved matters, following the grant of outline planning permission for residential development in 2015 (ref. 14/01321/OUT). The outline planning permission (ref. 14/01321/OUT) is currently subject to an application (ref. 20/00453/CV) submitted pursuant to s73 of the Town and Country Planning Act 1990 which seeks to amend a planning condition attached to the outline permission. There is a resolution to approve this s73 submission under delegated powers, subject to conditions and subject to the completion of a deed of variation to the s106 legal agreement. As the deed of variation has not yet been completed, a decision has not been issued for application ref. 20/00453/CV. The current application (18/01660/REM) seeks approval for the reserved matters of access (within the development), appearance, landscaping, layout and scale for a development of 153 dwellings. For clarity, the reserved matters submission reflects revised parameters relating to building heights to be established when a decision is issued for application reference 20/00453/CV. Notwithstanding the 'live' s73 application the description of development remains unchanged and is set out below:

“Outline application with all matters reserved apart from access for the residential development of up to 153 dwellings”.

1.2 The table below summarises some of the main points of detail contained within the current submission:

Site Area	c. 6.1 Ha	
Residential density	<ul style="list-style-type: none"> c. 25.1 dwellings per Ha based on total site area c. 49.7 dwellings per Ha based on net developable area of c. 3.1 HA 	
Dwelling Mix	Private Housing	10 x two-bed houses
		61 x three-bed houses
		28 x four-bed houses
		TOTAL 99 dwellings
	Affordable Rented	15 x two-bed flats
		15 x two-bed houses
		8 x three-bed houses
		TOTAL 38 dwellings
	Shared Ownership	12 x two-bed houses
		4 x three-bed houses
		TOTAL 16 dwellings
	Affordable Housing (Affordable Rented + Shared Ownership)	54 dwellings (35% of total)
	Building heights	Two and three-storeys
Car Parking	46 x on-plot spaces 12 x garage spaces 177 x frontage spaces 19 x courtyard spaces 19 x unallocated spaces 41 x visitor spaces TOTAL – 314 spaces	

1.3 The outline planning permission established the principle of residential development on the site as well as confirming the access to the development via a new road arm on the Southend Road / Victoria Road roundabout junction. The outline planning permission is subject to s.106 obligations and planning conditions. Conditions attached to the outline approval refer to a number of parameters to control the development of the site including:

- maximum quantum of housing;
- mix of dwellings;

- maximum building heights;
- provision of open space; and
- compliance with a Design Code.

The main elements of the current proposals are described below.

1.4 Access:

As the arrangements for access to the site have already been established, matters of access in relation to this submission comprise accessibility within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network. All vehicles would access and egress the site via a new road connecting to the Southend Road / Victoria Road junction at the site’s north-eastern corner. This primary site access road (with associated footpaths) is aligned east-west before turning to a north-south direction. Lower category, shared-surface access roads serve dwellings on the western and central areas of the site which would link to the primary road.

- 1.5 A dedicated footpath would run through the site from the north-eastern corner, connecting the site to public footpath no. 36 south and west of the site.

1.6 Appearance:

Matters of appearance comprise the external built form of the development including architecture, materials, colour and texture. The submission proposes a mix of flats and houses with a variety house types and variations as summarised in the table below:

Dwelling Type	Storey Height	Wall Finish	Roof
<u>Flats</u>			
Flat Block ‘A’	Three	Red brick / light boarding	Flat
Flat Block ‘B’	Three	Red brick / light boarding	Flat
<u>Houses</u>			
2B1	Two	Red brick or red brick / light boarding	Red tile / pitched
2B4P	Two	Red brick	Grey tile / pitched
3B1	Three	Red brick / light boarding	Grey tile / pitched
3B2	Three	Red brick / light or dark boarding	Red tile / pitched
3B3	Three	Red brick / light or dark boarding	Red or grey tile / pitched

3B4	Three	Red brick / dark boarding	Red tile / pitched
3B5P	Two	Red or buff brick	Grey tile / pitched
3B5P-A	Two	Red brick / dark boarding	Grey tile / pitched
4B1	Two	Red brick / light or dark boarding	Red tile / pitched
4B2	Two	Red brick / light boarding	Red tile / pitched
4B3	Two	Red brick / light boarding	Red tile / pitched
4B4	Three	Red brick / light or dark boarding	Red tile / pitched
4B6P	Two	Red brick	Grey tile / pitched

1.7 The proposed elevations of the flats and houses can be described as modern in appearance but with the use of traditional external materials. The proposed house types would include full-height windows, front dormer windows, balconies and canopies above front doors.

1.8 Landscaping:

For the purposes of considering this application for the approval of reserved matters, landscaping includes screening by fences, walls etc., planting of trees, shrubs etc., and the laying out of gardens, courts squares etc. The reserved matters submission includes detailed plans for both hard and soft landscaping proposals. Fencing would comprise 1.8m high timber fences to rear gardens and post / rail fencing adjacent to roads and an attenuation basin. Proposed hardsurfaced landscaping would include conventional tarmac (roads), block paving, slabs and resin-bound surfacing. The proposed soft landscaping specification comprises tree, hedge and shrub planting with areas of grassland. An area of open space, approximately 2.6Ha in area, is accommodated on the southern and eastern parts of the site which would provide ecological mitigation as well as areas for flood storage.

1.9 Layout:

For the purposes of considering this application for the approval of reserved matters, the term layout refers to the way in which buildings, routes and open spaces are provided in relation to each other within the site and to buildings and spaces outside the site. Due to the constraints operating on the site, the proposed layout of built development is confined to the northern part of the site, with open space adjacent to the site's southern and eastern boundaries. The proposed layout of houses would be arranged in groups and small terraces and semi-detached pairs. The dwellings would be arranged as perimeter blocks with building 'fronts' facing onto the public realm of access routes through the site. Within the site the proposed layout would result in clear back-to-back or back-to-flank relationships between dwellings. Two

blocks containing a total of 15 no. flats would be positioned in the north-western corner of the site.

1.10 Scale:

For the purposes of considering this application for the approval of reserved matters, the term scale refers to the height, width and length of buildings in relation to their surroundings. The two blocks containing flats (three-storeys in height) are located at the north-western corner of the site, closest to where the railway line passes under The Manorway. A small number of three-storey houses would be used through the development to ‘book-end’ rows of dwellings. The remaining dwellings would comprise either two-storey or two-storey with roofspace accommodation (served by dormer windows). Houses would form either pairs of semi-detached properties or terraces of three, four or six properties.

2.0 SITE DESCRIPTION

2.1 This 6.1 hectares triangular-shaped site is located immediately to the north-east of the existing built up area of Stanford-le-Hope. The site has a c.360m long northern boundary with the embankment to The Manorway (A1014), the road being elevated above the site along this section. The site has a c.350m long western boundary with the railway line to the west. The north-western part of the site is at grade with the railway line. Further to the south, the railway line is elevated by some 3m above the adjacent site levels. The c.450m long eastern boundary of the site is adjoins a watercourse (defined by the Environment Agency as a ‘main river’), beyond which are residential properties fronting Victoria Road, Ellie Close and Bell-Reeves Close. To the south of the site is the industrial area of Baryta Close, with London Road and Stanford-le-Hope railway station beyond.

2.2 The topography of the site is largely flat although there is a fall from a height of 7.92m AOD at the north-west corner to the southern tip part of the site at 4.93m AOD. The site lies within the low, medium and high risk flood zones (zones 1, 2, and 3). The site is allocated as a ‘Housing Broad Location – Urban Extension’ by the policies map accompanying the adopted Core Strategy.

2.3 The site is open with areas of tree cover and scrub vegetation.

3.0 RELEVANT HISTORY

<u>Application Ref.</u>	<u>Description</u>	<u>Decision</u>
10/50146/TTGOUT	To erect residential development of up to 185 dwellings	Withdrawn
11/50289/TTGOUT	Residential development of up to 185 dwellings	Approved

13/00184/NMA	Minor material amendment for the change in access to the site	Approved
14/00355/OUT	Residential development of up to 153 dwellings	Withdrawn
14/00985/SCR	Formal request for an EIA screening of the proposed development of the land south of The Manorway	EIA not required
14/01321/OUT	Outline application with all matters reserved apart from access for the residential development of up to 153 dwellings	Approved
16/00155/CONDC	Discharge of condition 36 [Code for Sustainable Homes] from approved planning application 14/01321/OUT	Approved
17/01662/NMA	Application for a proposed non-material amendment: The minimum finished floor levels for living and sleeping accommodation will be set to a minimum of 300mm above the 1 in 100 plus climate change flood level. It is proposed that the finished floor levels for living and sleeping accommodation will be set at 6.048m AOD	Approved
18/00736/NMA	Application for a proposed non-material amendment to planning permission ref 14/01321/OUT (Outline application with all matters reserved apart from access for the residential development of up to 153 dwellings.) to amend trigger point of Condition 35 for the archaeological mitigation (from prior to submission of reserved matters to post reserved matters).	Approved
20/00453/CV	Application under section 73 of the Town and Country Planning Act 1990 for the variation of a condition following the grant of planning permission: Proposed variation of condition no. 6 (a) (maximum building heights) of planning permission ref. 14/01321/OUT (Outline application with all matters reserved apart from access for a residential development of up to 153 dwellings.)	Approved, subject to the completion of a deed of variation to a s106 legal agreement (pending)

3.1 Outline planning permission for residential development was originally granted in March 2012 (ref. 11/50289/TTGOUT). This permission established the principle for the development of up to 153 dwellings and access to the site via a new road arm onto the Victoria Road / Southend Road roundabout junction. All other matters (appearance, landscaping, layout and scale) were reserved for subsequent approval. Permission was granted subject to planning conditions and following the completion of a s106 legal agreement with the following obligations on the landowner:

- Planning Obligation Strategy payment;
- provision of outdoor exercise equipment;
- provision of open space
- submit and comply with an invertebrate mitigation strategy;
- highway works; and
- provision of affordable housing.

A non-material amendment to the approved alignment of the access was approved in 2013 via application ref. 13/00184/NMA. However, this outline permission lapsed in March 2014 as no applications for the approval of reserved matters had been submitted for approval.

3.2 An updated application for outline planning permission (to incorporate the approved non-material amendment to 11/50289/TTGOUT) was submitted in 2014 and approved in December 2015 (ref. 14/01321/OUT). This permission followed the completion of a s106 legal agreement including the obligations referred to in the paragraph above. Although the application sought permission for access to the site (as per 11/50289/OUT) the planning permission requires the subsequent submission and approval of all reserved matters, including access within the development. This permission was also subject to 43 planning conditions. Condition no. 36 required the development to be built to a minimum Code for Sustainable Homes 'Level 4'. However, following the Government's withdrawal of the Code the applicant sought the discharge of this condition (i.e. the condition is no longer applicable) in 2016 (application ref. 16/00155/CONDC).

3.3 Outline planning permission (ref. 14/01321/OUT) was also subject to non-material amendments as follows:

- 17/01662/NMA – amendment to condition no. 15 to reduce finished floor levels to 6.048m AOD; and
- 18/00736/NMA – amendment to condition no. 35 to revise timing for archaeological investigation and safeguarding.

- 3.4 As noted above, there is a current 'live' application (ref. 20/00453/CV) to amend a planning condition attached to the 2015 outline planning permission (ref. 14/01321/OUT). Condition no. 6(a) of the 2015 permission requires reserved matters submission(s) to conform with maximum building heights as detailed in an accompanying Design Code. However, the current reserved matters submission shows two blocks of flats at 3-storeys high, taller than the 2.5 storey height parameter operating on the north-western part of the site. Therefore, as the reserved matters submission was not within the ambit of the 2015 outline permission, the applicant sought to amend the permission via a s73 application, the effect of which is to allow for three-storey development at the site's north-western corner.

4.0 CONSULTATIONS AND REPRESENTATIONS

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

4.1 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters sent to 98 surrounding properties, press advert and public site notice.

- 4.2 Two letters of representation have been received (originating from the same address) which refer to:

- Increased traffic, congestion and risk of accidents.

A letter has also been received from Hassengate Medical Centre referring to flood risk and pressure on GP facilities. Finally a letter has been received from a local resident neither objecting to nor supporting the application but seeking clarification on the proposed footpath crossing of the brook.

- 4.3 The following consultation responses have been received:

4.4 CADENT (Gas):

Draw attention to the position of gas apparatus close to the site.

4.5 ESSEX FIELD CLUB:

Object on the ground that development would impact on the ecology of a Local Wildlife Site which is of particular importance for invertebrates. The scheme cannot mitigate for the loss of habitat and biodiversity. The proposals are considered to be contrary to Core Strategy policy for Local Wildlife Sites.

4.6 ENVIRONMENT AGENCY:

(Response dated 13th December 2018) Confirm that condition nos. 15 and 20 (site / floor levels) are capable of being discharged. More information is required before condition no. 19 (flood risk) can be discharged.

(Response dated 1st February 2019) Confirm that condition no. 19 can be discharged.

4.7 ANGLIAN WATER:

Offer no comments with regard to surface water drainage. Recommend a planning condition requiring submission and approval of a foul water drainage strategy.

4.8 EMERGENCY PLANNING:

No objection, subject to the mitigation measures in the Flood Risk Assessment Addendum.

4.9 PUBLIC RIGHTS OF WAY:

Draw attention to the opportunities the site presents to extend walking and cycle links.

4.10 FLOOD RISK MANAGER:

No objections, subject to conditions addressing surface water drainage.

4.11 LANDSCAPE & ECOLOGY:

The current proposals provide a slightly larger mitigation area than the area approved by the outline permission. The Biodiversity Management Plan and Invertebrate Mitigation Report are considered appropriate in principle although clarity is required on a number of detailed points. The submitted landscape plans require some amendments.

NB – further clarifications have been received from the applicant.

4.12 HIGHWAYS:

No objections.

4.13 ENVIRONMENTAL HEALTH

No objections.

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The revised NPPF was published on 24th July 2018 (and subsequently updated with minor amendments on 19th February 2019). The NPPF sets out the Government's planning policies. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. Paragraph 2 of the NPPF 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. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

5. Delivering a sufficient supply of homes;
8. Promoting healthy and safe communities;
9. Making effective use of land;
12. Achieving well-designed places;
14. Meeting the challenge of climate change, flooding and coastal change; and
15. Conserving and enhancing the natural environment.

5.2 National Planning Practice Guidance (NPPG)

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. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Design;
- Determining a planning application;
- Flood risk and coastal change;
- Health and wellbeing;
- Housing for older and disabled people;
- Housing: optional technical standards;
- Natural environment;
- Noise;

- Open space, sports and recreation facilities, public rights of way and local green space;
- Renewable and low carbon energy; and
- 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 Core Strategy policies in particular apply to the proposals:

Overarching Sustainable Development Policy:

- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock).

Spatial Policies:

- CSSP1 (Sustainable Housing and Locations)

Thematic Policies:

- CSTP1 (Strategic Housing Provision);
- CSTP18 (Green Infrastructure);
- CSTP19 (Biodiversity);
- CSTP20 (Open Space);
- CSTP22 (Thurrock Design);
- CSTP25 (Addressing Climate Change); and
- CSTP27 (Management and Reduction of Flood Risk)

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity);
- PMD2 (Design and Layout);
- PMD5 (Open Spaces, Outdoor Sports and Recreational Facilities);
- PMD7 (Biodiversity, Geological Conservation and Development);
- PMD8 (Parking Standards);
- PMD13 (Decentralised, Renewable and Low Carbon Energy Generation); and
- PMD15 (Flood Risk Assessment).

5.4 Thurrock Local Plan

In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an 'Issues and Options (Stage 1)' document and simultaneously undertook a 'Call for Sites' exercise. In December 2018 the Council began consultation on an 'Issues and Options (Stage 2 Spatial Options and sites)' document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options Report on the Council's website and agreed the approach to preparing the Local Plan.

5.5 Thurrock Design Strategy

In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

6.1 The principle of the residential development of this site was established by the grant of outline planning permission under reference 14/01321/OUT as amended by 20/00453/CV, when a decision is issued. Accordingly, the use of the site for residential purposes cannot be revisited through consideration of this application for the approval of reserved matters.

6.2 The outline planning permission also establishes vehicular and pedestrian access to the site from the Southend Road / Victoria Road junction. Therefore the principal issues to be considered in this case are the access (within the site), appearance, landscaping, layout and scale of the development with reference to the parameters of which were set by the outline permission and its accompanying documentation. The compliance of the reserved matters with the requirements of relevant planning conditions attached to the outline planning permission is also matters for consideration.

Access (within the site):

6.3 The outline planning permission 'fixes' the point of access for the development onto the public highway in the form of a new vehicular and pedestrian connection to the Southend Road / Victoria Road junction. Condition no. 3 of the planning permission requires the development to accord with this detail (in the form of an approved plan) as well as a plan showing upgrades to the existing public footpath in-between Victoria

Road and the site. However, as these approved drawings did not refer to access arrangements within the site, condition no. 2 of the planning permission requires access within the site to form part of the reserved matters submission.

- 6.4 A highways layout drawing accompanies the submission which shows the arrangements for vehicular and pedestrian access within the site. From the access on the public highway (located at the site's north-eastern corner) a primary road c.5.5m wide with two c.1.8m wide footpaths would provide access in the form of two main streets. Lower category shared-surface roads (i.e. without separate pedestrian footpaths) would serve the remainder of the development. Given the constraints operating on the site (i.e. a fixed point of access, flood risk, underground services etc.) the proposed access within the site is very similar to that indicated on the illustrative masterplan accompanying the outline planning application.
- 6.5 A number of conditions attached to the outline planning permission refer to access arrangements and requirements for the submission of reserved matters as follows.
- 6.6 Condition no. 20 requires that the reserved matters includes details of:
- the siting and levels of the principal access road;
 - design of bridges over the watercourses; and
 - the access road shall be above the 1 in 1,000 year flood event.

A series of seven 'engineering' drawings accompany this submission which provide sections, details of levels and flood compensation / attenuation arrangements. These drawings and an associated highways and drainage technical note provide sufficient information for the purposes of this condition.

- 6.7 Condition no. 31 requires that the reserved matters includes details of the movement network within the site including visibility splays, sightlines, accesses, turning spaces etc. It is considered that the engineering drawings referred to above and the technical note address the requirements for the content of the reserved matters condition.

Appearance:

- 6.8 The application for outline planning permission (ref. 14/01321/OUT), included a 'Design Code', which was subsequently revised under the S.73 application (ref. 20/00453/CV), and condition no. 7 requires that the reserved matters submission adheres to the 'Key Design Commitments' in the Code and shall also have regard to the illustrative material within the Code. With regard to the consideration of 'appearance' as a reserved matter (that is the external built form of the development including architecture, materials, colour and texture), part 4 of the Code refers in

general to buildings. More specifically part 4.3 of the Code includes the following principles which must be considered in the design and detailing of all dwellings:

- the majority of buildings should have balconies and/or balconettes that overlook the street. The majority of these balconies should be projecting and accessible. The use of projecting balconies will increase amenity space and add interest to elevations;
- buildings should have generous window openings (full height where possible in main rooms). This will improve views out for all age groups and increase natural daylight penetration;
- key openings and balconies should address open spaces and streets where possible to improve natural surveillance of the public realm;
- high quality materials should be used throughout the development;
- material changes should generally be used to articulate changes in plane and not be used arbitrarily within a single plane.

Of the total of 138 houses proposed, balconies would be provided on the front elevation of 69 houses, in accordance with the guidance in the Code. All properties, including the two buildings which would accommodate flats would include at least one ‘oversize’ window to the front elevation, as encouraged by the Code. As noted above, the elevations of all buildings would be finished with a variety of materials including brickwork, boarding and roof tiles, although no detailed specifications are supplied. The Design Code refers to ‘high quality’ materials which are not specified in the current submission. Nevertheless condition nos. 13 and 14 of the planning permission require material samples and a sample panel on-site.

6.9 Parts 4.4 to 4.6 of the Design Code includes general details and guidance for the appearance of house types which is assessed as follows:

<u>Dwelling Type</u>	<u>Design Code Guidance (Appearance)</u>	<u>Submitted Details</u>
Town Houses (generally 3-storeys or 2-storeys with roofspace accommodation)	<ul style="list-style-type: none"> • first floor bays to address open spaces • front doors address the street • integral garages face the street with accommodation above • generous window openings (main rooms) • where applicable balconies to address the street 	House types generally incorporate either bays, balconies or integral garages. Front doors face the street and all types incorporate large window openings

Terraced houses	<ul style="list-style-type: none"> • front doors address the street • projecting canopies to entrances • generous window openings (main rooms) 	Front doors face the street. House types incorporate projecting canopies above entrance doors and large window openings
Detached / semi-detached houses	<ul style="list-style-type: none"> • front doors address the street • projecting canopies to entrances • integral garages face the street with accommodation above • generous window openings (main rooms) 	Front doors face the street. House types incorporate projecting canopies above entrance doors and large window openings
Boulevard houses	<ul style="list-style-type: none"> • balconies to address the street • front doors address the street • generous window openings (main rooms) 	The majority of dwellings incorporate balconies. House types have front doors facing the street and large window openings

6.10 It is considered that the appearance of the proposals are generally in accordance with the Design Code and there are no objections to this element of the reserved matters submission.

Landscaping:

6.11 Landscaping matters for consideration via the submission of reserved matters include screening by fences, walls etc., planting of trees, shrubs etc., and the laying out of gardens, courts squares etc.

6.12 Condition no. 6 of the outline planning permission refers to the parameters for the development and part (D) of this condition has relevance to landscaping. Condition no. 6 (D) requires the reserved matters submission to incorporate the retention of trees detailed within the Arboricultural Impact Assessment submitted with the application for outline planning permission. The current reserved matters submission is accompanied by an ‘Arboricultural Implications Report’ which includes an update of the Assessment previously submitted. Appendix 4 of the updated document broadly confirms that those trees and groups of trees referred to by condition no. 6 (D) would be retained. Although a small number of trees previously identified for retention would be removed to accommodate the proposal, this loss is compensated by the retention of trees previously ‘lost’ to the development, including a group of trees positioned parallel to the railway line.

- 6.13 Condition no. 8 of the outline planning permission sets out detailed requirements for the content of reserved matters submission for landscaping as follows:
- a) tree retention plan;
 - b) tree assessment plan;
 - c) details of any proposed works to retained trees;
 - d) details of any changes in ground levels adjacent to retained trees;
 - e) details of tree protection fencing;
 - f) location, species and size of new planting;
 - g) details of surfacing materials;
 - h) specifications of operations associated with plant establishment;
 - i) details of publically accessible areas and management arrangements;
 - j) details of ecological mitigations through landscaping;
 - k) implementation timetables;
 - l) programme of maintenance; and
 - m) measures to retain a specified Oak tree.
- 6.14 In response to the detailed requirements of this condition, the current submission is accompanied by drawings confirming both proposed new soft and hard landscaping proposals, including boundary treatments. Accompanying these drawings the applicant has prepared written reports comprising:
- Arboricultural Implications Report;
 - Ecological Assessment (including Biodiversity Management Plan and Invertebrate Mitigation Report);
 - Soft Landscape Management and Maintenance Plan; and
 - Soft Landscape Specification.
- 6.15 In common with proposals for soft landscaping for similar residential developments, the landscaping scheme has to perform the functions of retaining existing planting (where appropriate), introducing new planting and areas for ecological enhancement and mitigation and finally providing opportunities for formal play and informal recreation. It is considered that the proposals generally meet the requirements of condition no. 8 of the outline planning permission. The consultation response received from the Council's landscape and ecology advisor confirms no objections to the landscaping proposals, subject to conditions.

Layout:

- 6.16 In relation to the consideration of reserved matters layout is defined as the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. In broad terms, the arrangement of open space and built development within the site is addressed by condition no. 6 of the outline planning permission. In particular part (B) of this condition requires the incorporation of 2.6 hectares of open space (in accordance with the Design and Access Statement submitted in 2014 and recently updated) and part (C) requires the area for housing, associated gardens and roads to be accommodated within an area defined by the Design and Access Statement.
- 6.17 The submitted site layout drawing is consistent with the requirements of condition no. 6 (B) and shows an area of open space located on the southern part of the site and adjacent to the eastern boundary. This open space would also provide for drainage attenuation, ecological mitigation / enhancement and formal / informal recreation. In compliance with condition no. 6 (C) built development comprising dwellings, associated garden areas and roads would be provided on the northern part of the site, closest to The Manorway. The proposed layout of residential roads and blocks of dwellings is also very similar to the 'masterplan' presented in the 2014 outline planning application.
- 6.18 The development plan for Thurrock includes a small number of 'saved' Local Plan policies, including Local Plan Annex 1 (Control of Development in Residential Areas). Annex 1 includes 'standards' for new residential development referring to, inter-alia, amenity space, garden depth and back-back-distances. However, in applying these 'standards' it should be remembered that Annex 1 dates from 1997. Furthermore, more up to date national policy and guidance (NPPF and NPPG) refers to a design-led approach to make effective use of land and achieve appropriate densities. In particular, the more up to date National design Guide refers to:

"Well-designed private or shared external spaces are fit for purpose and incorporate planting wherever possible. The appropriate size, shape and position for an external amenity space can be defined by considering:

- how the associated building sits in the wider context, including access to public and open spaces;*
- how the amenity space will be used, what for, and by whom;*
- environmental factors that may affect its usability, such as sunlight and shade, noise or pollution;*

- *wider environmental factors affecting its quality or sustainability, such as a green corridor or drainage”.*

In this context, Annexe 1 should be seen as providing guidance only and over-reliance on the detailed ‘standards’ in the document should be avoided.

- 6.19 The majority of proposed dwellinghouses within the development would have rear garden depth of c.10-11m. Although a small number of houses would exceed the 12m depth suggested by Annexe 1, there are approximately 6 dwellinghouses where minimum rear garden depths would be between 8-9m. The majority of back-to-back relationships between proposed houses would meet the minimum 20m suggested standard. However, the proposed layout includes two places where a distance of only c.16-18m is achieved (plots 28 – 44 and 11 – 19). Despite these minor shortfalls as assessed against Annexe 1, the vast majority of the residential layout complies with the suggested standard. Furthermore it is notable that the minor shortfalls would exist within the site, that is, the distances between new dwellings and existing properties outside the site (located in Victoria Road) are all in excess of suggested guidelines. Consequently, no objections are raised to this element of the proposed layout. Nevertheless, as some rear garden sizes are somewhat smaller than the suggested standard, it is recommended that a planning condition is used to restrict the future use of specified permitted development rights. This is justified as the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits (subject to conditions) single-storey rear extensions to a depth of 6m in the case of semi-detached or terraced houses. Were these permitted development rights to be engaged the design quality of the development and provision of meaningful amenity space would suffer. In this case it is considered that the removal of permitted development rights within Schedule 2, Part 1, Class A of the Order is reasonable and necessary.
- 6.20 With reference to the internal layout of dwellings and in particular the size of accommodation to be provided, paragraph 61 of the NPPF states that *“the size, type and tenure of housing for different groups in the community should be assessed and reflected in planning policies”*. National guidance within PPG (Housing: optional technical standards) makes reference to the ‘national described space standard’, but makes it clear that where a local planning authority wishes to require an internal space standard they should only do so by reference in a Local Plan. Current development plan policy, as expressed by Core Strategy policy CSTP1 refers only generically to a range of dwelling types and sizes to reflect the Borough’s housing need.
- 6.21 The proposed mix and size of dwellings by tenure is presented in the table below:

Private

<u>Type</u>	<u>No.</u>	<u>Size (Gross Internal Area – GIA))</u>
2-bed house	10	75.1 sq.m
3-bed house	61	111.4 - 122.9 sq.m
4-bed house	28	133.7 - 143.9 sq.m
Affordable Rented		
2-bed flat	15	61.2 sq.m - 62.4 sq.m
2-bed house	15	81.9 sq.m
3-bed house	6	96.6 sq.m
4-bed house	2	107.9 sq.m
Shared Ownership		
2-bed house	12	81.9 sq.m
3-bed house	4	95.5 sq.m. - 96.6 sq.m

For information, the nationally described space standard (which sets out minimum gross internal floor areas by bedrooms, bedspaces and storey heights) is compared to the proposals in the table below. It can be seen that across all proposed dwelling types the minimum floorspace figure is met.

<u>Dwelling Type</u>	<u>Proposed GIA (sq.m.)</u>	<u>'Nationally Described Space Standard' minimum GIA (sq.m)</u>
2-bed / 3-person flat	61.2 - 62.4 sq.m	61 sq.m
2-bed / 3-person house (2-storey)	75.1 sq.m.	70 sq.m
2-bed / 4-person house (2-storey)	81.9 sq.m.	79 sq.m
3-bed / 5-person house type 1 (3-storey)	119.4 sq.m	99 sq.m
3-bed / 5-person house type 2 (3-storey)	118.8 sq.m	
3-bed / 5-person house type 3 (3-storey)	112 sq.m	
3-bed / 5-person house type 4 (3-storey)	111.4 sq.m	
3-bed / 6-person house type 1 (3-storey)	122.8 sq.m	108 sq.m
3-bed / 6-person house type 2 (3-storey)	129.3 sq.m	
3-bed / 5-person house type 1 (2-storey)	96.6 sq.m	93 sq.m
3-bed / 5-person house type 2 (2-storey)	95.6 sq.m	

4-bed / 8-person house type 1 (2-storey)	143.9 sq.m	124 sq.m
4-bed / 8-person house type 2 (2-storey)	138.6 sq.m	
4-bed / 7- person house (2-storey)	142.3 sq.m	115 sq.m
4-bed / 7-person house type 1 (3-storey)	134.4 sq.m.	121 sq.m
4-bed / 7-person house type 2 (3-storey)	133.7 sq.m	
4-bed / 6-person house (2-storey)	109.5 sq.m	106 sq.m

Scale:

- 6.22 In relation to the consideration of reserved matters scale is defined as the height, width and length of each building proposed within the development in relation to its surroundings. Condition no. 6 of the outline planning permission sets a number of parameters for the submission of reserved matters, including (A) a requirement that maximum building heights conform with a 'Building Height Distribution' drawing forming part of the 2014 Design Code. However, this Design Code has since been revised under the approved (subject to the completion of a deed of variation) s73 application (ref. 20/00453/CV). This drawing allocates a maximum of 2.5 storeys across the majority of the site, with more limited areas of 3 storey development on 'The Boulevard', on the western edge of the 'Northern Green Lung' and on the north-western corner of the site.
- 6.23 In response to the detailed requirements of this condition, the current submission is accompanied by drawings confirming storey heights, including site layouts and elevations. It is considered that the proposals generally meet the requirements of condition no. 6 of the outline planning permission.

Compliance with relevant planning conditions:

- 6.24 A number of planning conditions attached to the outline planning permission inform the content of application(s) for the approval of reserved matters and are relevant to the current submission. An assessment of compliance is set out as follows.

Condition no. 4 (residential quantum / mix)

- 6.25 This condition requires that, unless otherwise agreed by the local planning authority, the mix of dwellings delivered by the totality of the development shall adhere to the following mix:

<u>Type</u>	<u>Percentage</u>	<u>Maximum Number</u>
2 / 3 bedroom house	27%	41
3 bedroom house	54%	82
4 bedroom house	19%	30

6.26 Comment: It is notable that the proposed housing mix does not adhere to that outlined within condition no. 4, however the wording of the condition allows for variation, if agreed by the local authority. The current mix has been accepted by the Council’s Housing Officer.

Condition no. 6 (Development Parameters)

6.27 Requires the submission of reserved matters to demonstrate conformity with the following parameters –

(A) maximum building heights as detailed by the 2020 Design Code Rev II (page 40)

Comment: Paragraph 6.25 (above) confirms that the reserved matters submission adheres to the maximum buildings heights.

(B) incorporation of 2.6 hectares of open space as detailed in the 2014 Design & Access Statement (page 50)

Comment: Paragraph 6.17 (above) confirms that the reserved matters submission includes the required open space.

(C) housing, gardens and roads to be accommodated within the area defined by the 2014 Design & Access Statement.

Comment: as a corollary to the requirements of condition 6 (B), the layout of the Reserved Matters submission shows that built development would be located within the prescribed areas.

(D) retention of trees as detailed within the Arboricultural Impact Report (2014)

Comment: Paragraph 6.12 (above) confirms broad compliance with this requirement.

Condition no. 7 (Design Code)

6.28 Requires the content of reserved matters submission to adhere to ‘Key Design Commitments’ within the Design Code Rev II (2020). The Key Design Commitments

within this Code are “to be taken forward as commitments through the design process” and comprise a large number of design principles under the headings of:

- Masterplan structure;
- Site movement;
- Public realm & open spaces;
- Northern Green Lung;
- Primary access street;
- The Boulevard;
- Secondary streets;
- The Drive;
- Southern Green Lung;
- Parking strategy & Traffic Calming;
- Cycle storage;
- Recycling & refuse storage;
- Building arrangement;
- Building height & scale;
- Building details & materials;
- Townhouse types;
- Terrace house types;
- Detached & semi-detached house types; and
- Houses on the Boulevard.

In light of the analysis earlier in this report, it is not necessary to go through the Key Design Commitments of the 2020 Code on a line-by-line basis. However, it is considered that the reserved matters is in general conformity with the Design Code and there are no areas where significant difference between the two exist.

Condition no. 8 (Landscaping)

6.29 Requires that the plans and particulars submitted in accordance with condition 2 Part (e) Reserved Matters for 'Landscaping' shall include:

(a) a plan(s) showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter [measured in accordance with paragraph (a) above], and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs [c] and [d] below apply;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, (within the crown spread of any retained tree or of any tree on land adjacent to the site) (within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree);

(e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development.

(f) the location, species and size of all new trees, shrubs and hedgerows to be planted, those areas to be grassed and/or paved, and for a programme of planting and transplanting.

(g) The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels.

(h) Written specifications (including cultivation and other operations associated with plant and grass establishment),

(i) detail whether such land shall be accessible by the public and the management principles for such area,

(j) detail how the landscaping scheme proposed promotes ecological interests and biodiversity in a manner which accords with the Ecological Mitigation accompanying the application.

(k) Implementation timetables

(l) Programme of maintenance

(m) measures to retain Oak 26 detailed in the Arboricultural Impact Report (2014)

In light of the analysis earlier in this report, it is not necessary to go through each of the requirements of condition no. 8 individually. Paragraph 6.15 (above) confirms broad compliance with this condition.

Condition no. 15 (Levels) (As amended under 17/01662/NMA)

6.30 Requires the submission of reserved matters to provide full details of the existing and finished site levels and finished external surface levels, the levels of the surrounding

area and the finished floor level of the buildings hereby permitted. Notwithstanding this, the dwellings shall be constructed with finished floor levels no lower than 6.048m AOD, which allows for 300mm freeboard above the critical flood level (para 2.40 of FRA) (i.e. 300mm above the 1 in 200-year flood level, the extent of such areas is detailed in blue on plan ref: IPSTANFORD/FR/0004 PR02 in the appendix 1 figures to the Flood Risk Assessment Mayer Brown, November 2014) accompanying the outline planning permission.

Comment: in compliance with the requirements of condition 15, the following plans:

- General Arrangement Plan
- Longitudinal Sections Plan
- Attenuation Storage Pond A Plan
- Attenuation Storage Pond B Plan
- Proposed Culvert and Long Section Plan
- Flood Compensation Arrangement Plan

of the reserved matters submission shows that built development would be finished to the prescribed floor levels. The Environment Agency have raised no objections.

Condition no.18 (Secure by Design)

- 6.31 Requires that the submission of reserved matters be accompanied by a statement showing how the development has incorporated the principles and practices of 'Secure By Design'.

Comment: The Design and Access Statement (p26-27) refers to “creating a safe environment” and outlines how the “Secure By Design” principles and practices have been incorporated within the development.

Condition no. 19 (flood risk)

- 6.32 Requires that the submission of reserved matters ensure that no part of any dwelling, including its curtilage or the access road to any dwelling is located within the area at risk of flooding in the 1:100 plus climate change events.

Comment: in accordance with the requirements of condition 19, the plans submitted, the Flood Risk Assessment and relevant addendums and additional information confirm compliance with this condition. The Environment Agency has raised no objection.

Condition no. 20 (levels)

- 6.33 Requires that applications for approval of reserved matters shall include details of the siting and levels of the principle access road to and from Southend Road and design of the associated bridging structures over the watercourses. The access road shall be set at a level so that it remains dry and accessible on foot and in vehicles in the 1 in 1000 year flood event. Development shall be in strict accordance with the approved details.

Comment: Paragraph 6.6 (above) confirms that the reserved matters submission complies with this requirement.

Condition no. 21 (water efficiency)

- 6.34 Requires that the submission of reserved matters shall include a scheme for the provision and implementation of water efficiency for the residential units.

Comment: in compliance with the requirements of condition 21, the Flood Risk Assessment and relevant addendums confirm compliance with this condition.

Condition no. 23 (surface water drainage)

- 6.35 Requires that the submission of reserved matters be accompanied by a further iteration of the Flood Risk Assessment and Surface Water & SuDs Design Statement which shall include:
- clear details of the ownership and responsibility for maintenance of all drainage elements for the lifetime of the development. If appropriate, details of adoption of any drainage elements of the drainage system should be included.
 - details of all surface water drainage infrastructure for inclusion on the Lead Local Flood Authority's s21 Asset Register.
 - finalised proposed surface water run-off rates
 - details of measures limiting the surface water run-off generated by the 1 in 100 year climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - details of the provision of attenuation storage to contain the 1 in 100 year climate change rainfall event in the event of a surcharged outfall.
 - details of pipe network to contain the peak 1 in 100 year rainfall event.

- calculations to demonstrate that the surface water management scheme has been adequately sized including the electronic versions of modelling files to accurately assess the drainage system's performance
- plans and drawings showing the locations and dimensions of all aspects of the proposed surface water management scheme, including pipework. The submitted plans should demonstrate that the proposed drainage layout will perform as intended based on the topography of the site and the location of the proposed surface water management features. In addition, Full design details, including cross sections of any proposed infiltration or attenuation features will be required.
- confirmation that in the event of exceedance flows that surpass the critical duration rainfall event or a blockage/failure occurs within the drainage network any proposed features should incorporate an emergency spillway as part of their design. Emergency spillway shall direct any exceedance flows away from the development.
- sufficient information to demonstrate that people and property will be kept safe from flooding, with consideration given to overland flow routing where required.
- details of future adoption and maintenance of all aspects of the surface water drainage strategy.
- information to demonstrate that priority is given to the use of sustainable drainage systems (SuDS) for the disposal of surface water from all elements of the development proposal.
- the scheme shall incorporate the SuDS "Management Train" and ensure all features are designed in accordance with CIRIA (C697) The SUDS Manual so ecological, water quality and aesthetic benefits can be achieved in addition to the flood risk management benefits.

Comment: in accordance with the requirements of condition 23, the Flood Risk Assessment and relevant addendums confirm compliance with this condition

Condition no. 27 (cycle parking)

- 6.36 Requires submission of Reserved Matters to provide full details of the number, size, location, design and materials of secure and weather protected cycle parking facilities to serve the dwellings hereby permitted. Such secure and weather protected cycle parking facilities as approved in writing by the local planning authority shall be installed on site prior to the first occupation of the dwellings hereby permitted and shall thereafter be permanently retained for sole use as cycle parking for the users and visitors of the development.

Comment: The following plans:

- Parking Strategy Layout Plan;
- Cycle Store Flat Block A Floor Plans and Elevations;
- Bins and Cycle Store Flat Block A & B Floor Plans and Elevations;

and the Parking Management Strategy provide these details and are considered satisfactory.

Condition no. 28 (bin / recycling storage)

6.37 States that applications for approval of Reserved Matters shall include full details of the number, size, location, design and materials of bin and recycling stores to serve the development, together with details of the means of access to bin and recycling stores for residents and refuse operatives, including collection points if necessary. The development shall make provision for:

o 1 x 180 litre container for refuse, 1 x 240 litre container for recycling and 1 x 240 litre container for kitchen and garden waste per residential dwelling.

Comment: The following plans:

- Parking Strategy Layout Plan
- Bin and Cycle Store Flat Block A & B Floor Plans and Elevations
- Refuse Plan;

in addition to the Refuse Plan on page 21 of the Design and Access Statement, confirms that the waste facilities comply with this condition.

Condition no. 31 (movement network)

6.38 Requires application(s) for approval of reserved matters to include (where applicable) the following details: Movement network including layout of streets, visibility splay(s), sightlines, accesses, turning space(s), footways, cycleways and footpaths. The details to be submitted shall include:

(a) External lighting (including to roads, car parking areas, footways / cycleways) and shall include details of the spread and intensity of light together with the size, scale and design of any light fittings and supports and a timescale for its installation. The external lighting shall be provided in accordance with the approved details and timescales.

(b) Street furniture,

(c) Surface finishes,

- (d) Cycle and car parking,
- (e) Signage,
- (f) Estate road construction and geometry. Details of whether such roads are proposed to be put forward for adoption by the Local Highway Authority
- (g) Drainage (including to roads, car parking areas, footways / cycleways)
- (h) Timescale for the provision of this highway infrastructure.

The details submitted pursuant to this condition shall (where applicable) accord with the Design Code unless otherwise first agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved details and timescales or in accordance with any variation first agreed in writing by the local planning authority

Comment: In light of the analysis earlier in this report, it is not necessary to go through each of the requirements of condition no. 31 individually. Paragraph 6.7 (above) confirms broad compliance with this condition.

Condition no. 32 (parking)

6.39 States that submissions of reserved matters shall;

- a. show provision for the parking and / or garaging of private cars in accordance with the standards for allocated and unallocated parking spaces specified in the outline application unless a variation to these standards is first agreed in writing with the Local Planning Authority.
- b. be accompanied with a Parking Management Strategy specifying the restrictions on car parking, what constitutes an enforceable parking offence, how and by whom this will be administered and enforced.

The reserved matters shall detail the parking allocation. Residential units shall only be occupied when the car parking areas and turning areas serving that unit have been constructed in accordance with details that have been submitted to, and approved in writing by, the local planning authority.

The parking spaces shall thereafter be retained for the parking of cars. The Parking Management Strategy for this phase shall be implemented and thereafter retained for the duration of the residential use in accordance with the approved Car Parking Management Strategy.

Comment: The following documents demonstrate that the reserved matters adhere to the requirements of this condition:

- Parking Strategy Layout Plan; and
- Parking Management Strategy

Condition no. 37 (Sustainable Design & Construction Code)

6.40 Requires that submissions of reserved matters be accompanied by a Sustainable Design and Construction Code for that phase. The Sustainable Design and Construction Code shall:

- (a) detail the area to be covered by the Sustainable Design and Construction Code;
- (b) detail when development is proposed to commence and be completed on that phase;
- (c) provide a brief review of the technical solutions prevailing at the time;
- (d) indicate how the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures;
- (e) detail the sustainable design measures incorporated into the phases, including but not limited to, building orientation, passive solar gain and sustainable landscape design, water conservation and efficiency measures;
- (f) detail how this phase will contribute to the residential development as a whole securing at least 10% of its energy from decentralised and renewable or low carbon sources;
- (g) detail how sustainable construction methods will be utilised.

Comment: The application is supported by a Sustainable Design and Construction Code, which complies with the requirements of condition no. 37.

Condition no. 38 (Lifetime Homes)

6.41 States that the reserved matters submission shall be accompanied by a statement outlining the specification for Lifetime Home measures and detailing the proposed development's compliance with that specification.

Comment: The Design and Access Statement supporting this Reserved Matters submission outlines how the development accords with The Building Regulations 2010 Approved Document M: Access to and use of buildings, specifically “M4: Cat 2: Accessible and Adaptable Dwellings”, which is considered to supersede the ‘Lifetime Home’ measures.

Condition no. 39 (noise insulation)

- 6.42 Requires the submission for reserved matters to include a scheme for noise insulation of the proposed dwellings. The scheme shall assess the noise impact from the adjacent railway and road upon the dwellings and shall propose appropriate measures so that all habitable rooms will achieve 'good' internal levels as specified by BS8233:2014. The scheme shall identify and state the glazing specifications for all the affected windows, including acoustic ventilation, where appropriate.

Comment: The submission is supported by an Environmental Noise Assessment, which demonstrates compliance with the requirements of this condition.

6.43 Other Matters

An objection has been received from the Essex Field Club referring to impact on the ecology of a Local Wildlife Site, loss of habitat and biodiversity and inadequate mitigation. It should be noted that this is an application for the approval of reserved matters and the issue of impact on ecological interests was considered in detail when the outline planning application was considered. Planning conditions and a s106 obligation secure appropriate mitigation for ecological interests.

7.0 CONCLUSIONS AND REASONS FOR RECOMMENDATION

- 7.1 The reserved matters as submitted are within the ambit of the outline planning permission (as amended) and accord with adopted relevant Core Strategy policies in respect of the scale, layout, appearance, access and landscaping of the development. The proposal would represent an appropriate form of development that will accord with the character of the immediate locality and thereby reflect Government Guidance as contained within the National Planning Policy Framework (2019).
- 7.2 With reference to planning conditions, the outline permission is subject a detailed and comprehensive suite of planning conditions which inform this reserved matters submission and also control the construction and operational phases of the development. Planning Policy Guidance make it clear that the only planning conditions which can be imposed when reserved matters are approved are conditions which directly relate to those reserved matters. Accordingly, only a limited number of planning conditions relating specifically to the submitted reserved matters are recommended below.

8.0 RECOMMENDATION

The Committee is recommended to:

- A. Approve the Reserved Matters, subject to:

- (i) the completion of the s106 deed and subsequent issuing of the decision notice for application reference 20/00453/CV; and
- (ii) the following planning conditions

Condition(s):

1. Accordance with Plans

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

Plan Number(s):		
<u>Reference</u>	<u>Name</u>	<u>Received</u>
600/005	Illustrative Masterplan Open Space Plan	15.11.2018
BCS.pe Rev. A	Bin and Cycle Store Flat Block A & B Floor Plans and Elevations	15.11.2018
CS.pe Rev. A	Cycle Store Flat Block A Floor Plans and Elevations	15.11.2018
FB-B.e3 Rev. A	Flat Block B Elevations (sheet 3 of 3)	15.11.2018
PR122109 20	Play Proposals	15.11.2018
PS01 Rev. A	Parking Strategy Layout	15.11.2018
ZLDSTANFORD-RM-01	General Arrangement	15.11.2018
ZLDSTANFORD-RM-02	Longitudinal Sections	15.11.2018
ZLDSTANFORD-RM-03	Attenuation Storage Pond A	15.11.2018
ZLDSTANFORD-RM-04	Attenuation Storage Pond B	15.11.2018
ZLDSTANFORD-RM-05	Proposed Culvert & Long Section	15.11.2018
ZLDSTANFORD-RM-06	Flood Compensation Arrangement	15.11.2018
ZLDSTANFORD-RM-07	Highways	15.11.2018
SE.01 Rev. A	Street Elevations	15.11.2018
SL01 Rev. P1	Site Layout	15.11.2018
AHL.01 Rev. B	Affordable House Layout	26.02.2019
BDML.01 Rev. B	Boundary and Dwelling Material Layout	26.02.2019
CSL01 Rev. A	Coloured Site Layout	14.06.2019
FB-A.e1 Rev. D	Flat Block A Plots 105 - 110 Elevations Sheet 1 of 2	14.06.2019
FB-A.e2 Rev. D	Flat Block A Plots 105 - 110 Elevations Sheet 2 of 2	14.06.2019
FB-A.p1 Rev. C	Flat Block A Plots 105 - 110 Floor Plans Sheet 1 of 3	14.06.2019
FB-A.02 Rev. C	Flat Block A Plots 105 - 110 Floor Plans Sheet 2 of 3	14.06.2019

FB-A.p3 Rev. C	Flat Block A Plots 105 - 110 Floor Plans Sheet 3 of 3	14.06.2019
FB-B.e1 Rev. D	Flat Block B Plots 111-119 Elevations - Sheet 1 of 2	14.06.2019
FB-B.e2 Rev. D	Flat Block B Plots 111-119 Elevations - Sheet 2 of 2	14.06.2019
FB-B.p1 Rev. B	Flat Block B Plots 111-119 Floor Plans - Sheet 1 of 2	14.06.2019
FB-B.p2 Rev. B	Flat Block B Plots 111-119 Floor Plans - Sheet 2 of 2	14.06.2019
HT.2B1-1.e Rev. D	House Type 2B1 Option 1 - Brick Elevations	14.06.2019
HT.2B1-2.e Rev. D	House Type 2B1 Option 2 - Brick and Boarding Elevations	14.06.2019
HT.2B1.p Rev. B	House Type 2B1 Floor Plans	14.06.2019
HT.2B4P-2.e Rev. C	House Type - 2B4P Elevations Option 2	14.06.2019
HT.2B4P-1.e Rev. D	House Type - 2B4P Elevations Option 1	14.06.2019
HT.2B4P.p Rev. B	House Type - 2B4P Floor Plans	14.06.2019
HT.3B1-1.e Rev. D	House Type 3B1 Option 1 - Brick Elevations	14.06.2019
HT.3B1-1.p Rev. B	House Type 3B1 Option 1 Floor Plans	14.06.2019
HT.3B1-2.e Rev. D	House Type 3B1 Option 2 - Brick and Timber Elevations	14.06.2019
HT.3B1-2.p Rev. B	House Type 3B1 Option 2 Floor Plans	14.06.2019
HT.3B2-1.e Rev. D	House Type 3B2 Option 1 - Brick Elevations	14.06.2019
HT.3B2-1.p Rev. B	House Type 3B2 Option 1 Floor Plans	14.06.2019
HT.3B2-2.e Rev. D	House Type 3B2 Option 2 - Brick and Boarding Elevations	14.06.2019
HT.3B2-2.p Rev. B	House Type 3B2 Option 2 Floor Plans	14.06.2019
HT.3B3.e Rev. D	House Type 3B3 Elevations	14.06.2019
HT.3B3.p Rev. D	House Type 3B3 Floor Plans	14.06.2019
HT.3B4.e Rev. D	House Type 3B4 Elevations	14.06.2019
HT.3B4.p Rev. B	House Type 3B4 Floor Plans	14.06.2019
HT.3B5P-1.e Rev. D	House Type 3B5P Elevations Option 1	14.06.2019
HT.3B5P-2.e Rev. C	House Type 3B5P Elevations Option 2	14.06.2019
HT.3B5P-A.e Rev. D	House Type - 3B5P-A Elevations	14.06.2019
HT.3B5P-A.p Rev. B	House Type - 3B5P-A Floor Plans	14.06.2019
HT.3B5P.p Rev. C	House Type 3B5P Floor Plans	14.06.2019
HT.4B1.e Rev. D	House Type 4B1 Elevations	14.06.2019
HT.4B1.p Rev. C	House Type 4B1 Floor Plans	14.06.2019
HT.4B2.e Rev. D	House Type 4B2 Elevations	14.06.2019

HT.4B2.p Rev. B	House Type 4B2 Floor Plans	14.06.2019
HT.4B3.e Rev. D	House Type 4B3 Elevations	14.06.2019
HT.4B3.p Rev. B	House Type 4B3 Floor Plans	14.06.2019
HT.4B4-1.p Rev. B	House Type 4B4 Option 1 Floor Plans	14.06.2019
HT.4B4-2.e Rev. D	House Type 4B4 Option 2 - Brick and Boarding Elevations	14.06.2019
HT.4B4-2.p Rev. B	House Type 4B4 Option 2 Floor Plans	14.06.2019
HT.4B6P.e Rev. D	House Type - 4B6P Elevations	14.06.2019
HT.4B6P.p Rev. B	House Type - 4B6P Floor Plans	14.06.2019
HT.CS-01 Rev. A	House Type Concept - 01 Light Boarding & Brick	14.06.2019
HT.CS-02 Rev. A	House Type Concept - 02 Red Brick	14.06.2019
HT.CS-03 Rev. A	House Type Concept - 03 Buff Brick	14.06.2019
HT.CS-04 Rev. A	House Type Concept - 04 Dark Boarding & Brick	14.06.2019
PR122109 11B Sheet 1 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 2 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 3 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 4 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 5 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 6 of 7	Landscape Proposals	14.06.2019
PR122109 11B Sheet 7 of 7	Landscape Proposals	14.06.2019
PR122109 12B Sheet 1 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 2 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 3 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 4 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 5 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 6 of 7	Hard Landscape Proposals	14.06.2019
PR122109 12B Sheet 7 of 7	Hard Landscape Proposals	14.06.2019
PVLP01 Rev. P1	PV Location Plan - 01	14.06.2019

Retention and Protection of Existing Trees

- 2 The tree protection measures shall be carried out in accordance with the approved details outlined within Appendix 4 of the Arboriculture Implications Report.

Reason: To secure the retention of the trees within the site in the interests of visual amenity and the character of the area in accordance with policies CSTP18 and PMD2 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

Biodiversity Management Plan

- 3 The Biodiversity Management Plan to be submitted to comply with the requirements

of condition no. 41 of the outline planning permission shall, in addition to the details required by that condition, include arrangements for the continuation of appropriate biodiversity management measures in perpetuity.

Reason: To ensure effects of the development upon the natural environment are adequately mitigated in accordance with policy PMD7 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Permitted Development Rights

- 4 Notwithstanding the provisions of Schedule 2, Part 1 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions shall be erected to the buildings hereby permitted without planning permission having been obtained from the local planning authority.

Reason: In order to safeguard the amenities of neighbouring occupiers and in the interests of 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).

- 5 Notwithstanding the provisions of Schedule 2, Part 1 Class E of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no building/outbuilding, enclosure, swimming or other pool, container, veranda/balcony/raised platform shall be carried out on the site without planning permission having been obtained from the local planning authority.

Reason: In order to safeguard the amenities of neighbouring occupiers and in the interests of 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).

Documents:

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

www.thurrock.gov.uk/planning

