

<p>Reference: 20/00623/FUL</p>	<p>Site: Waterworks High Road Fobbing Essex SS17 9JW</p>
<p>Ward: Corringham And Fobbing</p>	<p>Proposal: Demolition of all existing buildings and structures and redevelopment of the site to provide 168 dwellings and associated access, parking, public open space, landscaping and drainage infrastructure.</p>

Plan Number(s):		
Reference	Name	Received
1338-C-1336	Landscape Sections	1st June 2020
1338-C-1337	Landscape Details	1st June 2020
1338-D-1400B-APT BLK A	Apartment Block A Ground Floor Plan	1st June 2020
1338-D-1401B-APT BLK A	Apartment Block A First Floor Plan	1st June 2020
1338-D-1402B-APT BLK A	Apartment Block A Second Floor Plan	1st June 2020
1338-D-1403B-APT BLK B	Apartment Block B Ground Floor Plan	1st June 2020
1338-D-1404B-APT BLK B	Apartment Block B First Floor Plan	1st June 2020
1338-D-1405B-APT BLK B	Apartment Block B Second Floor Plan	1st June 2020
1338-D-1406B-APT BLK C	Apartment Block C Ground Floor Plan	1st June 2020
1338-D-1407B-APT BLK C	Apartment Block C First Floor Plan	1st June 2020
1338-D-1408B-APT BLK C	Apartment Block C Second Floor Plan	1st June 2020
1338-D-1500A-HT2-GF+1F	HT2 Ground & First Floor Plan Mid-terrace	1st June 2020
1338-D-1501A-HT2 HANDED-GF+1F	HT2 Handed Ground & First Floor Plan Mid-terrace	1st June 2020
1338-D-1502A-HT2-GF+1F	HT2a Ground & First Floor Plan Semi-detached	1st June 2020

1338-D-1503A-HT2 HANDED-GF+1F	HT2a Handed Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1504A-HT3-GF+1F	HT3 Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1505A-HT3- HANDED-GF+1F	HT3 Handed Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1506A-HT3A- GF+1F	HT3a Ground & First Floor Plan Detached	1st June 2020
1338-D-1508A-HT4-GF+1F	HT4 Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1509A-HT4- HANDED-GF+1F	HT4 Handed Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1510A-HT5-GF+1F	HT5 Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1511A-HT5- HANDED-GF+1F	HT5 Handed Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1512A-HT20- GF+1F	HT20 Ground & First Floor Plan Detached	1st June 2020
1338-D-1513A-HT20- HANDED-GF+1F	HT20 Handed Ground & First Floor Plan Detached	1st June 2020
1338-D-1514A-HT20A- GF+1F	HT20a Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1515A-HT20A- HANDED-GF+1F	HT20a Handed Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1516A-HT18	HT18 Ground Floor Plan Detached	1st June 2020
1338-D-1517A-HT18	HT18 First Floor Plan Detached	1st June 2020
1338-D-1518A-HT18	HT18 Handed Ground Floor Plan Detached	1st June 2020
1338-D-1519A-HT18	HT18 First Floor Plan Detached	1st June 2020
1338-D-1520A-HT9	HT9 Ground Floor Plan Detached	1st June 2020
1338-D-1521A-HT9	HT9 First Floor Plan Detached	1st June 2020
1338-D-1522A-HT9	HT9 Handed Ground Floor Plan Detached	1st June 2020
1338-D-1523A-HT9	HT9 Handed Ground Floor Plan Detached	1st June 2020
1338-D-1524A-HT10	HT10 Ground Floor Plan Detached	1st June 2020
1338-D-1525A-HT10	HT10 First Floor Plan Detached	1st June 2020
1338-D-1526A-HT10	HT10 Handed Ground Floor Plan Detached	1st June 2020

1338-D-1527A-HT10	HT10 Handed First Floor Plan Detached	1st June 2020
1338-D-1528A-HT16	HT16 Ground Floor Plan Detached	1st June 2020
1338-D-1529A-HT16	HT16 First Floor Plan Detached	1st June 2020
1338-D-1530A-HT16	HT16 Handed Ground Floor Plan Detached	1st June 2020
1338-D-1531A-HT16	HT16 Handed First Floor Plan Detached	1st June 2020
1338-D-1532A-HT17	HT17 Ground Floor Plan Detached	1st June 2020
1338-D-1533A-HT17	HT17 First Floor Plan Detached	1st June 2020
1338-D-1534A-HT17	HT17 Handed Ground Floor Plan Detached	1st June 2020
1338-D-1535A-HT17	HT17 Handed First Floor Plan Detached	1st June 2020
1338-D-1540A-AHT1-GF+1F	AHT1 Ground & First Floor Plan Mid-terrace	1st June 2020
1338-D-1542A-AHT1A-GF+1F	AHT1a Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1543A-AHT1A-HANDED-GF	AHT1a Handed Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1544A-AHT2-GF+1F	AHT2 Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1545A-AHT2-HANDED-GF+1F	AHT2 Handed Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1546A-AHT3-GF+1F	AHT3 Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1547A-AHT3-HANDED-GF+1F	AHT3 Handed Ground & First Floor Plan Semi-detached	1st June 2020
1338-D-1570A	Garages Ground Floor Plans Double & Single	1st June 2020
1338-D-1702A-ELEVATION CC	Elevation CC The Green to the Pond	1st June 2020
1338-D-1704A-ELEVATION EE	Elevation EE Landscape Edge	1st June 2020
1338-D-1800B-APT BLK A	Apartment Block A Elevations	1st June 2020
1338-D-1801B-APT BLK B	Apartment Block B Elevations	1st June 2020
1338-D-1802B-APT BLK C	Apartment Block C Elevations	1st June 2020

1338-D-1850A-HT2+HANDED+2A	H2 & H2 Handed, H2a & H2a Handed Elevations Mid-terrace & Semi-detached Type 1	1st June 2020
1338-D-1851A-HT2+HANDED+2A	H2 & H2 Handed, H2a & H2a Handed Elevations Mid-terrace & Semi-detached Type 2	1st June 2020
1338-D-1852A-HT3+HANDED+3A-ELEVATIONS	H3 & H3 Handed and H3a Elevations Mid-terrace & Semi-detached Type 1	1st June 2020
1338-D-1853A-HT3+HANDED+3A-ELEVATIONS	H3 & H3 Handed and H3a Elevations Mid-terrace & Semi-detached Type 2	1st June 2020
1338-D-1854A-HT4-ELEVATIONS	HT4 Elevations Semi-detached Type 1	1st June 2020
1338-D-1855A-HT4-HANDED-ELEVATIONS	HT4 Handed Elevations Semi-detached Type 1	1st June 2020
1338-D-1856A-HT4-ELEVATIONS	HT4 Elevations Semi-detached Type 2	1st June 2020
1338-D-1857A-HT4-HANDED-ELEVATIONS	HT4 Handed Elevations Semi-detached Type 2	1st June 2020
1338-D-1858A-HT5-ELEVATIONS	HT5 & HT5 Handed Elevations Semi-detached Type 1	1st June 2020
1338-D-1859A-HT5-ELEVATIONS	HT5 & HT5 Handed Elevations Semi-detached Type 2	1st June 2020
1338-D-1860A-HT20+20A+HANDED	HT20 & Handed and HT20a Elevations Semi-detached & Detached Type 1	1st June 2020
1338-D-1861A-HT20+20A+HANDED	HT20 & Handed and HT20a Elevations Semi-detached & Detached Type 2	1st June 2020
1338-D-1862A-HT18-ELEVATIONS	HT18 Elevations Detached Type 1	1st June 2020
1338-D-1863A-HT18-HANDED	HT18 Handed Elevations Detached Type 1	1st June 2020
1338-D-1864A-HT18-ELEVATIONS	HT18 Elevations Detached Type 2	1st June 2020
1338-D-1865A-HT18-HANDED-	HT18 Handed Elevations Detached Type 2	1st June 2020

1338-D-1866A-HT9-ELEVATIONS	HT9 Elevations Detached Type 1	1st June 2020
1338-D-1868A-HT9-ELEVATIONS	HT9 Elevation Detached Type 2	1st June 2020
1338-D-1869A-HT9-HANDED	HT9 Handed Elevation Detached Type 2	1st June 2020
1338-D-1870A-HT10	HT10 Elevations Detached Type 1	1st June 2020
1338-D-1871A-HT10-HANDED	HT10 Handed Elevations Detached Type 1	1st June 2020
1338-D-1872A-HT10-ELEVATIONS	HT10 Elevations Detached Type 2	1st June 2020
1338-D-1873A-HT10-HANDED-ELEVATIONS	HT10 Handed Elevations Detached Type 2	1st June 2020
1338-D-1874A-HT16	HT16 Elevations Detached	1st June 2020
1338-D-1875A-HT16	HT16 Handed Elevations Detached	1st June 2020
1338-D-1876A-HT17	HT17 Elevations	1st June 2020
1338-D-1877A-HT17	HT17 Handed Elevations	1st June 2020
1338-D-1880A-AHT1+AHT1A+HANDED	AHT1, AHT1a and AHT1a Handed Elevations Mid-terrace & Semi-detached	1st June 2020
1338-D-1881A-AHT2+AHT2 HANDED	AHT2 & Handed Elevations Semi-detached	1st June 2020
1338-D-1882A-AHT3	AHT3 Elevations Semi-detached	1st June 2020
1338-D-1883A-AHT3	AHT3 Handed Elevations Semi-detached	1st June 2020
1338-D-1890A	Garages Elevations Double & Single	1st June 2020
1338-D-1000C	Location Plan	30th June 2020
1338-D-1001B	Existing Site Plan	30th June 2020
1338-C-1335 REV B	Hard Landscape Strategy Sheet 7	22nd October 2020
1338-C-1350 REV B	Planting Schedule	22nd October 2020
1338-D-1201D	Parking Strategy Plan	25th November 2020
1338-D-1202C	Boundary Conditions Strategy	22nd October 2020
1338-D-1203C	Refuse Strategy Plan	22nd October 2020

1338-D-1204C	Massing Plan	22nd October 2020
1338-D-1205C	Tenure Plan	22nd October 2020
1338-D-1300J	Site Layout Plan	22nd October 2020
1338-D-1301D	Site Layout Plan East	22nd October 2020
1338-D-1302D	Site Layout Plan West	22nd October 2020
1338-D-1305E	Section Line Plan	22nd October 2020
1338-D-1536	HT7 Ground & First Floor Plans Detached	22nd October 2020
1338-D-1537	HT7 Handed Ground & First Floor Plans Detached	22nd October 2020
1338-D-1700B	Elevations AA – The Lane	22nd October 2020
1338-D-1701B	Elevations BB – Fobbing on the Green	22nd October 2020
1338-D-1703B	Elevations DD – North Drive Apartments	22nd October 2020
1338-D-1705B	Elevations FF – The Island	22nd October 2020
1338-D-1878-HT7	HT7 Elevations Detached	22nd October 2020
1338-D-1879-HT7	HT7 Handed Elevations Detached	22nd October 2020
MBSK201015 -01-15	Swept Path Analysis	22nd October 2020
1338-C-1320 REV C	Tree Planting Plan Sheet 1	22nd October 2020
1338-C-1321 REV C	Tree Planting Plan Sheet 2	22nd October 2020
1338-C-1322 REV B	Outline Planting Plan Sheet 1	22nd October 2020
1338-C-1323 REV B	Outline Planting Plan Sheet 2	22nd October 2020

1338-C-1324 REV B	Outline Planting Plan Sheet 3	22nd October 2020
1338-C-1325 REV B	Outline Planting Plan Sheet 4	22nd October 2020
1338-C-1326 REV B	Outline Planting Plan Sheet 5	22nd October 2020
1338-C-1327 REV B	Outline Planting Plan Sheet 6	22nd October 2020
1338-C-1328 REV B	Outline Planting Plan Sheet 7	22nd October 2020
1338-C-1329 REV C	Hard Landscape Strategy Sheet 1	22nd October 2020
1338-C-1330 REV C	Hard Landscape Strategy Sheet 2	22nd October 2020
1338-C-1331 REV B	Hard Landscape Strategy Sheet 3	22nd October 2020
1338-C-1332 REV B	Hard Landscape Strategy Sheet 4	22nd October 2020
1338-C-1333 REV B	Hard Landscape Strategy Sheet 5	22nd October 2020
1338-C-1334 REV B	Hard Landscape Strategy Sheet 6	22nd October 2020
1338-D-1200D	Unit Mix Plan	28th October 2020
1338-D-1100 REV D	Illustrative Roof Plan	22 October 2020

The application is also accompanied by:

- Outline Landscape Specification – 1338-C-1351
- Flood Risk Assessment Rev B
- Energy and Sustainability Statement – Rev 1.1
- Arboricultural Implications Report – 19103-01b
- Archaeological Desk-Based Assessment
- Earthworks Specification And Remediation Method Statement
- Ecological Report
- Transport Assessment
- Noise and Vibration Assessment
- Geo-Environmental Assessment
- Landscape, Visual and Green Belt Appraisal
- Planning Statement

- Technical Note – Drainage
- Statement of Community Involvement
- Health Impact Assessment
- Transport Assessment Addendum
- Travel Plan
- Accessibility Note
- VSC Letter
- Technical Note – Noise and Vibration
- Landscape, Visual and Green Belt Appraisal Addendum
- Design & Access Statement - Landscape
- Planning Statement Addendum
- Revised Design and Access Statement

Applicant:

Bellway Homes Ltd (Thames Gateway Division)
c/o Catherine Williams, Savills

Validated:

27 May 2020

Date of expiry:

31 January 2021 (Extension of
Time agreed with applicant)

Recommendation: Approve subject to conditions and s106 agreement

1.0 BACKGROUND

- 1.1 At the meeting of the Planning Committee held on 26 November 2020 Members considered a report on the above proposal. After a debate, the application was deferred to allow for a Committee Site Visit to take place in accordance with Part 3(b) – Planning Committee Procedures and in particular Paragraphs 8.2 and 8.3 of the Constitution.
- 1.2 The site visits took place on 10 and 11 December 2020.
- 1.3 A copy of the report presented to the November Committee meeting is attached as Appendix 1.

2.0 UPDATED INFORMATION

- 2.1 Since the November Committee meeting the applicant has submitted additional information in seeking to address some of the points raised at the November Committee meeting. This includes:
- 2.2 A 'Level Crossing and Access Summary Note' which explains that the proposal has been developed taking into account the Office for Rail Regulator guidance and in

regard to the Transport Assessment modelling and identifies the following main points:

- When considered against the design guidance, the existing level crossing is an appropriate form to cater for the proposed development;
- The existing level crossing has no history of recorded personal injury accidents;
- The proposed development would significantly reduce the level of daily traffic passing over the level crossing compared to the existing use of the site;
- The proposed site access is being located 173m away from the crossing, compared to the existing separation of 30m. The proposals therefore allow 31 cars to queue at the access before the level crossing would be blocked;
- The site access arrangement has been appropriately modelled and demonstrated to operate satisfactorily without the need for a dedicated right turn lane, as agreed by the Council's Highway Officer;
- The approved modelling identifies a maximum likely queue of less than 1 vehicle waiting to turn right into the site at peak times, which is significantly less than the 31 car stacking capacity before the level crossing would be blocked;

3.0 UPDATED CONSULTATION RESPONSES

3.1 NETWORK RAIL:

No objection.

3.2 NATURAL ENGLAND:

Further consultation response received raising no objections following review of the Council's Landscape and Ecology Advisor's Habitat Regulations Assessment (HRA).

4.0 UPDATED ASSESSMENT

4.1 The Committee site visit inspected the site internally but also externally viewing the railway barriers and the location of the proposed new access along the High Road, which had been marked out by the applicant to assist to in understanding the distance from this access to the railway line.

4.2 With regard to the access, in the addition to the assessment of the highway impact within the report (Appendix 1) the applicant's 'Level Crossing and Access Summary Note' further demonstrates that the new access would be located 173m south of the railway level crossing and this would allow for 31 cars to queue at the access before the crossing would be blocked. Given the associated vehicle movements as identified in the applicant's Transport Assessment and as witnessed at the Committee site visit, which took place over three sessions one afternoon and one morning, the road is

currently not subject to any traffic congestion or significant queueing when the railway level crossing barriers are down. The existing use of the site can be used for significant more vehicle movements than the proposed residential use of the site, therefore the proposal would result in less vehicle movements on site but also within the immediate highway. The existing access would no longer be used, only for emergency purposes and the applicant is willing to install a bollard or barrier to prevent any access. The proposed new access would therefore represent a much safer vehicle access arrangement when compared to the existing access and is considered acceptable having regard to policy PMD9.

- 4.3 With regard to the railway level crossing, the 'Level Crossing and Access Summary Note' demonstrates that there have been no recorded personal injuries or accidents at the level crossing and the proposal would result in less vehicle movements using the site. The railway barriers are half barriers and Network Rail are responsible for these barriers. Further consultation has taken place with Network Rail who raise no objections to the application. Network Rail welcome the emergency use only of the site's existing access and recognise the new vehicle access would be an improvement with the risk of vehicle blocking the level crossing as 'minimal'. If approved the railway level crossing would remain as existing with half barriers as Network Rail are not requiring any upgraded or replacement railway barriers.
- 4.4 The internal site visit showed the extent of the covered reservoir and an extensive concrete hardstanding that forms the roof of the reservoir to which clarifiesthat this structure constitutes Previously Developed Land, for the purpose of the Green Belt assessment. Elsewhere within the site Members saw the extent of existing hardstandings, structures and how the site is being used for open storage including vehicle storage uses.

5.0 RECOMMENDATION

- 5.1 Approve as set out in the recommendation section of the report attached as Appendix 1 but with the additional condition:

Prior to occupation of the development details of a barrier/bollard/means of enclosure arrangement at the location of the existing vehicular access and the adjacent highway shall be submitted to and approved in writing by the local planning authority. The details as approved shall be implemented prior to occupation of the development and shall be maintained and retained at all times thereafter.

Reason: In the interests of highway safety and visual amenity in accordance with policies PMD2 and PMD9 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:

<http://regs.thurrock.gov.uk/online-applications>

