

<p><b>Reference:</b> 16/00767/TBC</p>	<p><b>Site:</b> Open Space Adjacent Delargy Close Defoe Parade And Brentwood Road Chadwell St Mary Essex</p>
<p><b>Ward:</b> Chadwell St Mary</p>	<p><b>Proposal:</b> Residential development of 53 affordable units</p>

<b>Plan Number(s):</b>		
Reference	Name	Received
11B	Proposed Floor Plans	18th November 2016
04B	Proposed Site Layout	18th November 2016
05A	Proposed Site Layout	18th November 2016
10A	Proposed Floor Plans	18th November 2016
12A	Proposed Floor Plans	18th November 2016
13B	Roof Plans	18th November 2016
14A	Sections	18th November 2016
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25C	Proposed Elevations	18th November 2016
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27A	Floor Layout	18th November 2016
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SK1500.P1	Drawing	18th November 2016

<p>The application is also accompanied by:</p> <ul style="list-style-type: none"> <li>– Design and Access Statement</li> <li>– Site Photos</li> <li>– Energy Statement, Claudian Way</li> <li>– Claudian Way Arboricultural Impact Assessment</li> <li>– Claudian Way Landscape Design Statement</li> </ul>	
<p><b>Applicant:</b> Thurrock Council</p>	<p><b>Validated:</b> 20 June 2016</p>

	<b>Date of expiry:</b> 25 April 2017 [Extension of time agreed with applicant]
<b>Recommendation:</b> Approval, subject to conditions.	

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

## 1.0 DESCRIPTION OF PROPOSAL

1.1 In summary, this application proposes a residential development of the site for 53 units. Nine dwelling types are proposed as summarised in the table below:

Site Area	1.84 Ha
Residential Uses	8 no. one-bed, 2 person flats Total – 8 no. flats
	14 no. two-bed, 4 person flats Total – 14 no. flats
	11 no. 1 bed, 2 person bungalow Total – 11 no. bungalow
	2 no. two-bed, 3 person bungalow Total – 2 no. bungalow
	6 no. two-bed, 4 person bungalow Total – 6 no. bungalow
	12 no. three-bed, 5 person houses Total – 12 no. houses
Building Height	Type A, B, B1 - Three storeys
	Type C, D, E, F, G - A2 – One storey
	Type H - Two storeys
Parking	Car Parking: 28 spaces for the flats - 125% parking 62 spaces for houses/bungalows – 200% parking

1.4 A spine road would provide access to all the properties, running from Claudian Way this road would run north to south through the site.

1.5 The dwellings would effectively be grouped into three areas, with perimeter blocks for each which look toward the public realm.

- 1.6 The northern half of the site would be occupied by the two storey houses, running north to south, parallel with Brentwood Road. To the southern part would be two distinct areas, the flatted units to the west of the main spine road which look west towards an area of open space and east towards the bungalows. To the east of the spine road would be a complex of bungalows enclosing a space to the rear of the properties.
- 1.7 The dwellings would be modern in appearance. The houses and bungalows would all have their own private amenity space whilst the flats would all have a private balcony area and access to communal open spaces. A palette of brick, slate roofs and aluminium windows and cladding would be used.

## **2.0 SITE DESCRIPTION**

- 2.1 The proposed site sits between Defoe Parade to the north, Delargy Close (a sheltered accommodation complex) to the east, Claudian Way to the south and Brentwood Road to the west. The area of the site is 1.84 hectares and has maximum dimensions of approximately 225m (measured north-south) and 166m (measured east-west) (maximum dimensions). The site is currently open space.
- 2.2 The site is adjoined to the east by Delargy Close, a sheltered housing complex. To the north of the site the parade of shops in Defoe Parade is approximately 100m away. The south west corner of the site faces towards the open space on Orsett Heath.

## **3.0 RELEVANT HISTORY**

None.

## **4.0 CONSULTATIONS AND REPRESENTATIONS**

- 4.1 Detailed below is a summary of the consultation responses received. Full text versions are available on the Council's web-site at: [www.thurrock.gov.uk/planning](http://www.thurrock.gov.uk/planning)

### **4.2 PUBLICITY:**

The application, as first submitted in June 2016, was publicised by the display of site notices, a newspaper advertisement and consultation with neighbouring properties. Following the receipt of revised plans in November 2016 the application was re-advertised via re-consultation with neighbours. The proposals have been advertised as a major development.

- 4.3 Four responses have been received raising the following concerns:

- Impact on residential amenity due to noise, disturbance, overlooking, loss of privacy, overshadowing;
- overdevelopment of site;
- visual impact;
- loss of views from neighbouring properties;
- impact on local facilities;
- highways safety and convenience;
- impact on sewers;
- impact on schools.

The following consultation replies have been received:

4.4 ANGLIAN WATER:

No objections subject to condition,

4.5 ESSEX COUNTY COUNCIL (ARCHAEOLOGY):

No objections subject to condition.

4.6 PUBLIC RIGHTS OF WAY:

No objections.

4.7 ENVIRONMENTAL HEALTH:

No objections subject to conditions.

4.8 FLOOD RISK MANAGER:

No objections subject to conditions.

4.9 HIGHWAYS:

No objections subject to conditions.

4.10 LANDSCAPE AND ECOLOGY:

No objection in principle.

#### 4.11 HEALTH AND WELLBEING GROUP:

No objections.

#### 4.12 CABE:

No objections. Recommendations made in relation in increasing site density.

#### 4.13 EDUCATION:

A contribution would be required.

### 5.0 POLICY CONTEXT

#### 5.1 National Planning Policy Framework (NPPF)

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

1. Building a strong, competitive economy;
4. Promoting sustainable transport;
6. Delivering a wide choice of high quality homes;
7. Requiring good design;
8. Promoting healthy communities; and
10. Meeting the challenge of climate change, flooding and coastal change.

#### 5.2 Planning Practice Guidance (PPG)

In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 48 subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of a future planning application comprise:

- Climate change;
- Design;
- Determining a planning application;
- Flood risk and coastal change;
- Noise;
- Renewable and low carbon energy;
- Travel plans, transport assessments and statements in decision-taking; and
- Use of planning conditions.

### 5.3 Local Planning Policy

#### Thurrock Local Development Framework (as amended) (2015)

The Council originally adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The Core Strategy was updated in 2015 following an independent examination of the Core Strategy focused review document on consistency with the NPPF. The Adopted Interim Proposals Map accompanying the LDF shows the site as land with no specific notation. However, as noted above, the site benefits from an extant planning permission for residential development which has been commenced. The following Core Strategy policies apply to the proposals:

#### SPATIAL POLICIES

- CSSP1: Sustainable Housing and Locations
- CSSP3: Sustainable Infrastructure
- OSDP1: Promotion of Sustainable Growth and Regeneration in Thurrock

#### THEMATIC POLICIES

- CSTP1: Strategic Housing Provision
- CSTP2: The Provision of Affordable Housing
- CSTP10: Community Facilities
- CSTP18: Green Infrastructure
- CSTP20: Open Space
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness
- CSTP25: Addressing Climate Change
- CSTP26: Renewable or Low-Carbon Energy Generation

#### POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD5: Open Spaces, Outdoor Sports and Recreational Facilities

- PMD8: Parking Standards
- PMD9: Road Network Hierarchy
- PMD10: Transport Assessments and Travel Plans
- PMD12: Sustainable Buildings
- PMD13: Decentralised, Renewable and Low Carbon Energy Generation
- 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. It is currently anticipated that consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken in the spring of 2017.

### **6.0 ASSESSMENT**

6.1 The planning issues to be considered in this case are:

- I. Development plan designation & principle of development
- ii. Site layout & design
- iii. Landscape & visual impact
- iv. Impact on amenity
- v. Highways & transportation issues
- vi. Noise issues
- vii. Flood risk
- viii. Sustainability
- ix. Planning obligations

#### I. DEVELOPMENT PLAN DESIGNATION & PRINCIPLE OF DEVELOPMENT

6.2 The application site is found within a residentially allocated area and is designated as Open Space on the Adopted Interim proposal Map, which accompanies the Core Strategy (as amended) 2015 to which Policies CSTP20 (Open Space) and PMD5 (Open Spaces, Outdoor Sports and Recreational Facilities) apply.

6.3 Policy CSTP20 acknowledges that the Borough has a broad range of existing public open spaces, parks and recreational areas which provide varied opportunities for activity. The policy indicates that a diverse range of open spaces is provided to meet the needs of the local community.



- 6.4 Policy PMD5 states that the Council will safeguard all existing spaces and development that would result in their complete or partial loss or cause or worsen a deficiency in the area will not be permitted unless:
- i) conveniently located and accessible alternative facilities of an equivalent or improved standards will be provided to serve the current and potential new users; or*
  - ii) improvements to remaining spaces or facilities can be provided to a level sufficient to outweigh the loss and proposals would not negatively affect the character of the area.*
- 6.5 The site measures some 1.84ha and is an open grass space. There is tree planting along the western boundary with Brentwood Road, along the southern boundary with Claudian Way and around the western boundary of the gardens of properties in Delargy Close. There is no seating, no play areas and no high quality trees or landscaping within the site. Worn informal paths run through the site which shows desire lines for pedestrians through the space.
- 6.6 As part of the pre-application submission, the Council's Housing Team commissioned an Open Space Assessment for a number of Council owned sites in Chadwell, which included the application site. The study sought to identify spaces that could be used for residential development within the built up area, assess the type and quality of open spaces and identify where space could be better used. The report highlighted an opportunity to redevelop the application site to make a better use of the land and provide residential accommodation and an improved open space that would serve residents and the local community. The proposal has been developed on this basis and seeks to create a high quality residential environment with improved open space.
- 6.7 The proposal would make provision for 3 distinct areas of open space on the site; an area to the north western corner which would include structured planting hardsurfacing and paths. This would provide legible routes between the site and the area to the north. To the south west would be a large open area with seating and canopies, structured planting and hardsurfaced areas. This would allow open views across the site and to the site from the recreation ground to the west. In addition the smaller area behind the bungalows in the south eastern corner would provide a structured area for occupiers of these properties; this area would also provide opportunity for future residents to operate a community garden and grow produce. These areas amount to some 0.511 ha. In addition, landscaping would be improved on the majority of site boundaries.
- 6.8 The development would not result in the loss of any sport pitches. Members may be aware that improved sports pitches have been recently provided on the Orsett

Heath Recreation ground to the west of the site, secured via a legal agreement accompanying the 2011 application (11/50403/TTGFUL) for the redevelopment of the former Wood View College site. These pitches are maintained by the Council and are available for use by the local community.

- 6.9 In conclusion with regard to the principle of the development, the site lies within a residentially allocated area, close to major road links and a local shopping parade. Whilst the development would lead to the loss of designated Open Space, this space is not used to its maximum capacity and does not fully benefit the area. In addition, the proposal would include improved landscaping, whilst the site is close to other open space which has formal uses and pitches. Accordingly, the proposal is considered to be acceptable when considered against policies PMD5 and CSTP20 of the Core Strategy. The principle of the redevelopment of the site is considered to be sound.

## II. SITE LAYOUT AND DESIGN

- 6.10 The site is a little unusual in shape, curving round, as it does the sheltered homes complex of Delargy Close. The site would be accessed solely from Claudian Way, with a main spine road running north to south through the site. In part the layout of the site has effectively been fixed, by the presence of underground services, which limit the locations of built form on the site.
- 6.11 The overall layout has been divided into 3 distinct areas; the two storey family houses in the northern half of the site would run parallel with Brentwood Road and two bungalows would be located in the most north eastern corner of the site closest to Delargy Close. The pattern of the family housing closely mimics that of the houses on the opposite side of Brentwood Road, running north to south. The plans show landscaping would take place alongside Brentwood Road to enhance the street scene, which would be beneficial for the area.
- 6.12 The proposed flatted accommodation would be located to the south western corner of the site to the west of the spine road. The blocks would be two storey with three storey elements to the centre. The location of the flats on this part of the site would be away from the existing established neighbouring properties and in street scene terms these units would provide a strong visual anchor for the development from the west and coming north along Brentwood Road.
- 6.13 The south eastern corner of the site would be occupied by the majority of the bungalows. These units would be set around a triangular area of space. The proposal to surround this space on all sides would create a sense of enclosure for the potential users of the space and should allow for fostering of a sense of community with the residents. These properties are closest to the established

residential properties and their low height would ensure that that respect the existing built form and do not compromise the existing area.

- 6.14 This part of Chadwell St Mary is characterised predominantly by post – second World War dwellings with regular proportions, design and fenestration patterns. There are few specific notable design features. The site has been designed holistically; the same materials are proposed for the bungalows houses and flat a combination of bricks, slate roofs, render features and aluminium trim.
- 6.15 The overall design of the site would be modern and the use of the same design features and high quality materials across the three different dwelling types would tie the site together. Although the design is different from the surrounding properties given the lack of a recognisable style in the area the proposed design of the new units is considered to be acceptable. The proposal complies with Policies PMD2, CSTP22 and CSTP23 of the Core Strategy in this regard.
- 6.16 All the flatted units would have a private balcony and would also have access to the communal open space. The bungalows would have garden areas of between 43 sqm and 108 sqm. Whilst some of the gardens would be relatively small, these units have been designed specifically for elderly residents, who would also have access to the communal gardens. The two storey houses would have gardens of between 78 – 138 sqm which is considered to be appropriate for these units, particularly given the area of space around the site.
- 6.17 The proposed flats would have a floorspace of between 70 sqm and 80 sqm which is well in excess of the recommended minimum requirements for two bedroom units of 55 sqm.

### III. LANDSCAPE AND VISUAL IMPACT

- 6.18 The proposed dwellings represent a change from the existing open nature of the site. The pattern of development surrounding the area is a mixture of predominantly semi-detached and terraced dwellings. The proposed bungalows and houses accord with this typology and are considered to successfully integrate with the surrounding buildings.
- 6.19 Key to the success of this site is the proposed landscaping which will help to link the site with the existing open space at Orsett Heath Recreation ground and along north to south boundary.
- 6.20 Both CABE and the Council's landscape advisor have welcomed the ambitious proposals for high quality landscaped zones and areas along the site boundary with Brentwood Road. The Council's Landscape Advisor has warned that the proposed

landscaping (including poppies, lavender and shrub planting) will require significant management and maintenance in the long term. Subject to an appropriate landscaping and maintenance scheme being submitted it is considered the proposal would be acceptable in regards to the local landscape.

#### IV. IMPACT ON AMENITY

- 6.21 Impact on surrounding amenity would be confined largely to the properties in Delargy Close, Daniel Close to the potential impacts on existing residential occupiers at Defoe Parade.
- 6.22 The new units adjoining the site boundaries would be bungalows and accordingly the proposals would have limited impact on the adjacent occupiers. All new dwellings would be set more than 10m from the rear walls where they are located behind existing dwellings. This distance, combined with the single storey nature of the bungalows would prevent any harmful impact as a result of the mass and bulk of the dwelling or any loss of light or amenity. In addition, given the properties on the site boundaries are single storey there would not be any harmful overlooking of adjacent properties.

#### V. HIGHWAYS & TRANSPORTATION ISSUES

- 6.23 The site would take access from Claudian Way, onto Brentwood Road a Classified Road. Due to the number of units the applicant has provided a Transport Assessment and Transport Statement. The highways officer is satisfied that the development would not have a severe impact on the local highways network; the proposal complies with Policies PMD9 and PMD10 in this regard.
- 6.24 The bungalows would be provided with either on plot parking or spaces in communal parking areas directly adjacent to the properties. The flats would be provided with parking spaces in a designated communal parking area and the two storey dwellings would be provided with either on plot parking or in communal parking areas immediately adjacent to the units.
- 6.25 The Council's Highways Officer is satisfied with the site and parking layout subject to technical details of matters such as speed reduction measures, bin and cycle stores and site splays being provided prior to the first occupation of the units. These matters could be covered by condition. Accordingly the proposal also satisfied with relevant criteria of Policies PMD2 and PMD8 in relation to highways and parking.

#### VI. NOISE ISSUES

- 6.26 The site adjoins the Brentwood Road. The Council's Environmental Health Officer has advised that this should not be a concern, however he has recommended a noise survey, impact assessment and methods to address any identified disturbance be submitted to ensure that the internal noise levels comply with BS 8223:2014 BS 8233:2014 (Guidance on sound insulation and noise reduction for buildings); this could be covered by an appropriate condition.

## VII. FLOOD RISK

- 6.27 The site is located within the low risk flood zone (Zone 1) and therefore the requirement for the local planning authority to apply the sequential test does not apply. Residential development is classified as "more vulnerable" within the flood risk vulnerability classification set out by Table 2 of PPG and therefore this land use is "appropriate" as defined within Table 3 of PPG (flood risk vulnerability and flood zone compatibility). Although the site is within the low risk flood zone, as the site area exceeds 1 hectare the application is accompanied by a flood risk assessment (FRA).
- 6.28 Neither Anglian Water nor the Flood Risk Manager raise any objections to the scheme however recommend conditions in relation to a surface water drainage strategy. This matter can be addressed by planning condition.

## VIII. SUSTAINABILITY

- 6.29 Adopted Core Strategy policies PMD12 and PMD13 provide the local policy context for assessing the development proposals. PMD12 states that "proposals for new or conversion to residential development must achieve a "Code for Sustainable Homes" level 4 rating, except in respect of any of the Code's requirements that have been officially superseded by mandatory national standards". In March 2015 the Government withdrew the Code for new developments. Accordingly the requirements of PMD12 no longer apply to new residential developments.
- 6.30 Despite the withdrawal of the Code requirements, the applicant has submitted an Energy Statement. The Statement indicates that the scheme will achieve more than a 10% improvement over the Building Regulations criteria.

## IX. VIABILITY & PLANNING OBLIGATIONS

- 6.31 Policy CSTP2 of the adopted Core Strategy (amended 2015) states that the Council will seek the minimum provision of 35% of the total number of residential units built to be provided as affordable housing. However, this target is subject to, inter-alia, the economics of providing affordable housing. The policy goes on to state that "the Council recognises that the majority of Thurrock's identified housing

land supply is on previously developed land often subject to a variety of physical constraints. The capacity of a site to deliver a level of affordable housing that can be supported financially will be determined by individual site 'open book' economic viability analysis where deemed appropriate".

- 6.32 The proposed development would provide 100% purposely designed affordable dwellings for a variety of users which would be in excess of the required 35% stipulated in Policy CSTP2 of the Core Strategy. This is an opportunity for Thurrock Council to build, manage and retain its own affordable housing stock using its own assets in Chadwell St Mary.
- 6.33 The applicant has indicated that the viability of the scheme is marginal. As detailed elsewhere in the report, the scheme has been designed around a major pipeline running through the site. There is also the requirement to divert third party infrastructure, including water pipes, gas pipe, fibre optic broadband cables and other cables and ducts to allow the site to be developed. The scheme is 100% affordable with no market units being provided. The scheme is therefore reliant solely on public subsidy. In addition, the proposal would result in three high quality areas of landscaping within the site improving the character and quality of local space in the immediate area for all residents. Finally, the scheme would provide units for existing residents moving within the Borough therefore placing no additional burden on infrastructure provision. Accordingly, based on the set of circumstances put forward it is not considered to be appropriate to require financial contributions at this time.

## **7.0 CONCLUSIONS AND REASONS FOR RECOMMENDATION**

- 7.1 The principle of residential development on the site is considered acceptable given the provision of high quality spaces within the site, the poor quality and underused existing space and the existence of other nearby open space which has been subject to recent improvements. The proposed layout of the development is also considered acceptable, providing a good mix of unit types and creating 3 distinct areas within the wider site which are closely linked within one another.
- 7.2 The proposed dwellings would be of a high quality design and set against the landscaped areas would provide a development of individual character. No objections to the proposals are raised on the grounds of impact on amenity, flood risk, noise, air quality or sustainability.
- 7.3 Accordingly, the application is recommended for approval.

## **8.0 RECOMMENDATION**

Grant planning permission subject to:

**Time Limit**

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

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

**Accordance with Plans**

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

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Reason: For the avoidance of doubt and in the interest of proper planning.

### Landscaping

3. Prior to the commencement above ground level of the development a scheme of proposed hard and soft landscaping of the development, shall be submitted to and approved in writing by the local planning authority. All planting, seeding or turfing etc. comprised in the approved scheme shall be carried out in the first planting and seeding season following completion of the development or part thereof and any



trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

This scheme shall also include updates to the Landscape Masterplan and Maintenance Strategy to address the maintenance of the Poppy meadows, roses and lavender to ensure these areas can be appropriately maintained.

REASON: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping as required by policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (amended 2015).

### **Boundary Treatments**

4. No occupation of any part of the development shall take place until details of the locations, heights, designs and materials of all boundary treatments to be erected on site have been submitted to and agreed on writing by the local planning authority. The boundary treatments shall be completed in accordance with the agreed details before the first occupation of the development, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity, privacy and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings as required by policies CSTP22 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (as amended 2015).

### **External Materials**

5. Notwithstanding the information on the approved plans, no development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its surroundings in accordance with

policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (as amended 2015).

### **Noise Insulation**

6. Prior to construction of the two storey dwellings backing onto Brentwood Road (for the purposes of this condition construction shall exclude site clearance, demolition, remediation and groundworks) hereby approved, a traffic noise survey and impact assessment to confirm that the internal noise levels as recommended in BS 8223:2014 (guidance on sound insulation and noise reduction for buildings) will be achieved with normal secondary glazing shall be submitted to and agreed in writing with the local planning authority. The scheme shall assess the noise impact from Brentwood Road upon the proposed 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. The approved measures shall be incorporated into the residential units in the manner detailed prior to their residential occupation and shall thereafter be permanently retained as approved unless otherwise agreed in writing with the local planning authority.

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

### **Construction & Highways Environmental Management Plan (CHEMP)**

7. No demolition or construction works shall commence until a Construction Highways Environmental Management Plan [CHEMP] has been submitted to and approved in writing by the local planning authority in writing. The CHEMP should contain or address the following matters:
  - (a) Hours and duration of works on site and hours and duration of any piling operations, ( For the avoidance of doubt: No demolition or construction works in connection with the development shall take place on the site at any time on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday 0800 – 1800 hours ; Saturdays 0800 – 1300 hours. If impact piling or the removal of the existing foundations is required, these operations shall only take place between the hours of 0900 - 1700 hours on Monday to Friday.
  - (b) Vehicle haul routing in connection with construction, remediation and engineering operations,
  - (c) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site,
  - (d) Details of construction access;

- (e) Location and size of on-site compounds [including the design layout of any proposed temporary artificial lighting systems]
- (f) Details of any temporary hardstandings and methods for drainage thereof;
- (g) Details of temporary hoarding;
- (h) Method for the control of noise with reference to BS5228 together with a monitoring regime
- (i) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime
- (j) Dust and air quality mitigation and monitoring,
- (k) Water management including waste water and surface water discharge, including in connection with any temporary hardstanding,
- (l) Method statement for the prevention of contamination of soil and groundwater and air pollution, including the storage of fuel and chemicals,
- (m) A Site Waste Management Plan,
- (n) Ecology and environmental protection and mitigation,
- (o) Community liaison including a method for handling and monitoring complaints, contact details for site managers.
- (p) details of security lighting layout and design;
- (q) a procedure to deal with any unforeseen contamination, should it be encountered during development.
- (r) Road condition surveys before demolition and after construction is completed; with assurances that any degradation of existing surfaces will be remediated as part of the development proposals. Extents of road condition surveys to be agreed as part of this CHEMP

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

REASON: In order to minimise any adverse impacts arising from the construction of the development in accordance with policy PMD1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (as amended 2015).

### **Access**

8. Prior to the first occupation or operation of any part of the development details showing the layout, dimensions and construction specification of the proposed access to the highway shall be submitted to and agreed in writing by the local planning authority. The agreed details shall be completed prior to the first occupation or operation of any part of the development.

REASON: In the interests of highways safety and efficiency in accordance with policy PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (as amended 2015).

**Estate Roads etc.**

9. Prior to the first occupation of any dwelling the proposed estate road(s), footways, footpaths and turning areas shall be properly consolidated and surfaced in accordance with the details of hard landscaping pursuant to condition number 3 of this permission.

REASON: In the interests of highways safety and residential amenity in accordance with policy PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (as amended 2015).

**Decentralised, Renewable or Low Carbon Energy**

10. The proposed measures for energy and water efficiency set out within the submitted 'Energy Strategy Report (Job No 27617) shall be implemented and operational of first occupation of any part of the development and shall be maintained thereafter, unless otherwise agreed in writing by the local planning authority.

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

**Surface Water Drainage**

11. Prior to the commencement of development a surface water management strategy shall be submitted to and agreed in writing by the local planning authority. The agreed surface water drainage scheme shall be constructed in accordance with the approved strategy and maintained thereafter. There shall be no occupation of the development until the approved surface water drainage system is operational, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that adequate measures for the management of surface water are incorporated into the development in accordance with policy PMD15 of the Thurrock Core Strategy and Policies for the Management of Development DPD (as amended 2015).

**Site Levels**

12. Prior to the commencement of the development, details showing the existing and proposed site levels and the proposed finished ground floor levels of the buildings

hereby permitted shall be submitted to and agreed in writing by the local planning authority . The development shall be completed in accordance with the agreed details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interest of protecting adjoining amenity in accordance with policy PMD1 of the Thurrock Core Strategy and Policies for the Management of Development DPD (as amended 2015).

### **Archaeology (Trial Trenching)**

13. No development or groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority

REASON: In the interests of the historical integrity of the site.

### **SUDS (Surface Water Drainage)**

14. No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Surface water run-off discharged by infiltration. Further infiltration and groundwater testing should be conducted to confirm infiltration rates and infiltration devices should be sized to reflect these rates found across the site. Any device should be sized to manage the 1in 100+40% climate change storm event with a suitable half drain time. If there is any contaminated ground, detail must be submitted to show how this will be remediated.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy. The scheme shall subsequently be implemented prior to occupation.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental

harm which may be caused to the local water environment Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

### **SUDS (Off site flooding)**

15. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

REASON: The National Planning Policy Framework paragraph 103 and paragraph 109 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development. Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

### **SUDS (Maintenance Plan)**

16. No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

### **SUDS (Yearly Logs)**

17. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

### **SITE SPLAYS AND SPEED REDUCTION**

18. Details of sight splays and speed reduction measures shall be provided at all proposed junctions and bends in the road such details shall be submitted to and approved to by the Local Planning Authority prior to commencement on site. Those sight lines thereafter maintained at all times so that no obstruction is present within such area above the level of the adjoining highway carriageway.

REASON: In the interests of highway safety and efficiency

### **SITE SPLAYS PRIOR TO OCCUPATION**

19. Before any vehicle access is first used, clear to ground level sight splays of 1.5 metres x 1.5 metres from the back of the footway shall be laid out either side of the proposed access within the site and maintained at all times.

REASON: In the interests of highway safety

### **RETENTION OF PARKING AREA**

20. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 and Section 55 of the Town and Country Planning Act 1990, the parking areas hereby approved/permitted shall only be used for the parking of cars in connection with the residential use of the site and for no other purposes whatsoever. No development shall take place to prevent the use of these area for vehicle parking.

REASON: To ensure that satisfactory off-street car parking provision is made in accordance with the Local Planning Authority's standards and in the interests of highway efficiency and amenity.

### **INFORMATIVE:**

1. The applicant is reminded that under the Wildlife and Countryside Act 1981 (section 1) it is an offence to take, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Any trees and scrub present on the application site should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present.

2. Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 3 Any works, which are required within the limits of the highway reserve, require the permission of the Highway Authority and must be carried out under the supervision of that Authority's staff. The Applicant is therefore advised to contact the Authority at the address shown below before undertaking such works.

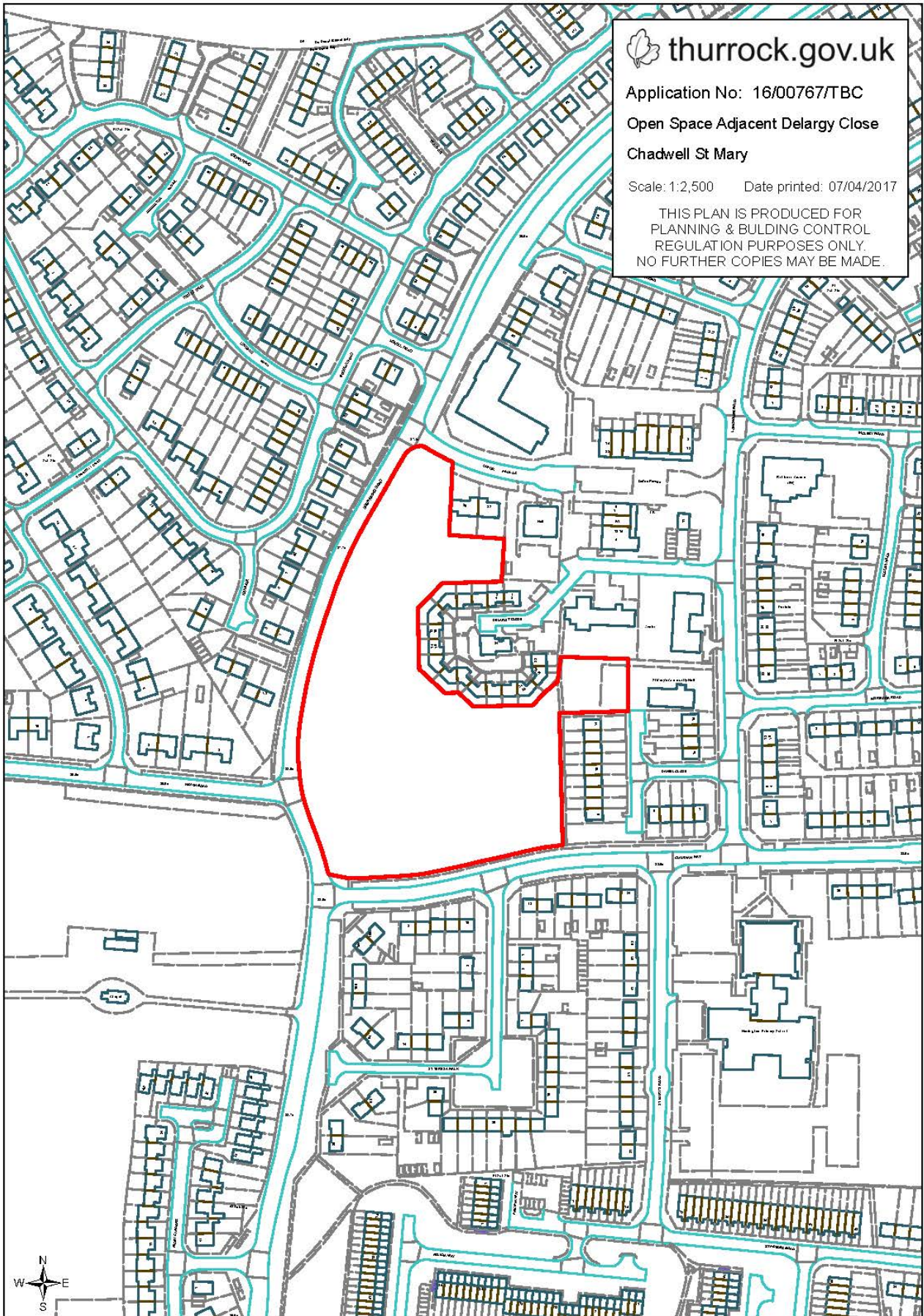
Chief Highways  
Engineer, Highways  
Department, Thurrock  
Council,  
Civic Offices,  
New Road,  
Grays  
Thurrock,  
Essex. RM17 6SL

**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](http://www.thurrock.gov.uk/planning)





 **thurrock.gov.uk**  
Application No: 16/00767/TBC  
Open Space Adjacent Delargy Close  
Chadwell St Mary  
Scale: 1:2,500    Date printed: 07/04/2017  
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