

<p>Reference: 22/01682/TBC</p>	<p>Site: Land at Former Library and Public Hall Purfleet Road Aveley Essex</p>
<p>Ward: Aveley And Uplands</p>	<p>Proposal: Construction of 16 x one and two bedroom affordable apartments in two buildings: a two-storey building fronting Purfleet Road and an L-shaped two/three storey building to the rear of the site with associated landscaping and parking</p>

Plan Number(s):		
Reference	Name	Received
21-815 - 001 - REV. A	Site Location Plan/ Block Plan	16 December 2022
21-815 - 020 - REV. D	Proposed Site Plan	16 December 2022
21-815 - 021 - REV. A	Proposed Roof Plan	16 December 2022
21-815 - 025 - REV. C	North block, Ground Floor Plans	16 December 2022
21-815 - 026 - REV. C	North block, First and Second Floor Plans	16 December 2022
21-815 - 027 - REV. C	South block, Floor Plans	16 December 2022
21-815 - 030	North block, Elevations	16 December 2022
21-815 - 031	South block, Elevations	16 December 2022
21-815 - 035	Proposed Street Elevations	16 December 2022
21-815 - 040	Proposed Site Sections	16 December 2022
AV-FLOH-XX-SW-DR-E-60-0001_P05	Proposed External Lighting Strategy	16 December 2022
AVE-LLA-ZZ-00-DR-L-0001-P02	Landscape Masterplan	16 December 2022
AVE-LLA-ZZ-00-DR-L-0101-P04	Detailed Hard Landscaping Proposals	16 December 2022
AVE-LLA-ZZ-00-DR-L-0201-P01	Detailed Planting Proposals	16 December 2022
AVE-LLA-ZZ-00-DR-L-0301-P01	Landscape Specifications and Details	16 December 2022
220910-GSL-ZZ-XX-DR-C-7001 REV. 3	Preliminary SUDS Plan	16 December 2022
L9220/1 REV 1	Topographical Survey	16 December 2022

The application is also accompanied by:

- Application Form
- Arboricultural Assessment, ref: RA204, Roberts Arboriculture Ltd. 10 Dec 2022
- Daylight and Sunlight Report, ref: CR/RC/ROL00959, Anstey Horne, Nov 2022
- Ecology Appraisal, Plumb Associates, May 2019
- Energy Statement, ref: F2307AL-RP-001 ES Rev.01, FLOH Consulting Ltd. issued 12 December 2022
- Flood Risk Assessment & SUDS Report, Version 4, Graphic Structures, Dec 22
- Statement of Community Involvement, Counter Context Ltd., 2022
- Sustainability Statement, ref: F2307-AL-RP-002_SS Rev.01, FLOH Consulting Ltd. issued 12 December 2022
- Transport Statement, ref: 31338/D1A, Transport Planning Practice, Dec 2022
- Applicant’s response to Highways Comments, ref. 31338/D02, January 2023

Applicant:

Thurrock Council

Validated:

16 December 2022

Date of expiry:

17 March 2023

Recommendation: Grant planning permission, as per the recommendation set out at paragraph 8.1 of this report

This application is scheduled as a Committee item because the Council is the applicant and landowner (In accordance with Part 3 (b) Section 2 2.1 (b) of the Council’s constitution).

1.0 DESCRIPTION OF PROPOSAL

1.1 The proposal is for two buildings which would provide 16 residential units which would be affordable. There would be a L-shaped building to the rear of the site which would be part two/part three storey and a two-storey building to the frontage on Purfleet Road. There would be associated car parking, cycle store, bin store, landscaping and amenity space.

2.0 SITE DESCRIPTION

- 2.1 The site area is 0.26 Hectares and a reverse L-shape, being narrower at the vehicle entrance to Purfleet Road and wider to the rear of the site. The entrance to the site where the former Library fronted the road is approximately 27m wide. The site then widens a further 25m into the site extending to the west behind the adjacent public house. To the east is a petrol station, on the corner between Purfleet Road and Mill Road.
- 2.2 The north west edge of the site adjoins the end of Manor Close South, its parking area and turning space. The closest dwellings to the site are 7 and 47 Manor Close South to the north west and west of the site.
- 2.3 The majority of the site is existing hardstanding and the concrete slabs which remain from the Library and Hall. Along the boundaries there are some trees and planting, particularly the line of trees to the south boundary with the pub.
- 2.4 There is a gentle slope from north to south with a ground level difference of around 2m from the highest point north west to the site entrance on Purfleet Road. The site boundaries are defined by a mixture of brick walls, concrete panel fences and metal palisade. A red brick wall separates the petrol station to the east, with concrete fencing beyond following the site boundaries to the north and west. The south boundary with the pub has a brick retaining wall with palisade fence on top with around 800mm level difference.

3.0 RELEVANT HISTORY

- 3.1 There is the following relevant planning history:

Application Reference	Description of Proposal	Decision
22/30088/PMAJ	Request for pre-application planning advice: 16no. affordable dwellings with associated parking and landscaping	Advice Given
21/01493/DMI	Demolition of former single storey library and public hall buildings	Prior Approval Granted (and buildings demolished February 2022)

4.0 CONSULTATIONS AND REPRESENTATIONS

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

PUBLICITY:

4.2 This application has been advertised by way of individual neighbour notification letters, newspaper advertisement, and public site notice which has been displayed nearby. There were four comments of objection received. The matters raised were:

- Lack of doctors in the locality already;
- Loss community facilities – halls and smaller library;
- Extra traffic;
- Overlooking property;
- Excessive pollution;
- Noise from residents and build;
- Car parking imposing on local residents;
- Out of keeping with the area;
- Location between a pub and petrol station is not ideal;
- Potential amenity impact for future occupiers given location.

4.3 **EDUCATION:**

No contribution required.

4.4 **EMERGENCY PLANNING:**

No objections.

4.5 **ENVIRONMENTAL HEALTH:**

No objections, subject to a Construction Environment Management Plan (CEMP).

4.6 FLOOD RISK MANAGER:

No objections, subject to a condition for a surface water drainage strategy.

4.7 HIGHWAYS:

No objection.

4.8 LANDSCAPE & ECOLOGY:

No comments received

4.9 NHS MID AND SOUTH ESSEX:

Request that the sum of £8,100 be secured through a planning obligation.

4.10 ESSEX POLICE:

Recommends that the relevant Secured by Design accreditation is achieved.

4.11 THAMES WATER

No objections.

5.0 POLICY CONTEXT**National Planning Guidance**National Planning Policy Framework (NPPF)

5.1 The revised NPPF was published on 20 July 2021. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. This paragraph goes on to state that for decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date¹, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development

proposed²; or

- ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

¹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites ...

² The policies referred to are those in this Framework relating to: habitats sites and/or SSSIs, land designated as Green Belt, Local Green Space, AONBs, National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.

5.2 The NPPF sets out the Government's planning policies. 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:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

National Planning Practice Guidance (PPG)

5.3 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 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design: process and tools
- Determining a planning application
- Effective use of land
- Housing and economic land availability assessment
- Housing and economic needs assessment
- Housing needs of different groups

- Housing: optional technical standards
- Renewable and low carbon energy
- Travel plans, transport assessments and statements in decision-taking
- Use of Planning Conditions

Local Planning Policy

Thurrock Local Development Framework (as amended) 2015

- 5.4 The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in (as amended) in January 2015. The following Core Strategy policies 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
- CSTP2: The Provision Of Affordable Housing
- CSTP10: Community Facilities
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness

POLICIES FOR THE MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD8: Parking Standards
- PMD9: Road Network Hierarchy
- PMD10: Transport Assessments and Travel Plans
- PMD13: Decentralised, Renewable and Low Carbon Energy Generation
- PMD16: Developer Contributions

Thurrock Local Plan

- 5.5 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 2 Report of Consultation on the Council's website and agreed the approach to preparing a new Local Plan.

Thurrock Design Strategy

- 5.6 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.
- 5.7 Thurrock Design Guide – Residential Alterations and Extensions (RAE): September 2017 - SPD

6.0 ASSESSMENT

6.1 The assessment below covers the following areas:

- I. Principle of the development
- II. Design and layout and impact upon the area
- III. Amenity space and living standards
- IV. Traffic impact, access and car parking
- V. Effect on neighbouring properties
- VI. Flood risk/drainage
- VII. Renewable energy
- VIII. Planning obligations

I. PRINCIPLE OF THE DEVELOPMENT

6.2 The application site is situated in a relatively central location within Aveley, although outside the specific shopping centre or parade designations. The site has no formal plan allocation but previously there was a library and public hall on the site. These buildings were both demolished in February 2022.

- 6.3 Core Strategy Policy CSTP10 (Community Facilities), seeks *‘to provide and maintain existing provision for community facilities to contribute towards meeting the varied needs of local people.’* The Library and Hall were constructed in the 1960s/ 70s but become outdated after at least 50 years of use. A new facility, the Community Hub, was constructed in 2019 and opened in early 2020. This new facility provides a Library, café and multi-use space, located at the recreational ground, accessed from the High Street, with connected outdoor facilities. The new community hub effectively made the previously existing buildings redundant. Consequently, it is considered that the proposal would not be in conflict with Policy CSTP10 with regards to the provision of community facilities.
- 6.4 Policy CSSP1 (Sustainable Housing and Locations) refers to the target for the delivery of new housing in the Borough over the period of the Development Plan. This policy notes that new residential development will be directed to previously developed land in the Thurrock urban area, as well as other specified locations. The policy aims to ensure that up to 92% of new residential development will be located on previously developed land. This site clearly constitutes previously developed land. Policy CSTP1 seeks a density of at least 60 dwellings per hectare on regenerated sites such as this, which is met. Alongside the above, where a Council cannot demonstrate a 5 year housing supply there is a presumption in favour of residential development with the NPPF. Thurrock’s current 5 year land supply is less than 5 years.
- 6.5 In light of the above, the principle of the development is considered to be acceptable, complying with national and local planning policies.

II. DESIGN AND LAYOUT AND IMPACT UPON THE AREA

- 6.6 The proposal is within a built-up area and therefore the impact is of utmost importance. The building facing directly onto Purfleet Road has been sited further northwards to ensure the flank gable end of the adjacent public house is not lost within the street scene.
- 6.7 The proposal put forward is considered a quality modern design with balconies built into the building and large windows, which would enable the development to both fit in with and benefit the area. The previous buildings at the site were of low level and in the case of the hall to the rear, of flat roof design and with a somewhat utilitarian style.
- 6.8 There are few trees or other landscape features presently on the site. The lack of existing habitat features means that the site has negligible ecological value. The proposals would include new landscaping fronting Purfleet Road which would be a

positive enhancement of the streetscape. A 'shared landscape space' is shown between the retained trees and new houses. This will be very important space, alongside this, each unit has a private patio or balcony area.

- 6.9 The buildings are considered acceptable to the appearance and character of the street scene and immediate area. Accordingly, the proposal is considered to meet the aims and objectives of the NPPF and policies CSTP22, CSTP23 and PMD2 of the Core Strategy

III. AMENITY SPACE AND LIVING STANDARDS

- 6.10 The internal floor area of the units exceed the minimum requirements of the Local Plan Annex of 45sqm/55sqm for a one/two bed unit. The units have an internal floor area of 50sqm for a one bed and 70sqm for the two bed units. The internal sizing of the apartments would be considered acceptable for one/two bed roomed flats.
- 6.10 The levels of natural light and a ventilation to properties would be acceptable with adequate window/door coverage.
- 6.12 Communal amenity space would be proposed within the application site. There are also areas of vegetation provided for the setting of the building. Each flat would have a private balcony or patio area which would be acceptable for the location and immediate context.
- 6.13 The living accommodation which would be provided is considered to be acceptable and complies with paragraph 130 of the NPPF, PMD1 and PMD2 of the Core Strategy.

IV. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.14 The existing vehicle access is to be retained for the proposal. There would be a slight alteration to the alignment to the eastern side of the access to improve its width at the junction with Purfleet Road. The Highways Officer had requested a safety audit given the slight alignment changes on to Purfleet Road. However, the siting of the existing access would not be altering. There are sufficient sight lines so vehicles accessing and leaving the site can do so safely. Furthermore, there would be a net decrease in vehicles trips from the previous use of the site. As a consequence it is not considered necessary, justifiable or appropriate in this instance to require a safety audit and the proposed access arrangements to the site would be acceptable.
- 6.15 The proposal would provide 25 car parking spaces: 16 spaces would be for the dwellings and 9 visitor spaces in accordance with Highways requirements. The

scheme provides 2 wheelchair accessible spaces. The site is within an area of medium accessibility and the parking provided meets the adopted parking standards. Cycle storage would be provided with 1.5 cycle spaces per dwelling and an additional 16 visitor spaces.

6.16 Accordingly, it is considered that in terms of access and parking that the proposal is acceptable and would comply with Policies PMD2 and PMD8.

V. EFFECT ON NEIGHBOURING PROPERTIES

6.17 With a proposal such as this, within an established area with adjacent residential properties, the effect to these existing properties needs to be fully and carefully assessed.

6.18 The buildings have been designed and located to ensure that there would be no unacceptable overlooking, overshadowing, overbearing impact and thereby no unacceptable loss of amenity to surrounding residential properties. The two nearest properties are 7 and 47 Manor Close South. Amendments have been made during discussions with the architect to move balconies further away from boundaries to ensure no harmful overlooking. There would be a separation distance of over 18m between the window of the rear block which directly faces the rear garden of 47 Manor Close South, which is acceptable.

6.19 The windows in the flank of the two storey element of the rear block of flats would face across the car park at Manor Close South, and across the frontages and public-facing elevations of the terrace of dwellings at Manor Close South. These dwellings face northwards and there would be no direct or unacceptable overlooking across the frontages of these neighbours from the first floor flank windows of the flats. There is a large parking area which is adjacent to the side fence of 47 Manor Close, this is not ideal, however, mitigation in the form of planting would be provided and be beneficial.

6.20 Due to the proximity of existing residential properties a condition restricting the hours of construction would be necessary. This would likely be 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday and none on Sundays and Public Holidays. This has been included as part of the CEMP.

6.21 Whilst the site is enclosed, the size and design of the buildings ensure that there is no unacceptable impact to any surrounding properties. On balance, the proposal would have an acceptable effect on the living conditions of neighbouring residents and would therefore comply with paragraph 130f of the NPPF, Policy PMD1 of the Core Strategy and the RAE.

VI. FLOOD RISK/ DRAINAGE

6.22 The site lies within flood zone 1, the lowest probability zone. As the site is less than 1Ha, there is no flood risk assessment required. In terms of surface water drainage a preliminary SuDS Plan was submitted with the application. The Council's Flood Risk Manager has advised that subject to a pre-commencement planning condition for a surface water drainage scheme for the development, they have no concerns. An appropriate condition has been included and the proposals would comply with Policy CSTP27.

VII. RENEWABLE ENERGY

6.23 Policy PMD13 requires new development of 5 or more residential dwellings, to secure, as a minimum, at least 20% of their predicted energy from decentralised and renewable or low-carbon sources, unless it can be demonstrated to the Council's satisfaction, by way of a full viability assessment, that this is not feasible or viable.

6.24 An energy assessment has been prepared which sets out the proposed energy use and renewable energy measures proposed. The proposals are based on a fabric first approach with low Uvalues and thermal bridging. All dwellings are to be provided with air source heat pumps for hot water with electric heating. PV solar panels are to be provided on south facing roof slopes. Therefore, the proposal meets the aims and objectives of PMD13.

VIII. PLANNING OBLIGATIONS

6.25 The proposal is for 100% affordable housing which exceeds the required 35% on site within policy CSTP2 and would be acceptable.

6.26 The Council's Education team has confirmed that the proposal does not trigger a requirement towards a financial contribution for education provision in the Borough, as there are not more than 10 qualifying units.

6.27 The NHS has stated that a financial contribution of £8,100 would be required.

7.0 CONCLUSIONS AND REASONS FOR APPROVAL

7.1 The proposal would redevelop a brownfield site to provide new homes which would be 100% affordable, which is welcomed. The site was previously a library and public hall, these were at the end of their useful life and have been replaced by the new facilities at Aveley Hub. The proposal meets policies in terms of the design and layout. There would be no unacceptable impacts to any neighbouring properties.

There would be no unacceptable impacts in terms of highways and the development would provide adequate off street parking provision to serve the 16 flats. The proposal would comply with all relevant adopted Core Strategy policies and is recommended to Members favourably.

8.0 RECOMMENDATION

Approve, subject to the following conditions:

TIME LIMIT

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

APPROVED PLANS

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

Plan Number(s):		
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21-815 - 001 - REV. A	Site Location Plan/ Block Plan	16 December 2022
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L9220/1 REV 1	Topographical Survey	16 December 2022

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

DETAILS OF MATERIALS

- 3 Notwithstanding the information on the approved plans, no development shall commence above ground level until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

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

HEALTHCARE MITIGATION

- 4 Not to commence any part of the development until a section 106 (or other suitable mechanism, if any) is in place to secure payment of a financial contribution of

£8,100 (index linked) to be paid to the NHS Mid South Essex towards healthcare provision arising from the development.

Reason: In order to ensure healthcare provision is adequately mitigated and to comply with Policy PMD16 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN [CEMP]

- 5 No demolition or construction works shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the local planning authority in writing. The CEMP should contain or address the following matters:

- (a) Hours of use for the construction of the development
- (b) Hours and duration of any piling operations,
- (c) Vehicle haul routing in connection with construction, remediation and engineering operations,
- (d) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site,
- (e) Details of construction any access or temporary access, and details of temporary parking requirements;
- (f) Location and size of on-site compounds [including the design layout of any proposed temporary artificial lighting systems];
- (g) Details of any temporary hardstandings;
- (h) Details of temporary hoarding;
- (i) Details of the method for the control of noise with reference to BS5228 together with a monitoring regime;
- (j) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime ;
- (k) Measures to reduce dust with air quality mitigation and monitoring,
- (l) Details of security lighting layout and design; and
- (m) Contact details for site managers including information about community liaison including a method for handling and monitoring complaints.

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

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

SURFACE WATER DRAINAGE (FRM)

- 6 No works, except demolition, shall take place until a detailed surface water drainage scheme for the site, based on the submitted sustainable drainage strategy, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
1. Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details.
 2. Supporting calculations confirming compliance with the Non-statutory Standards for Sustainable Drainage, and the agreed discharge rate of 3l/s and the attenuation volumes to be provided.
 3. Details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implemented.
 4. The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.
 5. Infiltration tests to be carried out in line with 365 for the locations where SUDS are proposed.

The scheme shall be implemented as approved and maintained in perpetuity.

Reason: To ensure the incorporation of an appropriate drainage scheme and to avoid pollution of the water environment and to minimise flood risk in accordance with policies PMD1 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

PARKING PROVISION – AS SHOWN ON THE APPROVED PLANS

- 7 The development hereby permitted shall not be first occupied until such time as the vehicle parking areas shown on the approved plans, have been hard surfaced, sealed and marked out as shown on the approved plans. The vehicle parking areas shall be retained in this form at all times thereafter and maintained for their designated purpose.

Reason: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policies PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

REFUSE AND RECYCLING STORAGE – AS PER THE APPROVED PLANS

- 8 The refuse and recycling storage facilities as shown on the approved plans shall be constructed and completed prior to the first occupation of the development and retained for such purposes at all times thereafter.

Reason: In To ensure that refuse and recycling provision is provided 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].

CYCLE PARKING – AS SHOWN ON THE APPROVED PLANS

- 9 The cycle parking facilities as shown on the approved plans shall be provided prior to the first occupation of any of the residential units and retained for such purposes thereafter.

Reason: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policies PMD2 and PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

BOUNDARY TREATMENTS

- 10 Prior to the first use or operation of the development, details of the design, materials and colour of the fences and other boundary treatments shall be submitted to and approved in writing by the local planning authority. The fences and other boundary treatments as approved shall be completed prior to the first use or operation of the development and shall be retained and maintained as such thereafter.

Reason: In order to safeguard the amenities of neighbouring occupiers and in the interests of the visual amenity of the area in accordance with policies PMD1 and PMD2 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

LIGHTING

- 11 Prior to the first use or operation of the development, details of the siting, design, materials and illumination of the proposed lighting for the development shall be submitted to and approved in writing by the local planning authority. The lighting as approved shall be completed prior to the first use or operation of the development and shall be retained and maintained as such thereafter.

Reason: In the interests of visual amenity and in order to safeguard the amenities of neighbouring occupiers in accordance with policies PMD1 and PMD2 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

SOFT AND HARD LANDSCAPING SCHEME

- 12 No development shall take place above ground level until full details of both hard and soft landscape works to be carried out have been submitted to and approved in writing by the local planning authority. These details shall include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out as approved prior to first occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.

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

SECURED BY DESIGN

- 13 Prior to the first occupation information shall be submitted to and approved in writing by the local planning authority detailing how the development would adhere to the principles of Secured by Design. The development shall be carried out and retained in accordance with the agreed details.

Reason: To ensure that the development meets Secure by Design principles as required by policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Informative(s)

- 1 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

