

<p>Reference: 23/00610/FUL</p>	<p>Site: Land Adjacent The Flagship Centre London Road Tilbury Essex</p>
<p>Ward: Tilbury Riverside And Thurrock Park</p>	<p>Proposal: Erect a 1,943sqm floor space (GEA) (1,774sqm GIA) youth centre to include a range of facilities including: sports hall, fitness suite, boxing and martial arts room and a climbing wall alongside an external multi-use games area/kick pitch and associated outdoor recreation area, car park, cycle parking, sub station, fenced boundary, paved areas including a new pavement alongside the roads, landscaping and an attenuation basin. The proposal to also include community use facilities for arts & craft, health & wellbeing, a music suite, teaching kitchen, cafe and a performing arts studio</p>

Plan Number(s):	Name:	Date Received:
P0510 00	Block Plan	7th June 2023
P1100	Existing Site Plan	7th June 2023
P1200	Site Plan	13th June 2023
P1500	Site Plan_500	13th June 2023
P2100	GA Plan 00	7th June 2023
P2101	GA Plan 01	7th June 2023
P2102	GA Plan Roof	7th June 2023
P3100	N and S Elevations	7th June 2023
P3101	E and W Elevations	7th June 2023
P3200	Boundary Treatment Elevations	7th June 2023
P3201	Boundary Treatment Plan	7th June 2023
P3202	External Finishes Plan	7th June 2023
P3210	Refuse Store	7th June 2023
P3215	Sub-station	7th June 2023
P4100	Sections	7th June 2023

P4200	Façade Sections	7th June 2023
P501	Site Location Plan	7th June 2023
TYZ-BWB- XX-XX-DR-E-2301	Proposed external Lighting Layout	7th June 2023
TYZ-RAMXX- XX-RPCD-00001	Drainage Layout	7th June 2023

The application is also accompanied by:

- Design and Access Statement
- Planning Statement
- Open Space Assessment
- Historic Environment Desk Based Assessment
- Contaminated Land – Phase 1 Desk top report
- Noise Assessment
- Health Impact Assessment
- Security Needs Assessment
- Flood Risk Assessment
- Drainage Statement
- Flood Warning and Evacuation Plan
- Biodiversity Net Gain (BNG) Assessment (including BNG Metric)
- BREEAM Reporting Template
- Air Quality Assessment
- Transport Statement
- Car Parking Survey (inc. photos)
- Tree Report – Arboricultural Impact Assessment and Arb Mitigation Strategy
- UXO (Un-Exploded Ordnance) Threat Assessment
- Fire Strategy
- Ecological Impact Assessment (amended)
- Statement of Community Consultation
- Youth Zone Impact Statement

Applicant:
Mr Adam Poyner

Validated:
7 June 2023
Date of expiry:
31 October 2023 (Time Extension Agreed)

Recommendation: Grant planning permission subject to conditions and obligations

This application is scheduled for determination by the Council's Planning Committee because the application is considered to have significant policy or strategic implications as

it constitutes a departure from the Development Plan (in accordance with Part 3 (b), Section 2 2.1 (a) of the Council's constitution).

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks the erection of a youth centre facility. The youth facility would provide 1,943sqm of floor space and include a range of activities including a sports hall, fitness suite, boxing and martial arts room, an indoor climbing wall, an external multi-use games area/kick pitch and outdoor recreation area, together with facilities for arts & craft, health & wellbeing, a music suite, teaching kitchen, a café and a performing arts studio. Such uses would fall within use classes F1 and F2 of the Use Classes Order, and "sui-generis" in a class of their own with the café, for example being ancillary to the main use.
- 1.2 The proposed building would be 2-storey set to the south-eastern corner of the existing Anchor Field on a site area of 0.53 hectares. The building would be roughly rectangular in shape and have a maximum width of approximately 27.5m and length of 52.75m and have three flat-roof sections with a maximum height of 13.55m above ground level. Externally the building would have cladding (hessian and yellow coloured to the first/second floors) with metal louvres to the plant area on the roof. To the front of the building is a paved "gathering" space outside the main entrance which would also have bike stands. Internally there would be an entrance space with rooms off it on both floors. The badminton courts and climbing wall would be to the eastern side of the building. The café would be located on the ground floor. Some facilities, including the kick-pitch and outdoor amenity area, together with the car parking and sub-station would be located within the enclosed space to the rear (north). It is proposed that the pick-up/drop-off area for 2/3 vehicles would be located on Hume Avenue and a new vehicle access will be formed onto Hume Avenue.
- 1.3 The applicant's Planning Statement explains that the facility would be run by a charity which would provide services to members of the youth centre who would be aged between 8 and 19 years of age. The price of membership would be low, currently indicated as 50p, although concessions are made for children (families) with financial difficulties. It is expected that there would be up to 250 attendees at any one time although membership could be around 3,000.
- 1.4 Members of the youth centre are expected to sign up to sessions which would operate in the evenings, at weekends and during school holidays only. Sessions normally start at 4pm for the 8-12 age range (junior) during the week. Older children 13-19 would attend sessions later in the evening. It is expected that sessions would be run by experts in their field, which is how this charity business operates at other facilities that they run in other parts of the country.

- 1.5 It is not expected, apart from staff, that there would be significant numbers of visitors to/users of the building during the school day, however the applicants have clarified that the youth centre would not be a community/leisure centre and would not operate as such for reasons of safeguarding. Therefore, there would be no open public access to facilities as it would be a predominantly be a young person's private members club solely for the ages of 8-19yrs. They have indicated, however, that the facility would be made available to other like-minded organisations on a partnership and hire basis outside of regular session hours. Historically, at their other youth centres, they are generally used by regular and SEND schools for both tuition and sports purposes, baby/children's groups, other youth support groups and organisations such as Scouts and Guides. There are also occasions where conference facilities can be hired. The applicants further indicate that this is not an exhaustive list and there is no set timetable for these currently as each youth centre works on an individual basis with local groups as it becomes established in the local area.
- 1.6 The proposal would provide a 4-space car park including 1 disabled parking bay in a yard area to the rear (north) of the proposed building within the red line area which is the site within the existing Anchor Fields Park. There would be cycle parking for 10 cycles to the front outside the entrance and to the rear 6 double stands for staff, creating 22 cycle parking spaces in total. It is proposed to provide a drop off/pick up area outside the application site boundary. The applicants indicate that the proposed use is unique and that their operation is unusual such that this limited level of parking, unlike for other community facilities, would meet the needs of the youth centre.
- 1.7 The Arboricultural Impact Assessment (AIA) submitted with the application indicates that trees numbered T7 to T9 on the tree plans are protected by Tree Preservation Order ref: 05/2007. The survey which includes some trees adjacent to the site has categorise each tree/group: None are Category A, 7 are Category B, 6 are Category C (together with 1 group) and none are Category U. It is proposed to remove no. 5 trees directly affected by the development; of which, 3 are Category B and 2 Category C. In addition, some tree-pruning works will be needed. The Site Plan (Proposed) shows that there would be 18 new trees to London Road, to the entrance bed and around the attenuation basin.
- 1.8 The proposal would be provided with fencing to the boundary and paved areas would be provided to the front of the building.
- 1.9 A footpath would be provided to the northern side of London Road to link with the existing footpath to the west.

- 1.10 The proposal would also include the provision of an electricity sub-station. PhotoVoltaics will be located on the roof and an air source heat pump will be used.
- 1.11 The existing Multi-Use Games Area (MUGA), a hard surfaced area with high boundary fencing which is free and accessible to all members of the public, is located in Anchor Fields Park. The MUGA would be removed to facilitate the development. The applicants do not intend to re-provide the MUGA indicating that the youth centre was designed to be sympathetic to, and aligned with, the Parks Masterplan which was to come forward at the time the youth centre was designed as part of the Tilbury Town Investment Plan. The Tilbury Town Investment Plan's Masterplan forms part of the work undertaken by the Tilbury Towns Fund Board. The applicants indicate that this Masterplan has influenced the design of the youth centre and its location. The applicants' note that the TIP masterplan shows a re-provision of various new outdoor games areas in an alternative location at the Council's expense and that they would be willing to work with the Council to deliver an alternative MUGA if the funding was to be made available, outside of this current application. There is no funding offered by the applicant on the basis that they are a charity and there is not enough room within the site to provide a replacement MUGA. The applicant has stated that a replacement MUGA could be provided in other areas of the Anchor Field Park or within another park within Tilbury.

2.0 SITE DESCRIPTION

- 2.1 The application site forms part of a designated Public Open Space known as Anchor Fields. It contains mown grass and some trees, mainly to the external edge of the grassed areas. There is a MUGA located centrally in the park area and there is an equipped area to the north-west of the park for younger children. Historically, the far western side of the park contained a Leisure Centre (now replaced by flatted residential accommodation). Tilbury Children's centre is also, historically, located within the park adjacent to the flatted block.
- 2.2 The site is located adjacent to, and north/west of, the crossroads of London Road and Hume Avenue which bisect the open area.
- 2.3 The Public Open Space of Anchor Fields occupies a relatively central location within the planned town of Tilbury. It is surrounded to north/south and east by residential properties of 2-storeys, mainly as semi-detached houses; and to the west of the park there is a former public house (vacant) which forms the eastern end of the commercial/civic centre of Tilbury.
- 2.4 Further to the west in the core commercial and civic area, known as Tilbury Civic Square, which contains the majority of the town's retail, civic facilities and various community facilities such as the Police Station, the War memorial, Tilbury

Community Centre, health centre and to the west, the main retail area along both sides of Calcutta Road. The site of the former Fire Station is currently vacant with hoardings around it.

3.0 RELEVANT HISTORY

Application	Description of Proposal Decision	Decision/Date
23/00220/SCR	Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed Youth Zone development	EIA not required 16.3.23

4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

4.2 There have been 20 responses (from 17 different local addresses) to public consultation. One commended that a Youth facility is wanted but all other responses raise objections, which are summarised as follows:

- Issues with access to the site
- Additional traffic as public transport is limited (last bus is 9pm and the centre closes at 10pm) and parents will drive
- This is a “white elephant” and is doomed from the start
- Insufficient parking provision – 4 spaces will not be enough for up to 60 staff, especially during periods of inclement weather
- The proposal will exacerbate existing parking difficulties which exist due to the existing Flagship Centre but more parking would mean the loss of more green space which is also not acceptable
- Likely increase in vehicle accidents/pedestrian conflict
- Environmental Pollution noise and lighting
- Loss of amenity
- Litter/Smells
- Out of character
- Flooding is known and drainage may be inadequate
- Overlooking property/loss of privacy
- Possible excessive noise 7 days a week until 10pm
- Over-development of Tilbury/town-cramming in over-populated area

- Loss of valuable, beautiful green space/Anchor Field which is already being lost incrementally to development
- The field is protected from development by Fields in Trust
- Anchor field is well used by all age groups from the young to the very old for socialising and formal/informal play, sitting under the trees which will be lost
- Other young people excluded from the facility will lose the use of the green space and turn to anti-social behaviour or only be “indoors” all the time
- There are other places that a youth facility could be built so that it isn't so close to residential properties, including near Gateway School, elsewhere on Hume Avenue or nearer the train station or Amazon, Dock Road
- Need for more Police patrols to prevent youth gangs like there was with the old leisure centre and is likely again by bring in 400 young people every day with possible anti-social behaviours including gathering, burglary, intimidation etc.
- Need to prevent anti-social drivers
- Tilbury Fund monies should be used to improve Tilbury not make it worse to live in which the youth hub will do as it would attract youth from all over Thurrock and as far away as Southend and east London rather than just being a Tilbury residents' only facility
- Sport England's support for the football facility ignores that football is being played on Anchor Fields already
- Construction Traffic will be affected by the weight restrictions in place or vehicles will shake house foundations
- The NPPF 3.7 para 99 states that existing open spaces should not be built on unless an assessment has been undertaken which clearly shows the open space is surplus to requirements or its would be replaced by an equivalent/better provision. The facility would preclude large sections of the population and would result in the loss of a constantly used MUGA reducing access to healthy lifestyles for others.
- The proposal will not meet NPPF Policy on Climate change due to increased pollution levels
- 90-year old trees are to be lost contrary to NPPF 3.8 para 131
- Older people's health and wellbeing will be adversely affected by the influx of a large no of young, naturally boisterous/loud people
- Anchor Field naturally empties at dusk, this would result in activity well after dark which would cause greater disturbance
- Would reduce the ability for older/younger family to sit and watch their family members playing/enjoying activities
- Insufficient level of public consultation with meetings held during working hours and closed early

Also raised was that Anchor Field belongs to the people of Tilbury not Thurrock Council and that local people should decide what happens in their town not democratically-elected members of the Council. Concerns raised regarding the monies for the project. Concerns are raised that Towns Fund monies are not being allocated by people living/working locally. Also raised is that once approved, if funding ends will it be used for more housing that the area's infrastructure (schools/doctors etc.) cannot cope.

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

4.4 ANGLIAN WATER:

No objections, subject to a condition requiring surface water drainage details to be agreed.

4.5 ENVIRONMENT AGENCY:

No objections subject to measures in the Flood Risk Assessment being implemented.

4.6 ENVIRONMENTAL HEALTH:

No objections subject to conditions regarding dust management, ground contamination, noise, construction hours and Construction Environmental Management Plan

4.7 EMERGENCY PLANNER:

No objections subject to the flood warning and evacuation plan being secured through condition.

4.8 ESSEX POLICE:

No objections.

4.9 FLOOD RISK ADVISOR:

No objections subject to a condition requiring surface water drainage details to be agreed.

4.10 LANDSCAPE AND ECOLOGY ADVISOR:

On balance, no objection as the quality of the public open space scores low. A planning conditions is necessary for landscaping to be agreed.

4.11 HIGHWAYS:

If the application is to be approved then it needs to be subject to conditions regarding access, parking and a travel plan. There is a requirement for a £10,000 financial contribution towards improvements to parking controls in the vicinity of the development.

4.12 ECC ARCHAEOLOGY:

No objection subject to conditions.

4.13 REGENERATION OFFICER:

Support the proposals. Regarding the loss of the MUGA from Anchor Fields this was an issue considered by the Tilbury Town Fund Board and re-provision of the MUGA is being considered with Tilbury Town Fund Board and the Council's Parks and Regeneration teams.

4.13 SPORT ENGLAND:

Support the principle of the development as the proposal would lead to improved sports facilities.

4.14 SPORT AND LEISURE:

Object to the loss of open space and because the facility would provide a 'private members club' in area of public open space. Also, object to the loss of the existing MUGA without any replacement offered as the Council has no funding to provide a replacement MUGA. The applicant should offer a financial contribution to create a new MUGA to offset this loss. If this application is approved then a Community Usage Agreement should be in place to allow for the use of the building when young people are not using it.

4.15 URBAN DESIGN:

The proposal offers a high quality design development but recognises the proposal would change the layout, appearance and character of the park.

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The NPPF was first published on 27th March 2012. The NPPF was revised in July 2018 and February 2019, and in 2021. It was revised again in September 2023. The 2023 NPPF sets out the Government's planning policies. It is a material consideration in any decision on planning applications. Paragraph 11 of the Framework expresses 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 date⁸, 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 proposed⁷; 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.*

Footnotes:

- 7 The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest (SSSI); land designated as Green Belt (GB) , Local Green Space (LGS), an Area of Outstanding Natural Beauty (AONB), a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest); and areas at risk of flooding or coastal change.*
- 8 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 (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years”*

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 (that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise; also known as "the primacy of the Development Plan" or "Plan-led system") and s.70 of the Town and Country Planning Act 1990 (as amended) that the Framework is a material consideration in making 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;
- 8. Promoting healthy and safe communities;
- 9. Promoting sustainable transport;
- 11. Making Effective use of land;
- 12. Achieving well-designed places;
- 14. Meeting the challenge of climate change, flooding and coastal change; and
- 15. Conserving and enhancing the natural environment;

The newest version of the NPPF (2023) post-dates the 2015 TBC Local Development Framework (Core Strategy and Development Management Policies such that where there is conflict with the NPPF, the NPPF policies will carry greater weight as a material consideration in any planning decisions.

5.2 National Planning Practice Guidance (NPPG)

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

- Climate change;
- Design: process and tools;
- Determining a planning application;
- Flood risk and coastal change;
- Green Belt;
- Healthy and safe communities;
- Natural environment;
- Noise;
- Planning obligations

- Open space, sports and recreation facilities, public rights of way and local green space;
- Renewable and low carbon energy;
- Travel Plans, Transport Assessment and Statements;
- Use of Planning Conditions;

The NPPG is a rolling guidance note which is updated on a sporadic basis. Some parts of the NPPG remain as originally written, whereas other parts of it have been amended as and when changes mean that the guidance would be out of date otherwise. For example, when the NPPF was revised, the introduction of Design Codes and to reflect the new Biodiversity Net Gain requirements.

5.3 Local Planning Policy: Thurrock Local Development Framework (LDF) (2015)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” (Core Strategy) in 2011. A Focused Review of the Core Strategy was, following examination by the Planning Inspectorate, adopted on 28th February 2015. The following 2015 Core Strategy policies in particular apply to the proposals:

Overarching Sustainable Development Policy:

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

Spatial Policies:

- CSSP3: Sustainable Infrastructure;
- CSSP5: Sustainable Greengrid;

Thematic Policies:

- CSTP9: Well-being: Leisure and Sports;
- CSTP10: Community Facilities;
- CSTP11: Health Provision;
- CSTP12: Education and Learning;
- CSTP15: Transport in Greater Thurrock;
- CSTP18: Green Infrastructure;
- CSTP19: Biodiversity;
- CSTP20: Open Space;
- CSTP22: Thurrock Design;
- CSTP23: Thurrock Character and Distinctiveness
- CSTP24: Historic Assets and Historic Environment
- CSTP25: Addressing Climate Change;

- CSTP26: Renewable or Low-Carbon Energy Generation;
- CSTP27: Management and Reduction of Flood Risk;

Policies for the Management of Development

- PMD1: Minimising Pollution and Impacts on Amenity;
- PMD2: Design and Layout;
- PMD5: Open Spaces, Outdoor Sports and Recreational Facilities;
- PMD7: Biodiversity, Geological Conservation and Development;
- PMD8: Parking Standards;
- 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;
- PMD16: Developer Contributions;

5.4 Thurrock Local Plan

In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an 'Issues and Options (Stage 1)' document and simultaneously undertook a 'Call for Sites' exercise. In December 2018 the Council began consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document; 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.

5.5 Thurrock Design Strategy

In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy 2015.

6.0 ASSESSMENT

The assessment below covers the following areas:

- I. Principle of the Development (Conformity with Planning Policies)
- II. Design and Layout
- III. Traffic Impact, Access and Car Parking
- IV. Flood Risk and Site Drainage

- V. Impact Upon Ecology and Biodiversity
- VI. Noise and Air Quality
- VII. Impact upon Neighbouring Uses
- VII. Energy and Sustainability
- VIII. Ground Contamination
- IX. Viability and Planning Obligations
- XI. Other Matters

I. PRINCIPLE OF THE DEVELOPMENT

- 6.1 The site forms part of Anchor Field and is designated as Open Space on the LDF Proposals Map, which shows that the following policies are applicable to this site:
- CSSP5 (Sustainable Green Grid)
 - CSTP20 (Open Space)
 - PMD5 (Open Space, Outdoor Sports and Recreation Facilities)

Loss of Open Space, Sports and Recreation Land

- 6.2 The proposal would occupy the SE corner of the main section of Anchor Fields and would result in the loss of the existing MUGA and a large area of existing public open space. It is therefore necessary to consider the loss of this open space, sports and recreation land with regard to the above policies as assessed below:

Policy CSSP5

- 6.3 Policy CSSP5 is a spatial policy seeking to deliver a 'Greengrid Strategy' across the entire Borough and 'Grays Riverside/Tilbury' is one of the 8 'Greengrid Improvement Zones'. The Improvement Zones across the Borough refer to a number of considerations including semi-natural green space, multi-functional greenspace and urban trees.
- 6.4 This policy considers all forms of green infrastructure and is a spatial high-level policy. The policy makes reference to 'Grays Riverside/Tilbury' as one of the 8 'Greengrid Improvement Zones' and the policy seeks to implement and protect semi-natural green space, multi-functional greenspace and urban trees, so is applicable here.

Policy CSTP20

- 6.5 Policy CSTP20 advises that open space should ensure a 'diverse range of accessible public open spaces, including public open spaces including natural and equipped play and recreational spaces is be provided and maintained to meet the

needs of the local community'. The policy identifies that *'wherever possible, open spaces should be identified, planned, designed and managed as areas that can perform multiple functions'*, including health and well-being, and community uses (places for congregating and events).

- 6.6 This policy is looking more at the multiple functions of open space rather than a policy that would allow a building to occupy the open space. The block plan shows a fence line around the pitch forming part of this development, and other sporting uses would be within the proposed building rather than outdoor space. This shows that such areas would not open all the time for people to use. Whilst the proposal may be aimed at providing health, well-being and community uses the majority of these uses would all be enclosed and within private ownership. Therefore, this would not be readily accessible for the public to use nor would they be free to use. From the information provided the applicant would not be re-providing the MUGA within the site but the Council's Regeneration Officer, who have been working with the applicant, have confirmed that re-provision of the MUGA is being considered. In planning terms the re-provision of the MUGA would be a consideration for the Council outside of this planning application.

Policy PMD5

- 6.7 Policy PMD5 is the most relevant policy to this proposal and states that the Council will *'safeguard all existing open spaces, outdoor sports and recreational facilities'*.
- 6.8 The building of a sports hall/youth centre facility is contrary to first line of this policy as it would result in the loss of existing open space and outdoor sports provision (existing pitch). It is possible the replacement outdoor sports pitch could be compliant with the policy if it were free of charge to use and accessible at all times, but its fenced boundary shows this would be located in a private space. However, the MUGA which would be lost as a result of this application is being considered for re-provision outside of the scope of this planning application.
- 6.9 Part 1 of the policy PMD5 states that *'development proposals that would result in their complete or partial loss or cause or worsen a deficiency in the area served by the space or facility will not be permitted unless:*
- i. conveniently located and accessible alternative facilities of an equivalent or improved standard will be provided to serve current and potential new users; or improvements to remaining spaces or facilities can be provided to a level sufficient to outweigh the loss;*
 - ii. proposals would not negatively affect the character of the area and/or the Greengrid.'*

- 6.10 With regard to part 1 point i) there is no offer of an alternative facilities and for point ii) the proposal would affect the character of the area because Anchor Fields forms a distinct area of public open space within the heart of Tilbury contributing significantly visually and historically to the character and appearance of this location as shown by the road layout coming away from the town centre.
- 6.11 Part 3 of the policy PMD5 states that *‘proposed development must ensure that:*
- i. New open spaces, outdoor sports and recreational facilities are provided in accordance with adopted standards to meet the needs of the development and to address deficiencies.*
 - ii. New facilities are fully integrated into the design of development schemes as an element of place making.*
 - iii. Facilities are safe and easily accessible to all’.*
- 6.12 Part 4 of the policy PMD5 will require *‘standards for the quality and quantity of open spaces, sports and recreational facilities and accessibility to them’.*
- 6.13 Part 5 (2) of the policy PMD5 refers to Outdoor Sports Facilities and will require:
- i. ‘New developments will be required to contribute to the provision of appropriate outdoor sports facilities.*
 - ii. All sports and recreational facilities are required to incorporate appropriate ancillary facilities, such as changing rooms and parking to ensure access for the whole community’.*
- 6.14 With regard to parts 3, 4 and 5 of the policy, the proposal would provide more choice for sporting opportunities in the form of indoor and outdoor sports for the age groups identified. This is clearly beneficial to the young people of Tilbury and the wider Borough. Unfortunately, not all of the facilities would be accessible to all members of the local community as this is a youth centre and the applicant is not looking to allow other members of the community or groups access to the facilities when the facilities are not in use by younger people, such as during school/college hours. A Community Use Agreement could allow for all members of the community to use the building in the future, however the applicant’s business model does not allow for this and this has not been a requirement of other youth centre’s operated by the applicant in other parts of the country. The site’s location is easily accessible from all parts of Tilbury and the wider Borough.
- 6.15 The NPPF in regard to “Open space and recreation” states:
- Paragraph 98. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.*

99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use”

6.16 Paragraph 99 reflects a similar approach to the LDP policies stated above. In regard to paragraphs b) and c) there is a view that the sports uses provided through the youth centre would provide better quality and quantity of sports uses than what is currently offered at the Anchor Field site and it is part of this assessment to assess whether these benefits outweigh the harm in regard to the loss of existing public open space.

6.17 Outside of the planning policy criteria the current status of open space in Tilbury, when applying the Fields in Trust (FiT) guidance, shows that Tilbury already has a significant deficit for all types of Open space, see table below:

Openspace Typology	Hectares Per 1,000 Population	Hectares for Tilbury (Pop Census 2021 14,184)	Thurrock Openspace Assessment KKKP 2020 Internal report: Quantity of openspace in Tilbury	Surplus / Deficit
Parks and Gardens	0.8	11.9	0.6	-11.3
Amenity Green Space	0.6	8.9	6.6	-2.6
Natural and Semi-Natural	1.8	26.7	5.0	-21.8
All openspace	3.2	47.5	12.2	-35.3

6.18 The applicant's submission "Open Space Assessment" indicates, based on the "Green Flag Award" survey criteria, that has bandings as follows:

The bandings for the open space quality audits:

- Excellent - 90% to 100%
- Very good - 80% to 89%;
- Good - 70% to 79%;
- Fair - 50% to 69%; and
- Poor - 0% to 49%.

6.19 The applicant's assessment indicates that the quality of the Anchor Field open space is currently 28%, i.e., poor. As a comparison King George Fields score 47% which rates as "fair".

6.20 The Council's Landscape and Ecology Advisor recognises that the submitted Open Space Assessment audit achieved a Poor score (any score below 50% is Poor) but notes that despite the lack of facilities and low quality, Anchor Fields is a popular site and therefore the potential effects on the site and associated mitigation need to be carefully considered.

6.21 There are, including King George Playing Fields, 5 other open spaces in Tilbury. The proposal would result in around 25% of the existing Anchor Field being lost to development which would, albeit low cost, in private membership. The proposed youth facility would provide some outside space and has the support of Sport England in this respect. The loss of open space, given that Tilbury is not meeting its current needs for open space, must be balanced against the need for a youth facility in Thurrock.

Community Facilities

6.22 Turning to the assessment of community facilities policy CSTP10 states: "2. *New or Improved Facilities*

I. The Council will support the provision of high quality, accessible community facilities to serve new and existing communities, regenerate areas and raise the profile of Thurrock as a destination for culture and the arts.

II. The Council will encourage the development of multi-functional community facilities as an integral part of all major development in the Borough.

...4. Funding and Developer Contributions

Proposals for new development will be required to contribute towards the community needs generated by the development and address the identified deficiencies in the locality that they may generate or exacerbate.

- 6.23 In land use terms the proposal is for a community facility which falls mainly within use classes F1 and F2. The applicants indicate that the facility is for youth between 8 and 19 years of age and that when not used for that purpose, i.e., outside evenings, weekend and school holidays that it would be open for other “like-minded” groups, including mother and baby groups etc. It would therefore provide a wider community benefit but not be generally open to “the public”.
- 6.24 The facilities provided for youth-aged children in the Borough would be varied and well considered. They would provide facilities which children currently do not have access to and will enable both outdoor and indoor sport, as well as less active sessions for example in arts and crafts and music. The proposal would provide a high-level facility of this age group. The proposal would also help with deprivation and anti-social behaviour in the area giving young people access to sporting facilities as well as rooms where skills can be learned.

Tilbury Town Investment Plan

- 6.25 Outside of the planning policy position is the Tilbury Town Investment Plan produced by the Tilbury Town Deal Board which includes a vision, strategy and a number of projects to improve and benefit the town and its riverside location. Within the Tilbury Town Investment Plan is reference to a youth centre building and outside sports pitches on the Anchor Fields site. The proposal subject of this application generally reflects the approach set out in the Tilbury Town Investment Plan. It should also be noted that the Tilbury Town Investment Plan is not a supplementary planning document so needs to be carefully considered in regard to the assessment of this application as it does not have any weight and the planning policies as set out above are those relevant to the assessment of the principle of the development of this application.

Other Locations Considered

- 6.26 The applicant’s submission includes a sequential assessment of other locations within the area and the reasons why another location wasn’t considered acceptable for this development, this includes sites close by such as the former police station which was too small. Other sites included the former youth centre on Quebec Road, the Children’s Centre, Dock Road, Koala Park, Daisy Fields and industrial land west of the Amazon site. This list does provide assistance to the applicant in justifying the proposal for this site.

Conclusion on principle of the development

- 6.27 The loss of the open space in regard to Policy PMD5 should not be permitted unless there is a conveniently located and accessible alternative of the same or

improved standard will be provided; or the remaining open space can be improved to a level sufficient to outweigh the loss. While the existing open space may be identified as “poor”, the proposal to replace a significant part of it with a building must be carefully considered. The proposal itself would not provide any uplift to the remainder of the park area such that the remainder of the park would be smaller and remain “poor” and no additional land will be provided. The NPPF (2023) adds a further occasion when open space may be lost – “*c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use*”.

- 6.28 The proposal would provide a community facility which provides sports and recreation facilities. When compared to the informal play of this part of Anchor Fields and the more formal, publicly-accessible MUGA which would also be lost, this could be considered to outweigh the loss of the current or former use. That it would not be fully open to the public of all ages is a factor which must be taken into consideration.
- 6.29 This is a finely balanced assessment and the key consideration here is whether the benefits of the youth centre and its facilities for the people of Tilbury and the wider Borough would outweigh the harm of the loss of this existing area of public open space which also provides a distinct layout for this part of Tilbury. On balance, taking account of the above assessment, it is considered the principle of the development is acceptable in this instance.

II. DESIGN AND LAYOUT

- 6.30 In terms of layout, the proposed building would be 2-storey and sited towards the south-eastern corner of Anchor Field. The main entrance to the building would front onto London Road with a paved space and the vehicle access to the car park from Hume Road. The layout would involve the outside pitch and external recreation areas located to the rear of the building with the surface water drainage basin located to the west of the building. There are no objections to the layout of the proposal itself, but this proposal would not reflect the character and appearance of the layout of the Anchor Field’s Park and this is a concern also raised by the Council’s Urban Design Officer.
- 6.31 In terms of scale and height, the 2-storey nature is necessary to include the wide variety of activities, including a 2-storey height climbing wall and sports hall, including badminton courts. The 2-storey building would appear very different to the current appearance of the Anchor Field area of open space and this is a concern also raised by the Council’s Urban Design Officer regarding the loss of open space.
- 6.32 In terms of the design of the scheme, the Council’s Urban Design Officer has

considered the details submitted and concludes that overall the appearance of the development exhibits a high-quality of architecture in a bold design with a well-articulated massing and the inclusion of design details that help establish a distinctive identity and character for the facility. It is recognised that the proposed materials would appear to be high quality and they should be conditioned to ensure that the high quality is carried through to the implementation stage.

- 6.33 With regard to the overall impact upon this area, the proposed development would have an impact upon the character and appearance of the area. Policy PMD5 advises against proposals that would have a negative effect upon the character of the area and the key consideration in design terms is the balance of whether the proposed high-quality design of the development would outweigh the harm of the loss of the open space and distinctive character and appearance of the Anchor Field site. This shall need to be considered in the overall planning balance of this application having regard to policies CSTP22, CSTP23 and PMD2 of the LDP, and the guidance of the NPPF and PPG.

III. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.34 With regard to access, one point of access for vehicles is proposed from Hume Avenue to serve the development, which would be the first access other than a field access used for maintenance. This access would lead to a change in appearance and the use of this road to allow access to the site for off street parking purposes. The applicant's plans show 4 parking spaces and a drop-off/pick up area that would meet their parking needs, based on their previously identified needs elsewhere, their understanding of the area, existing car ownership, likely travel distances, access of the youth attending to cars and as there is public transport availability nearby. In terms of this wider accessibility, the Planning Statement indicates that there is a bus stop 300m away in Civic Square and Tilbury Railway Station is 1km away to the west. A new footpath would be provided to access the site, linking to the existing footpath to the north of London Road and it is considered that such walking distances (maximum 13 minutes walk) would therefore be acceptable.
- 6.35 Policy PMD8 relates to parking provision and PMD10 relates to the provision of Transport Impact Assessments and Travel Plans. The applicants have submitted a Transport Impact Assessment and have shown parking for the proposal on the submitted plans.
- 6.36 The Council's parking standards in "Parking Design and Development Standards, February 2022." indicates for community uses, for F2 Halls/Meeting places 1 space per 25 sqm and for outdoor sports, 20 spaces per pitch. Using these standards this would generate the need for 98 parking spaces on site which cannot be achieved in application site given the size of the red line area and that a much larger area of

Anchor Field Park would be lost to car parking. The standard notes that “A lower provision of vehicle parking may be appropriate in urban areas (including town centre locations) where there is good access to alternative forms of transport and existing car parking facilities or localised development whose workers and users are more likely to arrive by foot.” The Council’s Highway Officer are concerned regarding the amount of traffic which the proposed youth facility may attract and the limited parking on site and in the proposed drop-off area. However, in visual amenity and design terms the addition of more parking within the application site would have a greater impact and more significantly change the character and appearance of Anchor Fields beyond that of the current proposal.

- 6.37 Furthermore, on parking, in order to consider the “unique” character of the youth zone, a joint visit was made with Highways Officers to an existing “On Side” facility in Barking and Dagenham. Following the visit, the Council’s Highways Officer have concerns over the likely car-borne activity which will be associated with the proposal due to the existing limited accessibility to public transport to the proposed location. The applicants have provided evidence from other facilities showing that in the main those visiting the facility visit the site via modes other than a car. The Council’s Highways Officer has reviewed the data provided in detail and note that the Tilbury model is somewhat different from the other models provided. They remain concerned that there will be a greater potential for over-flow parking on street that may occur with this facility in particular, in regards London Road and Hume Avenue. However, the Council’s Highway Officer is not objecting to the application and has suggested planning conditions if this application were to be approved.
- 6.38 There are concerns from the Council’s Highway Officer that the current drop-off and pick up facility is not considered to be sufficient for the potential levels of pick up and drop off that could occur. A review of the pickup and drop off facility will be required and will need to be agreed outside of this planning application within a section 278 agreement, under the Highways Act. This section 278 agreement would include footways and vehicular access to the facility. To ensure there are no impacts to residents parking, the Council’s Highways Officers requires a financial contribution of £10,000 towards highway improvements to parking controls in the vicinity of the development site and this would be secured through a section 106 legal agreement to this planning application.
- 6.39 The application proposes 22 cycle parking spaces overall, which is considered acceptable and for all forms of transport and promotion of sustainable transport measures a travel plan shall need to be secured, which will also help assist in addressing concerns raised over parking provision at the site by encouraging staff and visitors to use sustainable transport means.

- 6.40 In summary, the Council's Highways Officers have not objected to the application but have suggested a number of planning conditions and the financial obligation towards highway improvements and parking controls, which have been agreed with the applicants. Subject to the conditions and planning obligations being secured the proposal would be, on balance, acceptable in highway terms having regard to policies PMD8, PMD9 and PMD10 of the LDP, and the guidance of the NPPF and PPG.

IV. FLOOD RISK AND SITE DRAINAGE

- 6.41 The site is located in the high probability flood risk area (Zone 3a). The site and surrounding areas benefit from tidal defences on the banks of the River Thames. These tidal defences protect the site and surrounding land to a 1 in 1,000 year flood event. As the site is located within the highest risk flood zone (flood zone 3a) it needs to be assessed against the advice within the PPG regarding its proposed use. The use would fall within the 'Less Vulnerable' use category of the PPG's 'Annex 3: Flood Risk Vulnerability Classification'. For the 'Less Vulnerable' uses the PPG's 'Table 2 – Flood Risk Vulnerability and Flood Zone Incompatibility' table identifies that this form of development is 'appropriate' for this flood zone. However, there is a requirement to undertake the Sequential Test.
- 6.42 The aim of the Sequential Test is to steer proposed development to areas of little or no risk of flooding. In this instance the application site is located in a high-risk flood zone but then so is the whole of Tilbury and areas outside of Tilbury being the wider reclaimed marshlands in this area. The applicant has identified the need for the proposal to be within the catchment of Tilbury for many reasons as identified in this report and has sequentially considered other sites within the area which cannot be used for various reasons. Taking all this into account the proposal is considered to pass the Sequential Test as there are no readily available alternatives.
- 6.43 The applicant's Flood Risk Assessment indicates that as the area is prone to surface water flooding (medium to the east and high risk to the west) and that it will be necessary to incorporate a SuDS compliant strategy to prevent any increased risk of on or off-site flooding. This includes a finished floor level of 300mm above ground levels and a 68 cubic meter attenuation basin to the west of the application site (together with a 38 cubic meter under Kick-pitch capacity) to attenuate storm water. These shall need be secured through planning conditions.
- 6.44 The Environment Agency do not object to the application but required the Sequential Test to be assessed and any mitigation within the FRA to be imposed. A Flood Warning and Evacuation Plan has been provided and the Emergency Planner has no objections subject to this being secured through a planning condition to ensure safety requirements for future users of the site in a flood event.

The Council's Flood Risk Advisors confirm that the proposed surface water attenuation basin (together with its maintenance/retention) would be acceptable subject to a condition being attached to any planning approval. It is not therefore considered that there are flood risk or drainage objections to the overall drainage strategy for the proposed development such that the proposal would be acceptable in respect of Policy PMD15.

V. IMPACT UPON ECOLOGY AND BIODIVERSITY

- 6.45 The site does not form part of any statutory site of designated ecological interest. A Landscape and Ecology Plan accompanies the current application which provides mitigation measures for the loss of trees/grass area.
- 6.46 The Council's Landscape and Ecology Advisor confirms that the site currently has low ecological value. This is considered appropriate given the lack of habitat features within the existing area. The site is within the zone of influence for RAMS, however as it is commercial not residential, there is no requirement for a financial contribution towards the Essex RAMS for this application.
- 6.47 In addition, the arboricultural assessment recorded 13 individual trees; 7 Category B – Moderate Value and 6 Category C – Low Value specimens. Of these 3 Category B and 2 Category C trees would require removal to facilitate development. The proposed landscape plan shows additional tree planting to mitigate for the loss of trees and the open space in general. The proposed approach to treatments to London Road and Hume Road are considered appropriate in principle by the Council's Landscape and Ecology Advisor but a revised landscaping plan is needed, and this can be secured through a planning condition.
- 6.48 The proposed attenuation basin for surface water drainage is sited outside the perimeter fence which is supported by the Council's Landscape and Ecology Advisor as it will create an additional landscape feature for the users of the wider site. It will be essential however to ensure that it is clear who is responsible for its ongoing management, but such details can be secured through a planning condition along with more details of how the surface water drainage scheme will work.
- 6.49 Planning conditions could be used to secure mitigation measures and consequently there are no objections to the proposals on landscape and ecological/biodiversity grounds in accordance with Policies CSTP19 and PMD7 of the Core Strategy and Development Management Policies Plan (2015).

VI. NOISE AND AIR QUALITY

- 6.50 The applicant's Noise Impact Assessment states that a noise survey was carried out on Sunday 26th February 2023 between 20:00 – 22:00hrs, and predicted noise levels from the site at the nearest noise sensitive receptors were calculated which included building services plant, noise from the external kick pitch and noise breakout from internal activities. The Council's Environmental Health Officer considers that overall noise impact from the proposed youth centre is predicted to be low and within required guidance levels (WHO, British Standards and Sport England) and as such there are no objections raised with regard to the criteria as set out in policy PMD1.
- 6.51 The Council's Environmental Health Officer confirms that there are no air quality issues arising from the proposed development, albeit concerns are raised regarding dust management. A Construction Environmental Methodology Plan (CEMP) shall need to be submitted via a planning condition.

VII. IMPACT UPON NEIGHBOURING USES

- 6.52 There are residential properties surrounding the application site and a number of responses have been provided in objection to the application. Those on London Road (s) and Hume Avenue (s of the cross roads) are the nearest and most likely to be affected by the impact of the facility.
- 6.53 In respect of visual impact, the proposed 2-storey youth centre would be located in a slightly set back position on the opposite side of London Road from the residential properties which are located in a position behind a wide verge. It is considered that, while occupiers of the residential properties facing the application site will be able to see the proposed 2-storey development, that it would not result in visual intrusion due to the limited height/width and distance between the front elevations of the properties and the proposed youth centre. For the same reasons and given the youth centre would be located to the north of the nearest residential properties, there would not be any loss of light.
- 6.54 The proposed youth centre would have windows and flat roofs. However, there would be no access to the roofs except for maintenance purposes and the windows would be located sufficiently distant from the nearest windows to residential properties and therefore there would not be in any loss of amenity to existing occupiers.
- 6.55 In terms of light, the facility will be a new source of light in what is currently a darker area. However, the internal lighting will be turned off after closing at 10pm and the wall lighting will be downward pointing such that there would be no light spill. It is considered that this would not result in light pollution.

- 6.56 Staff parking is limited and would be located in an enclosed area to the rear (north) accessed from Hume Avenue and it is proposed that a pick-up/drop-off is located away from houses in London Road. It is considered that neither this nor the parking of vehicles or the no. of children possibly gathering outside the facility prior to/after sessions beginning would result in so significant a level of noise and disturbance as to refuse planning permission on this ground alone.
- 6.57 For the reasons stated the proposal would not lead to any significant loss of amenity to nearby residents when considered against the criteria of policy PMD1.

VII. ENERGY AND SUSTAINABILITY

- 6.58 The applicants have submitted details relating to energy saving and emissions. It is proposed that the building will have its own an electricity sub-station due to the current lack of infrastructure within Anchor Fields. It is proposed that the building will have photovoltaic panels to the roof and an air source heat pump. The application shows the building would look to achieve the BREEAM 'Outstanding' scoring to accord with current policy requirements. Such details can be secured through a planning condition. It is considered that the proposal would meet climate change mitigation and low energy policies PMD12 and PMD13

VIII. GROUND CONTAMINATION

- 6.59 A Contamination Assessment has been submitted with the application which concludes that due to the nature of the use (open space) that there is limited likelihood of contamination. The Council's Environmental Health Officer has reviewed the applicant's Contamination Assessment and concluded that a Phase II Contaminated Land assessment will be needed via a suitably worded condition.

IX. VIABILITY AND PLANNING OBLIGATIONS

- 6.60 Policy PMD16 of the Core Strategy indicates that where needs would arise as a result of development the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and any other relevant guidance. The policy states that the Council will seek to ensure that development contribute to proposals to deliver strategic infrastructure to enable the cumulative impact of development to be managed and to meet the reasonable cost of new infrastructure made necessary by the proposal.
- 6.61 Certain Core Strategy policies identify requirements for planning obligations, and this depends upon the type of development proposed and consultation responses from the application process.

- 6.62 Following changes in legislation (Community Infrastructure Levy Regulations), in April 2015 the Council produced its Infrastructure Requirement List (IRL) which changed the way in which planning obligations through section 106 agreements can be sought. The changes brought in pooling limitations to a maximum of 5 contributions towards a type or item of infrastructure. The IRL therefore provides an up-to-date list of physical, social and green infrastructure to support new development in Thurrock. This list is bi-annually reviewed to ensure it is up to date. The IRL applies a number of different development scenarios.
- 6.63 Paragraph 56 of the NPPF identifies that planning obligations must only be sought where they meet all of the following criteria:
- a) necessary to make the development acceptable in planning terms;*
 - b) directly related to the development; and*
 - c) fairly and reasonably related in scale and kind to the development*
- 6.64 The Council's Sports and Leisure Officer seeks a financial contribution towards replacement of the MUGA but the applicant as a charity have advised that they cannot provide such re-provision, although outside of this planning application the Council are looking at re-provision of the MUGA using funding from the Tilbury Town Fund Board. The applicants have confirmed that they can provide the requirement of £10,000 towards highway improvement works to parking controls in the vicinity of the development to mitigate the impact of the development. In addition, there is a requirement for the applicant to enter into a s278 agreement under the Highways Act with regard to the amendments to the highway for the proposed access, footways, drop off and pick zones. Such measures shall need to be secured through a s106 legal agreement.

XI. OTHER MATTERS

- 6.65 The application includes a desk top study of the historic environment and identifies that there would not be any significant impact upon any nearby heritage assets, those being the Tilbury Clock Tower and the more distance Tilbury Fort. Therefore no objections are raised in regard to impacts upon heritage assets. The Council's archaeology expert has written to confirm that an archaeological site investigation should be undertaken and that this would comply with Policy PMD4 of the Core Strategy and Development Management Plan (2015).

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 This planning application is for a proposal that would represent a departure from planning policies that seek safeguard existing areas of public open space unless any lost areas of public open space can be re-provided elsewhere.

7.2 This is a finely balanced case and the key consideration here is whether the benefits of the youth centre and its facilities for the people of Tilbury and the wider Borough would outweigh the harm of the loss of this existing area of public open space which also provides a distinctive character and appearance for this part of Tilbury.

7.3 Overall, on balance, it is considered that the proposed development is acceptable in this instance.

8.0 RECOMMENDATION

8.1 Grant planning permission subject to the following:

- i) the completion and signing of a legal agreement under s.106 of the Town and Country Planning Act 1990 relating to the following heads of terms:
 - Highway Contribution - The requirement of £10,000 towards highway improvement works to parking controls in the vicinity of the development.
 - Highways – The requirement for the applicant to enter into a s278 agreement under the Highways Act with regard to the amendments to the highway for the proposed access, footways, drop off and pick zones.
- ii) And subject to the following planning conditions:

Time Limit

1. The development hereby granted consent shall be begun on or before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans List

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

Plan Number(s):	Name:	Date Received:
P0510 00	Block Plan	7th June 2023
P1100	Existing Site Plan	7th June 2023

P1200	Site Plan	13th June 2023
P1500	Site Plan_500	13th June 2023
P2100	GA Plan 00	7th June 2023
P2101	GA Plan 01	7th June 2023
P2102	GA Plan Roof	7th June 2023
P3100	N and S Elevations	7th June 2023
P3101	E and W Elevations	7th June 2023
P3200	Boundary Treatment Elevations	7th June 2023
P3201	Boundary Treatment Plan	7th June 2023
P3202	External Finishes Plan	7th June 2023
P3210	Refuse Store	7th June 2023
P3215	Sub-station	7th June 2023
P4100	Sections	7th June 2023
P4200	Façade Sections	7th June 2023
P501	Site Location Plan	7th June 2023
TYZ-BWB- XX-XX-DR-E-2301	Proposed external Lighting Layout	7th June 2023
TYZ-RAMXX-XX-RPCD-00001	Drainage Layout	7th June 2023

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).

Restriction of Use

- The proposal shall only be used as a mixed-use Youth Facility and for no other use within Use Class F2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure that facility is used for the use hereby permitted in accordance with Policies CSTP9 and CSTP10 of the adopted Thurrock LDF Core Strategy and Development Management Policies (2015).

Ancillary Use

4. The café and outdoor spaces including the car park shall only be used ancillary to the main use as a Youth Facility

Reason: To ensure the facility is used for the use hereby permitted and to protect residential amenities in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Development Management Policies (2015).

Hours of use

5. The proposed use shall only be open between the hours of 08:00 – 22:00.

Reason: To ensure that the facility is made widely available to youth members but also in the interests of residential amenities in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Development Management Policies (2015)

Materials

6. No development shall commence until samples of the 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 in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that a high-quality appearance is provided in accordance with Policy PMD2 of the Core Strategy and Development Management Policies Plan (2015).

Boundary Treatment

7. The fences as shown on the approved drawing number(s) P3201 shall be constructed prior to the first use/occupation of the development to which it relates 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 as required by policies PMD1 and

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

Landscaping

8. No development shall commence until full details of both hard and soft revised 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 use 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 area in accordance with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Landscape Management Plan

9. No development shall commence until a landscape management plan, including management responsibilities and maintenance schedules for upkeep of all landscaped areas has been submitted to and approved in writing by the local planning authority. The landscape management plan shall be implemented in accordance with the details as approved and retained thereafter, unless otherwise agreed in writing with the local planning authority.

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

Flood Risk Assessment Mitigation

10. The recommended mitigation measures as set out in the Flood Risk Assessment dated May 2022 shall be implemented prior to the first use of the development hereby permitted.

Reason: To ensure that flood mitigation measures have been implemented for the safety of all users of the development in accordance with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Surface Water Drainage

11. No development shall commence until a surface water drainage scheme for the development, based on the submitted sustainable drainage strategy, has been submitted to and approved in writing to the Local Planning Authority. The details shall include:

- a) Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details.
- b) Supporting calculations confirming compliance with the Non-statutory Standards for Sustainable Drainage, and the agreed discharge rate of 2l/s and the attenuation volumes to be provided.
- c) 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.
- d) The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.
- e) Infiltration tests to be carried out in line with BRE 365 for the locations where SUDS are proposed.

The surface water drainage scheme shall be implemented as approved and managed and maintained at all times thereafter.

Reason: To ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and Policy PMD15 of the Core Strategy and Development Management Policies (2015).

Flood Warning and Evacuation Plan

12. Prior to first use of the development the requirements of the Flood Warning and Evacuation Plan (FWEPE) dated July 2023 which forms part of this planning permission shall be implemented, shall be made available for inspection by all users of the site and shall be displayed in a visible location all times thereafter.

Reason: To ensure that adequate flood warning and evacuation measures are available for all users of the development in accordance with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Parking

13. The development hereby permitted shall not be first used until such time as the vehicle parking area shown on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out as shown on the approved plans/in parking bays. The vehicle parking area(s) shall be retained in this form at all times thereafter. The vehicle parking area(s) shall not be used for any purpose other than the parking of vehicles that are related to the use of the approved development.

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).

Vehicle Access

14. No development shall commence until details of the vehicle access showing the layout, dimensions and construction specification of the proposed vehicle access, footways and parking bays have been submitted to and approved in writing by the Local Planning Authority. The access shall be implemented as approved prior to the first use of the development hereby permitted.

Reason: In the interests of highway safety and amenity in accordance with policies PMD2 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Implementation of Highway Works

15. The development hereby permitted shall be occupied until the service road(s), footway(s), loading, parking and turning areas crossing facilities have been constructed and completed to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and amenity in accordance with Policy PMD9 of the adopted Thurrock LDF Core Strategy and Development Management Policies (2015)

Travel Plan

16. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to and agreed in writing with the local planning authority. The Travel Plan shall include detailed and specific measures to reduce the number of journeys made by car to the development and shall include specific details of the operation and management of the proposed measures. The commitments explicitly stated in the Travel Plan shall be binding on the applicants or their successors in title. The measures shall be implemented upon the first use of the building hereby permitted and shall be permanently kept in place unless otherwise agreed in writing with the local planning authority. Upon written request, the applicant or their successors in title shall provide the local planning authority with written details of how the agreed measures contained in the Travel Plan are being undertaken at any given time.

Reason: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policy PMD10 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Parking Management Strategy

17. Prior to the first use of the development a Parking Management Strategy shall be submitted to and approved in writing by the local planning authority. The Parking Management Strategy shall be implemented and thereafter retained for the duration of the use hereby permitted in accordance with the agreed Parking Management Strategy unless the prior written approval of the local planning authority is obtained to any variation.

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).

Archaeological Evaluation and Excavation

18. Archaeology conditions as follows:

- a) No development shall commence until a programme of archaeological assessment has been secured until with a written scheme of investigation which has been submitted to and approved by the local planning authority. The programme of archaeological assessment shall be undertaken in accordance with the details as approved.
- b) A mitigation strategy detailing the excavation/preservation strategy shall be submitted to and approved by the local planning authority following the completion of programme of archaeological evaluation.
- c) No Development can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.
- d) Within six months of the completion of the fieldwork a post excavation assessment shall be submitted to and approved by the local planning authority. This will include a programme and timetable for completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: To ensure that investigation and recording of any remains takes place prior to commencement of development in accordance with Policy PMD4 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Lighting

19. Prior to the first operational use of the development details of the means of external lighting shall be submitted to and agreed in writing with the local planning authority. The details shall include the siting and design of lighting together with details of the spread and intensity of the light sources and the level of luminance. The lighting shall be installed in accordance with the agreed details prior to first operational use of the development and retained and maintained thereafter in the agreed form, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity / ecology and biodiversity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies PMD1, PMD2 and PMD7 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Refuse and Recycling

20. Prior to the first operational use of the building detailed plans detailing the number, size, location, design and materials of bin and recycling stores to serve the development together with details of the means of access to bin and recycling stores shall be submitted to and agreed in writing with the local planning authority. The approved bin and recycling stores shall be provided prior to the first occupation of any of the development and permanently retained in the form agreed.

Reason: 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).

Security lighting and CCTV

21. Prior to the first operational use of the building a scheme of security lighting and CCTV shall be submitted to and approved in writing by the local planning authority. The scheme shall be installed and be operational prior to first occupation of the development and retained and maintained thereafter.

Reason: In the interests of amenity, security and crime prevention in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Ecological Enhancements

22. Prior to the occupation of the development details of ecological enhancement measures to be implemented shall be submitted to and agreed in writing by the local planning authority. The details shall only be implemented in accordance with the agreed details and shall be maintained at all times thereafter.

Reason: In the interests of amenity and to ensure that the proposed development is integrated within its surroundings as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2015).

Renewable Energy

23. Prior to the commencement of development details of measures to demonstrate that the development will achieve the generation of at least 20% of its energy needs through the use of decentralised, renewable or low carbon technologies shall be submitted to and approved in writing by the local planning authority.

The approved measures shall be implemented and operational upon the occupation of the buildings hereby permitted and shall thereafter be retained in the agreed form 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 (2015).

BREEAM

24. The development hereby permitted shall achieve a minimum of an 'Outstanding' rating under the Building Research Establishment Environmental Assessment Method (BREEAM), unless it can be demonstrated to the local planning authority that it would be economically unviable or not feasible to do so.

A copy of the post construction completion certificate for the development verifying the BREEAM rating of 'Outstanding' has been achieved, (unless it has been demonstrated that it would be economically unviable or not feasible to do so for the development in which case the BREEAM rating shall be stated) shall be submitted to the local planning authority within six months of occupation of the development.

Reason: In order to reduce carbon dioxide emissions in the interests of sustainable development, as required by policy PMD12 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Groundworks

25. Prior to any ground works being undertaken, a Phase II site investigation should be undertaken and shall be submitted in writing by the Local Planning Authority. The investigation will be required to address the following:

- a) determine extent and nature of Made Ground;
- b) characterise nature of near-surface natural soil/groundwater beneath the site;
- c) assess soil contamination and include a site-specific assessment of risk to human health; • establish soil-gas regime at the site; and
- d) provide geotechnical design parameters for foundation design purposes.

The information and recommendations within the Phase II site investigation as approved shall be implemented prior to the commencement of above ground development.

Reason: To protect residents from harm in case there is any risk of contamination in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Development Management Plan (2015)

Construction Hours

26. Construction activities shall be restricted to only take place during the hours of 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 Saturdays with no construction work permitted on Sundays and Public Holidays.

Reason: To protect residential amenities in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Development Management Policies (2015)

No bonfires during construction works

27. There shall be no bonfires should be permitted during the construction works.

Reason: To protect residential amenities in accordance with PMD1 of the adopted Thurrock LDF Core Strategy and Development Management Policies (2015)

Construction Environmental Management Plan

28. Prior to the commencement of the development a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:

- (a) Hours and duration of any piling operations
- (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 any access or temporary access, and details of temporary parking requirements
- (e) 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 CEMP
- (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) Measures for water management including waste water and surface water discharge
- (m) A method statement for the prevention of contamination of soil and groundwater and air pollution, including the storage of fuel and chemicals
- (n) Details of a procedure to deal with any unforeseen contamination, should it be encountered during development
- (o) A Site Waste Management Plan
- (p) Details of security lighting layout and design
- (q) Contact details for site managers including information about community liaison including a method for handling and monitoring complaints.

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

Reason: To ensure construction phase does not materially affect the free-flow and safe movement of traffic on the highway; in the interest of highway efficiency, safety and amenity; and to protect residential amenities in accordance with Policies PMD1 and PMD9 of the Core Strategy and Development Management Policies (2015)

Informatives:

- A. Highway Informative - 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. Highways Department, Thurrock Council, Civic Offices, New Road, Grays Thurrock, Essex. RM17 6SL5 Sight splays of 2.4; metres x 43; metres shall be provided at the proposed access and thereafter maintained at all times so that no obstruction is present within such area above the level of the adjoining highway carriageway.
- B. Advertisement Regulations - Notwithstanding that some signage appears in documentation submitted with this application for planning permission, a separate application is required for any signage requiring express consent from the Council under the Advertisement Regulations (this includes most illuminated and all high-level signage). Consent, as appropriate, should be secured prior to any signage

being erected. The LPA has a target of 8 weeks to determine applications under the Advertisement Regulations.

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

